London Road Fire Station

Internal Finishes, Fixtures & Fittings Strategy | April 2017

Allied London Fire Station Ltd.

Levitt Bernstein
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1.0 Introduction

This document has been prepared by Levitt Bernstein in conjunction with Stephen Levrant Heritage Architecture on behalf of Allied London Fire Station Ltd.

1.1 The Building

London Road Fire Station is a Grade II* listed building located on a city block bounded by London Road, Whitworth Street, Minshull Street South and Fairfield Street.

Extract from:

Heritage Statement: Significance Assessment

Part 1, Volume 1

Stephen Levrant Heritage Architecture

"The London Road Fire Station (LRFS) was designed at the turn of the 20th century by architects Woodhouse, Willoughby and Langham, based on detailed sketches by the station's newly appointed Chief Officer, George William Parker. Parker provided a detailed brief for the emerging building type, enabling the appointed architects, who were of considerable local and regional prominence, to design the new Headquarters for Manchester's Fire Brigade.

"The station was completed in 1906, as an exemplar of its type, designed to operate with horse-drawn vehicles at a transitional time for Fire Services as motor-vehicles were being introduced. The scale and detailing of the station anticipated the need to accommodate large engines and is characterised by its subtle integration of multi-purpose uses.

"The landmark building was acquired by Britannia Hotels in 1986, sold with the planning approvals for conversion to hotel use. However, the various consented schemes were not implemented and the building was simply used for bulk storage and as a workshop. The under-use of the building led to minimal maintenance and a deterioration in the historic fabric. In spite of the undeniable architectural, historical and social significance of the building, the neglect of the coupled with a lack of adequate maintenance, led to the building being added to English Heritage's "Buildings At Risk Register" in 2001 and a series of initiatives to secure the building's long-term future.

"The original building fabric largely remains intact and include: terracotta, faïence and glazed-bricks which were typical for the period and widely used across Manchester, in particular in the Whitworth Street Conservation Area. The combination of Parker's detailed operational brief, the determination of the City Council to create an outstanding building and the flair of the architect's resulted in an impressive, iconic exemplar of its period and building-type. The multi-use of the building was enhanced by the adoption the highest standards for its time, accommodating a unique and complex set of functions. This iconic landmark, which housed so many community oriented activities and events, is material witness to the commitment of the Manchester Fire Brigade to the city, granting them a cherished position in the hearts of the local community."

1.2 The Vision & Development Philosophy

Extract from:

Design & Access Statement

Levitt Bernstein

"Allied London has the vision to give the Grade II* listed fire station a sustainable and viable future. To create within it a vibrant mixed development that responds to the unique character and significance of the building and that retains its magical sense of place. The vision is to capture the ravages of time whilst arresting further decay and protecting and restoring significant historic fabric.

"The development philosophy is not to attempt to restore the fire station to its 1906 appearance and condition, but to celebrate the exceptional heritage value of the whole life of the building whilst securing a sustainable use. This will inevitably require appropriate interventions in the building's fabric to accommodate the changes required to sustain today's requirements for safety, comfort and function."

1.3 The Brief

Extract from:

Design & Access Statement

Levitt Bernstein

Statement of Intent:

An iconic site, saved, made accessible, visible and efficiently operable:

A key element of the brief from the client's perspective has been to invest first and foremost in the historic and existing building and in parallel introduce wide ranging new uses and amenities to create an efficient operation for a long term shared community.

The scheme will be of the highest quality and aim to overcome the numerous challenges of access and sustainability to reinvent the building for the future.

Design Brief:

The brief for this planning application has been developed and evolved from our original feasibility through to the time of this application.

The Brief was to provide the following:

- Hotel accommodation, banqueting and conference facilities.
- Small scale workspace units aimed specifically at the creative industries.
- Wide ranging food and beverage options across varying scale spaces from both known local operators and others looking to expand into the Manchester scene.
- Small scale retail spaces within unique historic spaces.
- High end apartment living offering the option of unique accommodation in a city centre location with the excellent connection afforded by location.
- New space below the existing courtyard for private hire and public events.

The proposals seek to:

- Create a vibrant new destination within Manchester
- Increase public access into the building
- Secure the future viability of the building
- Repair historic fabric to prevent ongoing decay and prevent water ingress
- Ensure the legibility of the plan form
- Remove the building from the 'at risk' register.
- Retain the character of the building 'as found', recognising the significance and atmosphere of the existing building.
- Conserve the site and where possible enhance its historic, architectural and cultural significance.
- Design in response to the particular character and significance of each area within the building.
- Stabilise the building fabric and arrest decay by identifying areas of immediate risk and implementing any necessary emergency repairs based on up to date condition and structural surveys.
- Implement a programme of regular maintenance and repair.
- Utilise the most appropriate materials and techniques available for the repair works in order to protect the particular fabric and character of the building.
- Mitigate the impacts of change on the building through careful design.
- Design new work to enhance the historic character and significance of the site.
- Protect and conserve all key architectural elements and spaces within the building.
- Provide the best possible access for

Heritage Objectives :

The heritage value and responsibility that the building presented were key to the projects progress and decision making. The lateral and rigorous approach that we took towards this aspect of consideration are outlined later in the 'Approach to Change' chapter of this Design Access Statement as well as detailed within the associated Heritage Impact Assessment which in turn refers to the findings of the Conservation Management Plan.

1.4 Approach to Fixtures and Fittings

The approach to the fixtures and fittings of the building - doors, wall and floor finishes, and all fixed and loose items of furniture or fittings covered by this document - is to preserve and retain as much as possible while facilitating the practical re-use of the building.

Fabric components, fixtures and fittings which are capable of repair and/or restoration and are deemed to contribute to the special architectural or historic interest of the building (i.e. its significance) will be retained and re-used wherever possible.

The proposed mix of uses seeks to utilise the existing spaces within the building sensitively, particularly where they are of high or considerable significance. As such, larger spaces are intended to become bars, restaurants, hotel and other events spaces that can take full advantage of their size and prominence. Residential areas of the building are proposed to become either live/work units or apartments (utilising the footprint of historic flat layouts) or hotel bedroom accommodation.

The proposed hotel occupies a large proportion of the building and utilises much of the historic residential accommodation to form new hotel rooms. The approach to finishes, fixtures and fittings in these areas is therefore mostly universal and detailed as such in the schedules below (Sections 2, 3, 4 and 5)

Where it is not possible to retain items (or in some cases finishes such as parquet flooring) in its current location the proposals will seek to re-use these elements elsewhere within the building, as detailed in the schedules below.

If any items of heritage value or interest cannot be retained, these will be disposed of appropriately on a case by case basis and a detailed documentary record of them will be completed.

This document includes the internal fabric finishes (plaster, tiling, glazed brick etc.) as well as "fixtures and fittings", which are taken to be items that are fixed in some method to the fabric (definition as established by case law interpretation of Section 1(5) of the 1990 Act).

While the development as a whole will involve some alteration to the surviving fabric (as shown on the application drawings) the objective has been to focus impact on components of no and/or lower significance, while fabric components of high or considerable significance are retained or reinstated.

Consequently, the objective of the 'Interior fabric finishes, fixtures and fittings Strategy' is to present a practical and balanced conservation approach to facilitate the re-development and re-use of the former fire-station complex. This requires items of low or no significance to be dismantled and removed for recycling or storage. Refurbishment will be under-taken, where feasible and appropriate, to retain the flexibility and to use the best quality examples of the fabric and fittings within the new units.

The definition and hierarchy of Significance is set out in the Heritage Statement Part 1: Significance, and is used in the document, as follows (this report does not itemise the spaces or items of No Significance/Detrimental as these items will simply be removed to facilitate the re-use of the building):

Definition of Significance (Refer to Section 6.1 vi in the Heritage Strategy)	Summary of Internal Finishes, Fixtures & Fittings considered in this category
High significance relates to those parts or elements of the structure deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building.	a) Interior finishes, fixtures or finishes that pertain to the original or architecturally dominant period of construction with highly decorative finishes or high quality craftsmanship which closely reflect the original multi-functional function of the building b) Highly decorative public areas and / or architectural elements within areas of access (i.e. hallways, lift lobbies, stone or concrete stairs, decorative railings, stone-clad walls, decorative panels, decorative tiles and faïence, decorative terrazzo flooring etc.
Considerable significance relates to those components of the structure deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the building's evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a moderate adverse impact on the special interest of the buildings.	a) Interior finishes, fixtures or finishes in original or good condition within both open-floor / general spaces or secondary service area of partitions, compartments that closely reflect the multi-functional function of the building (i.e. Fire Station, office, residential use, bank etc.). b) Architectural, historic structural or M&E features that are material evidence of the technological advancements of their time.
Lower significance relates to those components of the structure deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing the building's evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.	a) Interior partitions, fixtures or finishes that in spite of pertaining to the original (or architecturally dominant period of construction) feature low decorative or craftsmanship levels. b) Interior partitions and fixtures which, due to the loss and alteration to original finishes no longer contribute to the special interest of the building. c) Features which have been damaged and or removed from their original location but which offer the potential for salvage and re-use.
None/Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition, removal or alteration) could potentially have a neutral or beneficial impact on the special interest of the building.	a) Interior partitions, fixtures and finishes that do not pertain to the original or architecturally dominant period of construction, and do not fall within the below categories: • Interior partitions and fixtures that reflect latter-day refurbishment campaigns and which visually block and/or physically damage relevant architectural features, impairing the appreciation of the significant (generally original) design ethos. • Heavily damaged fixed items of furniture or shelving.

1.5 Methodology

This strategy has been prepared with reference to a number of documents submitted with this application and listed in Section 1.6.

Structure of Document

The document is split into the following sections:

2.0 Internal Doors, Ironmongery & Glazing; Timber & Glazed Room Partitions

3.0 Wall Finishes

4.0 Floor Finishes

5.0 Fixtures & Fittings

6.0 Conclusion

Within each section, the strategy is arranged as follows:

x.1 High Significance Spaces

x. 2 Considerable Significance Spaces

x.3 Lower Significance Spaces within Proposed Hotel Areas

x.4 Remaining Lower Significance Spaces

Intervention strategies are noted in brief against each item. For further information refer to Section 6.0.

All other items are excluded and information on their proposed treatment or alteration can be found elsewhere within the submitted planning information, such as:

- Ceiling finishes - refer to proposed Reflected Ceiling Plans
- External doors, windows and any other items affixed to the external facade of the building - refer to Proposed Elevation drawings and Downtakings / Alteration Elevation drawings.
- Internal walls - refer to Proposed Plan drawings and Downtakings / Alteration Plan drawings.

Limitations

A number of areas of the building were inaccessible at the time of survey and writing due to the presence of asbestos or as a result of structural damage to access routes (such as staircases).

A significant amount of timber storage shelving is also present in some areas limiting accessibility and recording.

Inaccessible or obstructed areas will be further inspected when possible in order to supplement the photographic record and any necessary additions to the Internal Finishes, Fixtures & Fittings Strategy will be completed.

Any item not noted in this strategy or elsewhere within the planning documentation, but discovered at a later will be recorded as appropriate in line with the level of information provided with this application.

1.6 Further Information

This document should be read in conjunction with:

- Heritage Statements:

1. Part 1 - Significance Assessment
2. Part 2 - Impact Assessment

- Significance Plans
- Photographic Record Survey
- Existing drawings (including plans, sections and internal elevations)
- Proposed drawings
- Tenant Design Guide

Significant Spaces

SLHA Significance Report Reference	Area	Significance	Included in this document	Proposed Use
6.2	General Plan Form	Considerable	No	
6.3	External Elevations	High	No	
6.3a	London Road External Elevation	High	No	
6.3b	Fairfield Street External Elevation	High	No	
6.3c	Minshull Street External Elevation	High	No	
6.3d	Whitworth Street External Elevation	High	No	
6.4	Courtyard Elevations	Considerable	No	Circulation
6.5	The Courtyard	High	No	
6.6	The Towers	High	No	
6.7	Carving and Sculpture	High	No	
6.8	Metalwork	Considerable	No	
6.9	Roof	Considerable	No	
6.10	Interior and Multi-functional use		No	
6.11	Fire Engine House	High	Yes	F&B
6.12	Coroner's Court	High	Yes	Event
6.13	Bank	Considerable	Yes	F&B
6.14	Laundry	High	Yes	Hotel F&B
6.15	Building Services	Low	Yes	
6.16	Stairs	Considerable	Yes	
6.17	Gas Meter Testing Station	Considerable	Yes	F&B
6.18	Workshops	Lower	Yes	Hotel / Retail
6.19	Gymnasium	Considerable	Yes	Hotel F&B
6.20	Billiard Room	Lower	Yes	Workspace / Live-Work Unit
6.21	Ambulance House	Considerable	Yes	Retail / Circulation
6.22a	1st and 3rd Officers' Quarters	Considerable	Yes	Hotel / Residential
6.22b	2nd Officer's Accommodation	Considerable	Yes	F&B / Residential
6.22c	Police Maisonettes	Lower	Yes	Hotel
6.22d	London Road Flats	Lower	Yes	Hotel
6.22e	Minshull Street Flats	Lower	Yes	Hotel
6.22f	Whitworth Street Flats	Lower	Yes	Hotel
6.22g	Fairfield Street Flats	Lower	Yes	Live-Work Units
6.22h	Single Firemen's Quarters	None	Yes	Hotel
6.23	Social Club	None	Yes	Hotel R&B / Kitchen
6.24	General Basement Spaces	Lower	Yes	Varies
6.25	Police Station	High	Yes	Spa / F&B

Schedule of room numbers

BASEMENT LEVEL			
Room Number	SLHA Room Reference	Room Number	SLHA Room Reference
B.1	B.ST.6	B.56	B.17
B.2	B.46 / B.47	B.57	B.19
B.3	B.45	B.58	B.18
B.4	B.39	B.59	B.20
B.5	B.40	B.60	B.21
B.6	B.40	B.61	B.22
B.7	B.40	B.62	B.23
B.8	B.41	B.63	
B.9	B.42	B.64	
B.10	B.43	B.65	B.24
B.11	B.43	B.66	B.25
B.12	B.43	B.67	B.20
B.13	B.52	B.68	B.28
B.14	B.51	B.69	B.27
B.15	B.53	B.70	B.29 / B.34
B.16	B.49/ B.50	B.71	B.30
B.17	B.51	B.72	B.30
B.18	B.55	B.73	
B.19	B.56 / B.57	B.74	B.32
B.20	B.57	B.75	B.36
B.21	B.59	B.76	B.33
B.22	B.58	B.77	B.35
B.23	B.60	B.78	B.37
B.24	B.48	B.79	B.38
B.25	B.48		
B.26	B.62		
B.27	B.65		
B.28	B.63		
B.29	B.63		
B.30	B.63		
B.31	B.6		
B.32	B.6		
B.33	B.ST.1		
B.34	B.1		
B.35	B.1		
B.36	B.5		
B.37	B.1		
B.38	B.4		
B.39	B.3		
B.40	B.3		
B.41	B.2		
B.42	B.3		
B.43	B.3		
B.44	B.9		
B.45	B.8		
B.46	B.10		
B.47	B.10		
B.48	B.7		
B.49	B.11		
B.50	B.12		
B.51	B.13		
B.52	B.14		
B.53	B.15		
B.54	B.16		
B.55	B.16		

GROUND FLOOR	
Room Number	SLHA Room Reference
G.1	G.22
G.2	G.25
G.3	G.26
G.4	G.28
G.5	G.29
G.6	G.31
G.7	G.32
G.8 (1)	G.33/G.34
G.8 (2)	G.35
G.9	G.27
G.10	G.37.1
G.11	G.37.2
G.12	G.37.3
G.13	G.37.4
G.14	G.37.5
G.15	G.37.6
G.16	G.37.7
G.17	G.38
G.18	G.39
G.19	G.40
G.20	G.41
G.21	G.43
G.22	G.42
G.23	G.44
G.24	G.44
G.25	G.45
G.26	G.46
G.27	G.47
G.28	G.48
G.29	G.53
G.30	G.55
G.31	G.56
G.32	G.51
G.33	G.5
G.34	G.1
G.35 (1)	G.2
G.35 (2)	G.2
G.36	G.4
G.37	G.8/G.9
G.38	G.12
G.39	G.13
G.40	G.14
G.41	G.15
G.42	G.16
G.43	G.16
G.44	G.17
G.45	G.18
G.46	G.19
G.47 (1)	G.21
G.47 (2)	G.20
G.48	G.5
G.49	G.50
G.50	G.50
G.51	G.50
G.52	G.7

FIRST FLOOR			
Room Number	SLHA Room Reference	Room Number	SLHA Room Reference
1.1	1.21	1.56	1.2.3
1.2	1.22	1.57	1.2.1/1.2.2
1.3	1.23	1.58	1.2.4
1.4	1.25	1.59	1.2.5
1.5	1.24	1.60	1.2.6
1.6	1.20	1.61	1.2.8
1.7		1.62	1.2.7
1.8	1.26.4	1.63	1.2.14
1.9	1.26.5	1.64	1.2.14
1.10	1.27.2	1.65	1.2.15
1.11	1.27.3	1.66	1.2.13
1.12	1.27.4	1.67	1.2.9/1.2.10
1.13	1.26.3	1.68	1.2.12
1.14	1.26.2	1.69	1.3.3
1.15	1.27.7	1.70	1.ST.9
1.16	1.27.6	1.71	1.3.2
1.17	1.27.5	1.72	1.3.1
1.18	1.29.2	1.73	1.4.3
1.19	1.29.3	1.74	1.4.1/1.4.2
1.20	1.30.6	1.75	1.5.1
1.21	1.30.7	1.76	1.5.4
1.22	1.30.8	1.77	1.5.2/1.5.3
1.23	1.29.1	1.78	1.5.5
1.24	1.29.6	1.79	1.5.6
1.25	1.29.4	1.80	1.6.1
1.26	1.30.5	1.81	
1.27	1.30.4	1.82	1.6.2
1.28	1.30.3	1.83	1.6.5
1.29	1.30.2	1.84	1.6.6
1.30	1.30.1	1.85	1.6.3
1.31	1.30.1	1.86	1.6.4
1.32	1.31.6	1.87	1.7.2
1.33	1.31.1/1.31.5	1.88	1.7.1
1.34	1.31.3	1.89	1.7.3
1.35	1.31.2	1.90	1.8.1
1.36	1.31.4	1.91	1.8.4
1.37	1.31.10	1.92	1.9.2
1.38	1.31.11	1.93	1.9.1
1.39	1.31.12	1.94	1.10
1.40	1.31.14	1.95	1.11
1.41	1.31.13	1.96	1.12
1.42	1.31.13	1.97	1.13
1.43	1.1.3	1.98	1.15
1.44	1.1.4	1.99	1.18
1.45	1.1.2	1.10	1.16
1.46	1.1.1	1.10	1.19
1.47	1.1.5	1.10	1.17
1.48	1.1.7	1.10	1.31.8
1.49	1.1.8	1.10	1.2.11
1.50	1.1.9	1.11	1.ST.8
1.51	1.1.10		
1.52	1.1.11		
1.53	1.1.13		
1.54	1.1.14		
1.55	1.1.12		

SECOND FLOOR					
Room Number	SLHA Room Reference	Room Number	SLHA Room Reference	Room Number	SLHA Room Reference
2.1	2.23	2.56	2.3.3	2.111	2.10.4
2.2	2.24	2.57	2.3.4	2.112	2.10.6
2.3	2.22	2.58	2.3.5	2.114	2.10.1
2.4	2.25	2.59	2.3.2	2.113	2.10.5
2.5	2.26	2.60	2.3.1	2.115	
2.6	2.12.4	2.61	2.3.6	2.116	2.11.3
2.7	2.12.3	2.62	2.3.7	2.117	2.11.2
2.8	2.12.2	2.63	2.3.10?	2.118	2.11.1
2.9	2.12.5	2.64	2.3.10	2.119	2.11.4
2.1	2.13.2	2.65	2.3.10?	2.120	2.11.8
2.11	2.13.3	2.66	2.4.4	2.121	2.11.5/2.11.7
2.12	2.13.8	2.67	2.4.5	2.122	2.11.6
2.13	2.13.6	2.68	2.4.6	2.123	2.12
2.14	2.13.6	2.69	2.4.1	2.124	2.14
2.15	2.13.5	2.70	2.4.7	2.125	2.17
2.16	2.13.4	2.71	2.4.9	2.126	2.16
2.17	2.14.2	2.72	2.4.10	2.127	
2.18	2.14.3	2.73	2.4.12	2.128	2.19
2.19	2.14.1	2.74	2.4.19?	2.129	2.16
2.2	2.14.5	2.75	2.4.19	2.130	2.2
2.21	2.14.6	2.76	2.4.11		
2.22	2.14.4	2.77	2.4.18		
2.23	2.15.5	2.78	2.4.17		
2.24	2.15.4	2.79	2.4.13		
2.25	2.15.3	2.80	2.4.16		
2.26	2.15.2	2.81	2.4.13		
2.27	2.15.8	2.82	2.4.14		
2.28	2.15.6	2.83	2.4.15		
2.29	2.15.7	2.84	2.5.2		
2.3	2.15.1	2.85	2.5.1		
2.31	2.16.6	2.86	2.5.2		
2.32	2.16.7	2.87	2.6.2/2.6.4		
2.33	2.16.5	2.88	2.6.1		
2.34	2.16.5	2.89	2.7.2		
2.35	2.16.4	2.90	2.6.3		
2.36	2.16.3	2.91	2.7.1		
2.37	2.16.2	2.92	2.7.3		
2.38	2.16.1	2.93	2.7.4		
2.39	2.16.8	2.94			
2.4	2.16.10	2.95	2.8.2		
2.41	2.16.9	2.96			
2.42	2.1.2?	2.97	2.8.3		
2.43	2.1.3	2.98	2.8.4		
2.44	2.1.2	2.99	2.8.1		
2.45	2.1.7	2.100	2.8.5		
2.46	2.1.1	2.101	2.9.2		
2.47	2.1.4	2.102	2.9.6		
2.48	2.1.6	2.103	2.9.3		
2.49	2.1.5	2.104	2.21		
2.5	2.2.4	2.105	2.9.4		
2.51	2.2.5	2.106	2.9.1		
2.52	2.2.3	2.107	2.9.5		
2.53	2.2.7	2.108	2.10.2		
2.54	2.2.5	2.109			
2.55	2.2.6	2.110	2.10.3		

THIRD FLOOR					
Room Number	SLHA Room Reference	Room Number	SLHA Room Reference	Room Number	SLHA Room Reference
3.1	3.19	3.55	3.4.8	3.110	3.13.3
3.2	3.ST.6	3.56	3.4.1	3.111	3.13.4
3.3	3.21	3.57	3.4.4	3.112	3.13.6
3.4	3.22	3.58	3.4.5	3.114	3.13.1
3.5	3.23	3.59	3.4.7	3.113	3.13.5
3.6	3.24.1	3.60	3.4.9	3.115	
3.7	3.24.2	3.61	3.4.6	3.116	3.14.2
3.8	3.24.3	3.62	3.5.3	3.117	3.14.6
3.9	3.24.4	3.63	3.5.4	3.118	3.14.3
3.10	3.24.5	3.64	3.5.2	3.119	3.14.4
3.11	3.24.6	3.65	3.5.5	3.120	3.14.1
3.12	3.24.7	3.66	3.5.6	3.121	3.14.5
3.13	3.24.8	3.67	3.6.1	3.122	3.15
3.14	3.24.15	3.68	3.6.2	3.123	3.16
3.15	3.24.14	3.69	3.7.10	3.124	?
3.16	3.24.14	3.70	3.7.1	3.125	3.18
3.17	3.24.13	3.71	3.7.2	3.126	3.17
3.18	3.24.12	3.72		3.127	3.8.6
3.19	3.24.11	3.73	3.7.7		
3.20	3.24.10	3.74	3.7.6		
3.21	3.24.9	3.75	3.7.3		
3.22	3.25.1	3.76	3.7.5		
3.23	3.25.2	3.77	3.7.11		
3.24	3.25.5	3.78	3.8.4		
3.25	3.25.4	3.79	3.8.3		
3.26	3.25.3	3.80	3.8.1		
3.27	3.26	3.81	3.8.2		
3.28	3.27	3.82	3.8.7		
3.29	3.28	3.83	3.8.5		
3.30 (1)	3.29	3.84	3.8.6		
3.30 (2)	3.29	3.85	3.9.2		
3.31	3.30	3.86	3.9.3		
3.32		3.87	3.9.4		
3.33	3.1.3	3.88	3.9.5		
3.34	3.1.4	3.89	3.9.1		
3.35	3.1.1	3.90	3.10.2		
3.36	3.1.6	3.91	3.10.3		
3.37	3.1.5	3.92	3.10.6		
3.38	3.2.3	3.93	3.10.4		
3.39	3.2.2	3.94	3.10.5		
3.40	3.2.7	3.95			
3.41	3.2.1	3.96	3.11.2		
3.42	3.2.4	3.97			
3.43	3.2.1?	3.98	3.11.3		
3.44	3.2.5	3.99	3.11.4		
3.45	3.2.6	3.100	3.11.1		
3.46	3.3.4	3.101	3.11.5		
3.47	3.3.5	3.102	3.12.2		
3.48	3.3.3	3.103	3.12.6		
3.49	3.3.7	3.104	3.12.3		
3.50	3.3.1	3.105	3.12.4		
3.51	3.3.6	3.106	3.12.1		
3.52	3.4.2	3.107	3.12.5		
3.53	3.4.3	3.108	3.13.2		
3.54	3.4.1	3.109			

Room number: number used in Levitt Bernstein information including:

- Application drawings
- Visual survey

SLHA room number: number used in Stephen Levrant Heritage Architecture information including:

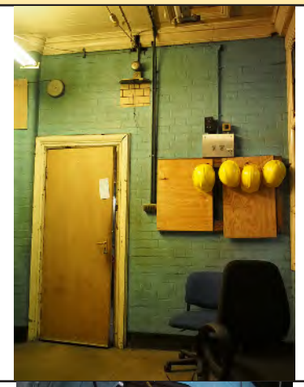
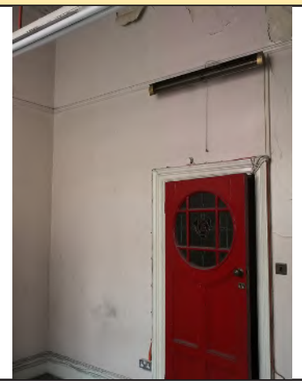
- Significance plans
- Heritage Statement Part 1 - Significance Assessment

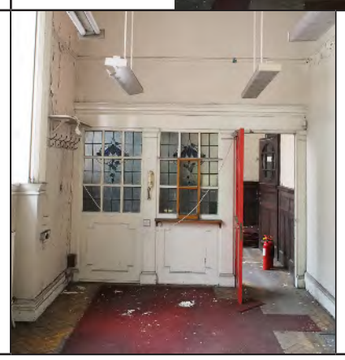
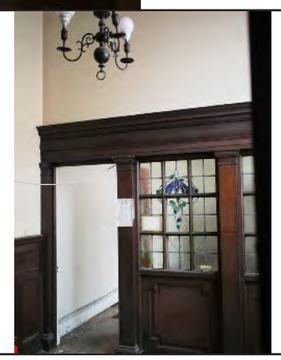
These numbers are also used in this document.

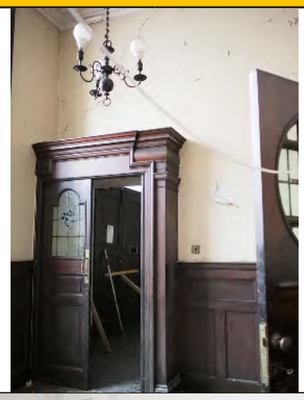
2.0 Internal Doors, Ironmongery & Glazing; Timber & Glazed Room Partitions

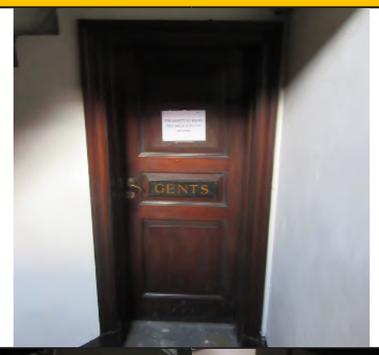
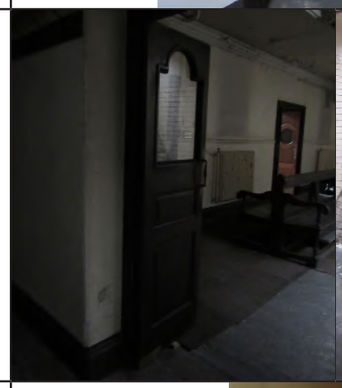
The proposed retention or re-use of any internal door will be subject to detailed survey and upgrade strategy where there is a requirement for enhanced security provision, fire or acoustic separation.

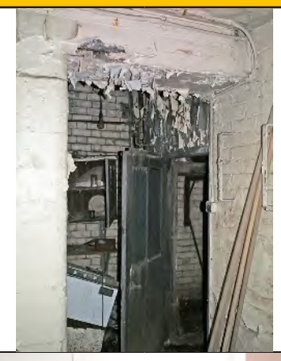
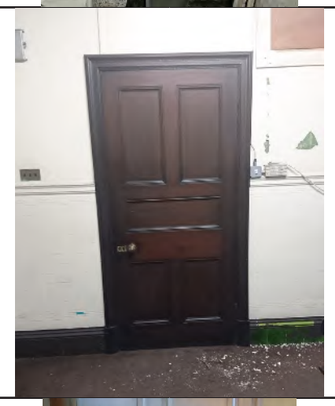
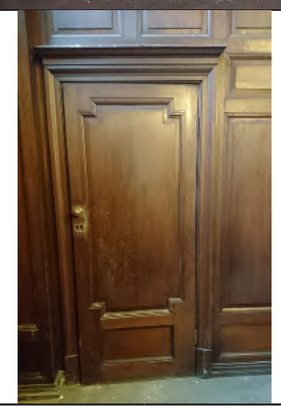
Location	Item Description	Intervention Strategy	Images
2.1 High Significance Spaces			
G.18	**Fire Engine House**		
	The Fire Engine House space is of high significance, however it does not include any internal doors of high significance.		
	Timber panelled door between engine house and entrance to 2nd officer's house – lower significance .	Door retained and upgraded to meet security and fire separation requirements.	
	Door between engine house and office – considerable significance. This door is set within an original arched opening and includes over and side glazed panels. The door itself appears to be a recent replacement. Timber and glazed panel door with unremarkable recent ironmongery.	Door replaced, existing door removed and disposed of	

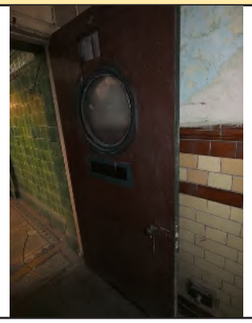
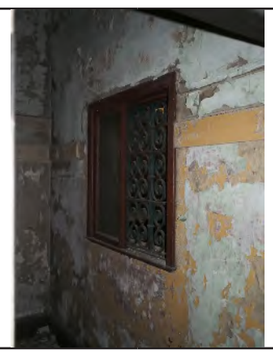
Location	Item Description	Intervention Strategy	Images
G.16	**Fire engine House office**		
	Door between office and stairwell – considerable significance This door links spaces of considerable significance, but is itself an unremarkable recent timber door with ironmongery.	Door replaced, existing door removed and disposed of	
	Timber and glazed panelling including leaded lights and decorative stained glass	Retained and repaired	
	Coroner's Court		
G.1 Coroner Entrance	2 no. red painted panelled doors with circular glazed panel, split into sections, with leaded lights and decorative stained glass floral motif	Retained, including ironmongery	 

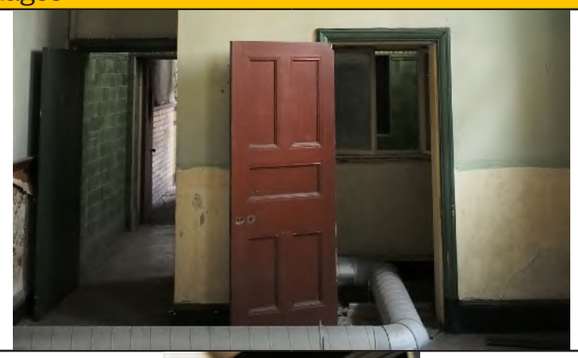
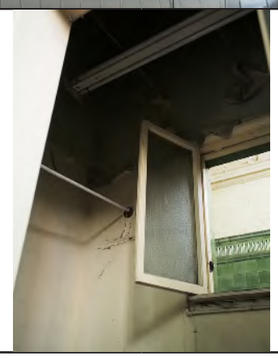
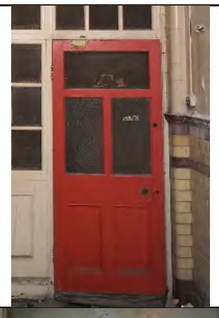
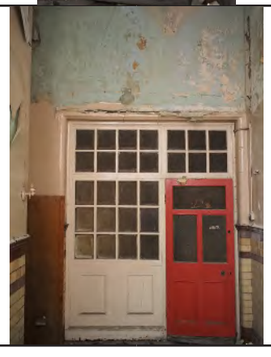
Location	Item Description	Intervention Strategy	Images
G.2 Office	Red painted panelled door with glazed panel with leaded lights and decorative floral motif	Retained, including ironmongery	
	Painted timber and glazed panel (with leaded lights) partition (enclosing secondary street entrance)	Retained	
	Painted timber and glazed panel (with leaded lights) partition between G.2 (office) and G.3 (waiting room). Painted to G.2 side only	Retained	 

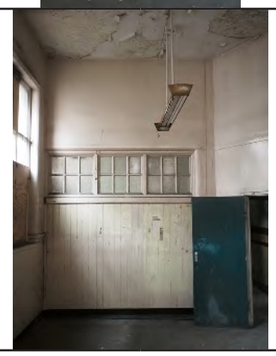
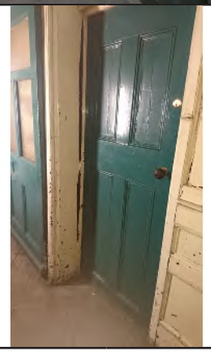
Location	Item Description	Intervention Strategy	Images
G.3 Waiting Room	Unpainted timber panelled double doors with glazed panel with leaded lights and decorative floral motif. Decorative timber surround	Retained, including ironmongery	
G.4 Public Gallery	Unpainted timber panelled single door with glazed panel with leaded lights and decorative floral motif. Decorative timber surround	Retained, including ironmongery	
G.5	Existing timber panelled door has been removed and is stored within the room	Door repaired and reinstated	
G.6 Stairwell	N/A		

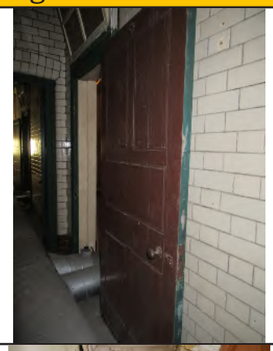
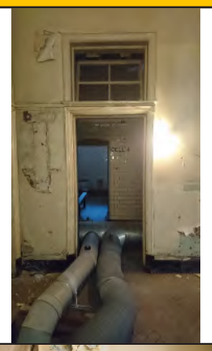
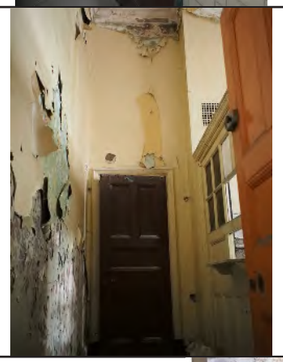
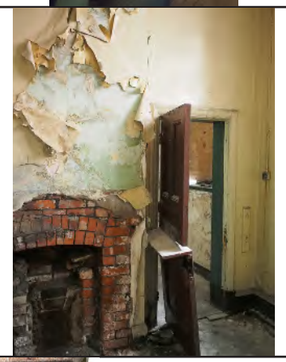
Location	Item Description	Intervention Strategy	Images
G.7 WCs	Unpainted timber panelled single door with ‘gents’ painted text.	Retained, including ironmongery	
B1 Waiting Hall	Unpainted timber panelled double doors with glazed panels.	Retained, including ironmongery	 
B1 Doctor	Unpainted timber panelled single door to room. WC cubicle timber panelled door(s) within	Retained, including ironmongery	
B2 Stairwell	N/A		

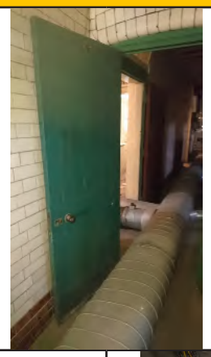
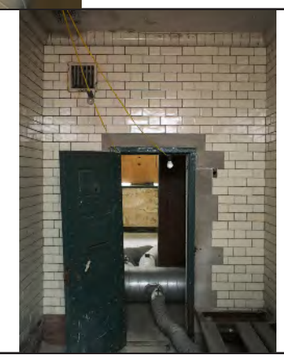
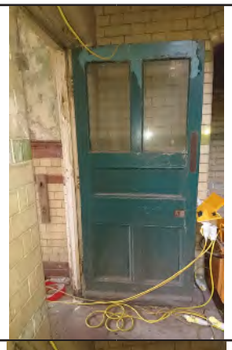
Location	Item Description	Intervention Strategy	Images
B3 Store	Timber panelled doors	Removed and disposed of	
B4 Strong Room	Heavy duty metal strong room door with timber panelled outer	Retained, including ironmongery	
B5 Court	Unpainted timber panelled single and double doors, some with glazed panels. All part of overall timber panelled wall treatment of court	Retained, including ironmongery	

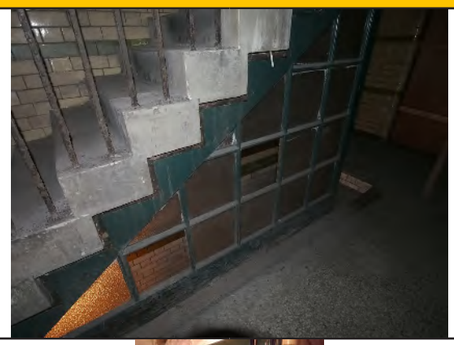
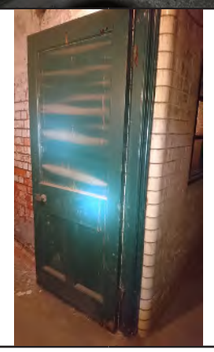
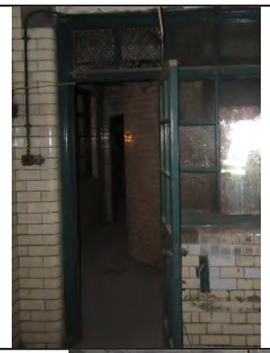
Location	Item Description	Intervention Strategy	Images	
B6 Jury	Unpainted timber panelled single door to room. WC cubicle timber panelled door(s) within	Retained, including ironmongery		**019A-1**
			019A-2	
B.ST.1 Rear Stairwell	N/A			
3.30	**Laundry**			
	N/A – no internal doors			
	Police Station			
G30 Entrance	Green painted timber door with circular glazed light	Retained, repaired		
G.29	No door present	N/A		
	Decorative grate to entrance	Retained, repaired		

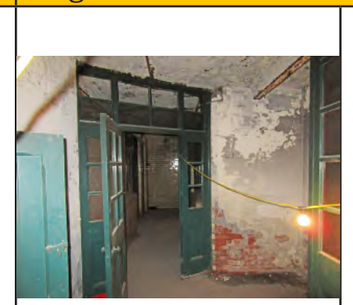
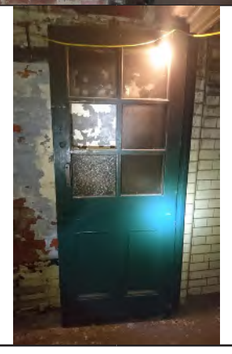
Location	Item Description	Intervention Strategy	Images
G.31 Store	Timber panelled door	Retained	
	Openable glazed screen linking to entrance	Retain opening, replace screen	
G.24 Corridor	Refer to notes for rooms off corridor	N/A	
G.25 Mess Room	Red painted timber panelled door with glass panels	Retained, including ironmongery	
	Painted timber and glass panelled partition	Retained	

Location	Item Description	Intervention Strategy	Images
G.26 Parade Room	Flat panel timber door (recent addition)	Removed and disposed of	
	Painted timber and glazed partition between G.26 and G.28	Retained	
G.27 Duty Room	No door present	N/A	
G.28 Doctor	Timber panelled door	Retained, including ironmongery, repaired	
	Painted timber and glass panelled partition including shelf to internal face	Retained	

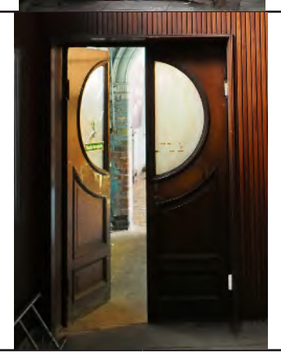
Location	Item Description	Intervention Strategy	Images
G.32 Charge Office	Timber panelled doors	Retained, including ironmongery	 
G.33 G.34 Inspector	Timber panelled doors	Retained, including ironmongery	 
	Painted timber and glass panelled partition including opening with shelf and blackboard	Retained	
G.35 Matron	Timber panelled doors	Retained, including ironmongery	

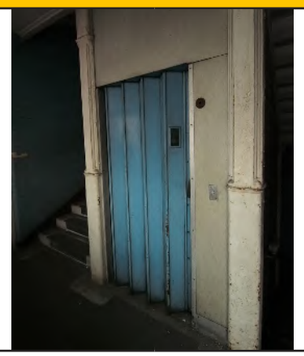
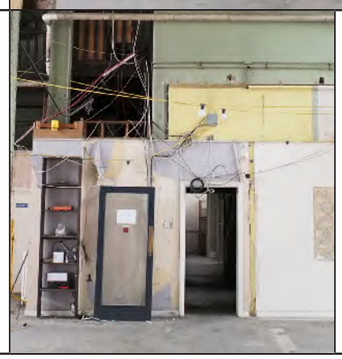
Location	Item Description	Intervention Strategy	Images
G.36 Cell Corridors	Painted timber panelled door	Retained	
G.37.1-7 Cells	Painted iron doors – either in place or having been removed and placed inside the cell	Retain and repair or repair and reinstate	 
G.23 Stairwell	Door indicated on significance plans as separating stairwell from ground floor entrance is no longer in place.	N/A	
	Painted timber panelled door with glass panels	Retained, repaired	
	Glazed screen over door	Retained	

Location	Item Description	Intervention Strategy	Images
	Timber and glazed screen below stair / separating stair to basement	Retained, repaired	
B.ST.6 Store	Timber panelled door	Retained, including ironmongery, repaired	
B.46 B.47 Corridor	N/A – refer to individual rooms	N/A	
B.39 WCs	Painted timber and glass panelled door	Retained, including ironmongery	 
	Painted timber and glass panelled partition	Retained	

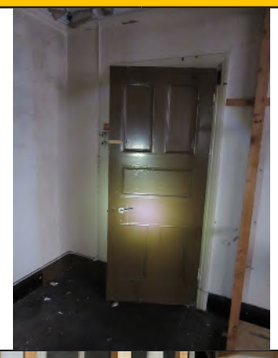
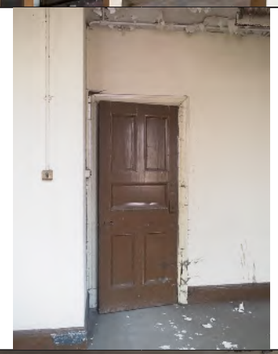
Location	Item Description	Intervention Strategy	Images
B.40	Painted timber and glass panelled door	Retained, including ironmongery	 
	Within room, enclosing equipment: painted timber and glass panelled partition and door	Removed and disposed of	
B.41	Painted timber door within boarded timber screen	Removed and disposed of	
B.42	Painted timber and glass panelled door	Retained, including ironmongery	

Location	Item Description	Intervention Strategy	Images
B.43	Painted timber panelled door	Removed and disposed of	
B.45	Painted timber and glass panelled door	Removed – reused elsewhere within police station area if appropriate or disposed of	
	Painted timber and glass panelled screen	Partially removed to accommodate new wall / door arrangement; single bay of screen retained	

Location	Item Description	Intervention Strategy	Images
2.2 Considerable Significance Spaces			
G.8 G.9	**Bank**		
	The Bank space is of considerable significance, however it does not include any internal doors of considerable significance. Doors located within the ground floor of the bank are deemed to be of no or detrimental significance	Removed and disposed of	 
	Entrance and Main Stair		
G.15	Timber double door with 5 no. thin vertical glazed panels to each leaf, and timber surround	Removed and disposed of	
	Timber panelled double door with semi-circular glazed panel to each leaf	Retained	

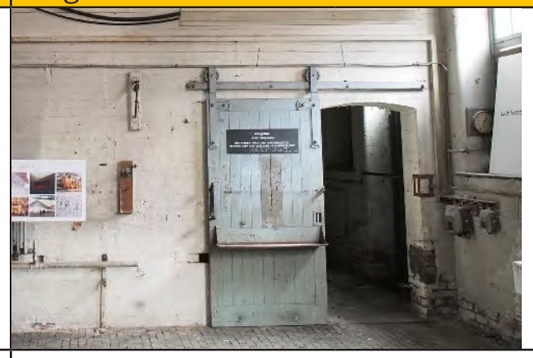
Location	Item Description	Intervention Strategy	Images
ST.4	Bi-fold lift doors	Retained – lift not in use, fixed shut	
	No internal doors		
G.51	**Gas Meter Testing Station**		
	The Gas Meter Testing Station is of considerable significance, however it does not include any internal doors of considerable significance. Doors located within the ground floor are deemed to be of no or detrimental significance.		
	Door between G.51 and entrance (G.57) has been removed and is located adjacent to the opening. It is a recent mainly glazed door with timber surround.	Disposed of	
	Other internal doors are located within later addition partitions deemed to be of no or detrimental significance within the space.	Partitions and doors removed and disposed of	 

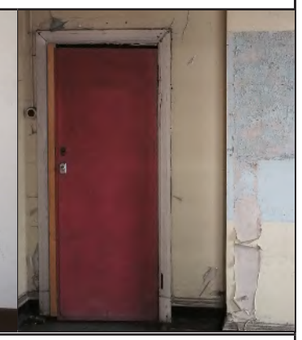
Location	Item Description	Intervention Strategy	Images
2.16.3	**Gymnasium**		
	The gymnasium is of considerable significance, however it does not include any internal doors of considerable significance. Both doors into the space are identified as being of either no or detrimental significance.	Removed and disposed of	
G.22	**Ambulance House**		
	Timber panelled door	Retained	
	Sliding painted timber and glazed panelled door with overhead running track	Retained, fixed shut	
	1st and 3rd Officers' Quarters		
Basement rooms	Inaccessible due to presence of asbestos		
G.12 Chief Office	Painted timber panelled doors	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
1st floor rooms	Painted timber panelled doors	Removed, re-used elsewhere if possible (including within proposed hotel areas as described below)	
	None-significant / detrimental later addition doors	Removed and disposed of	
2nd floor rooms	Painted timber panelled doors	Removed, re-used elsewhere if possible (including within proposed hotel areas as described below)	
	None-significant / detrimental later addition doors and overpanels	Removed and disposed of	

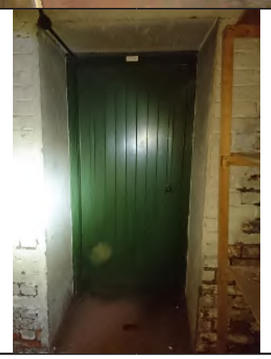
Location	Item Description	Intervention Strategy	Images
3rd floor rooms	Painted timber panelled doors. No doors remain in place.	N/A	
	2nd Officer's Accommodation		
Basement rooms	Inaccessible due to unsafe stair		
G.19 Drawing Room	Painted timber panelled door	Retained, including ironmongery	
1st floor rooms	Painted timber panelled doors	Removed, re-used elsewhere if possible (including within proposed hotel areas as described below)	
2nd floor rooms	Painted timber panelled doors	Removed, re-used elsewhere if possible (including within proposed hotel areas as described below)	
3rd floor rooms	Painted timber panelled doors. No doors remain in place.	N/A	

Location	Item Description	Intervention Strategy	Images
2.3 Lower Significance Spaces within Hotel Areas			
***Overall Strategy – hotel bedroom areas** Existing doors within the previously residential areas of the building that become part of the proposed hotel's guest bedroom accommodation will be retained and re-used where possible in accordance with the following strategy: 1. Doors to circulation areas – Existing (timber panelled or otherwise significant) doors will be retained where it is possible to upgrade them to provide the necessary fire performance. 2.Doors that form the entrance to an individual hotel room – It is anticipated that where existing doors are present, these will have to be replaced in order to achieve the necessary acoustic separation (in addition to any fire separating or security requirements). Any doors that are removed will be re-used as Category 3 doors as below if possible, or re-used elsewhere in the building. 3.Doors within hotel rooms – A considerable number of new door locations will be created as a result of the formation of bathrooms and other spaces. Existing doors will be re-used where possible in their existing or new locations. A number of doors have previously been removed and some are stored within spaces. These doors will be re-used in line with other doors being relocated under category 3 above			
	Workshops		
G.39 Loose Box	Painted timber and glazed panel double doors between G.39 and G.40	Removed and disposed of	
G.40 (+ Pole enclosure)	Painted timer doors to pole enclosure off G.40	Door replaced, existing door removed and disposed of	
	High level painted timber double doors to mezzanine	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
G.41 Mechanic Shop	Sliding painted timber door with overhead running track and affixed shelf and signage	Door, track and ironmongery retained; shelf and signage removed and disposed of	
G.42 Smith	No internal doors	N/A	
	Residential Areas		

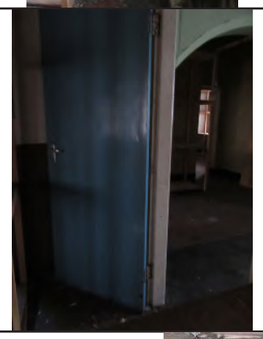
A. Painted timber panelled doors	**B. Ironmongery - period sensitive**	**C. Ironmongery - insignificant, damaged or missing**	**D. Non-significant or detrimental later addition doors**
			
			

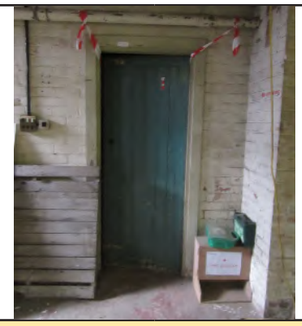
Police Maisonettes	Painted timber panelled doors	Retained, re-used where possible in line with hotel internal door strategy* – see above.	Image A
	Ironmongery – period sensitive	Retained, supplemented as required by tenants	Image B
	Ironmongery – insignificant, damaged or missing	Removed and disposed of, new ironmongery added (specification by tenants)	Image C
	None-significant / detrimental later addition doors	Removed and disposed of	Image D
London Road Flats	Painted timber panelled doors	Retained, re-used where possible in line with hotel internal door strategy* – see above.	Image A
	Ironmongery – period sensitive	Retained, supplemented as required by tenants	Image B
	Ironmongery – insignificant, damaged or missing	Removed and disposed of, new ironmongery added (specification by tenants)	Image C
	None-significant / detrimental later addition doors	Removed and disposed of	Image D
Minshull Street Flats	Painted timber panelled doors	Retained, re-used where possible in line with hotel internal door strategy* – see above.	Image A
	Ironmongery – period appropriate	Retained, supplemented as required by tenants	Image B
	Ironmongery – insignificant, damaged or missing	Removed and disposed of, new ironmongery added (specification by tenants)	Image C
	None-significant / detrimental later addition doors	Removed and disposed of	Image D
Whitworth Street Flats	Painted timber panelled doors	Retained, re-used where possible in line with hotel internal door strategy* – see above.	Image A
	Ironmongery – period sensitive	Retained, supplemented as required by tenants	Image B

Location	Item Description	Intervention Strategy	Images
	Ironmongery – insignificant, damaged or missing	Removed and disposed of, new ironmongery added (specification by tenants)	Image C
	None-significant / detrimental later addition doors	Removed and disposed of	Image D
	Basement Areas		
	Much of the basement area within the proposed hotel demise is, at the time of writing, inaccessible due to the presence of asbestos.		
B.60	Timber and glazed panelled doors within larger partitions / screens of the same construction. Ironmongery generally missing.	Retained, new ironmongery added.	
	Green painted timber door to B.61	Removed and disposed of	

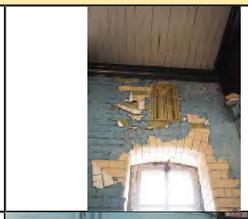
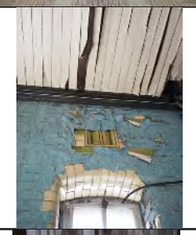
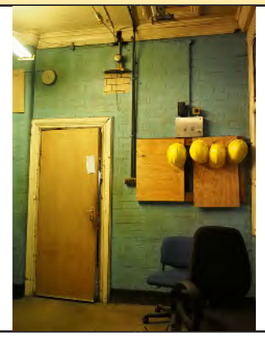
2.4 Remaining Lower Significance Spaces

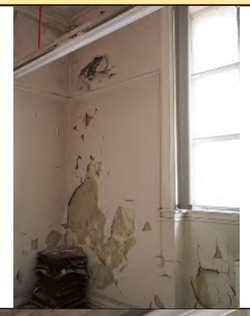
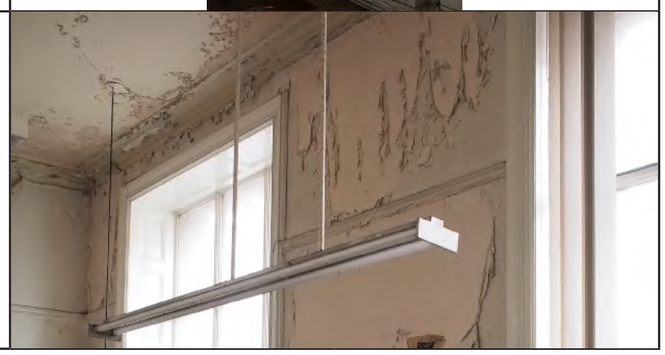
G.38	**Painters Shop**		
	No internal doors	N/A	
	Billiard Rooms		
1.3.1, 1.3.2	Curved timber panelled door and painted timber board enclosure to fireman's pole	Retained, including ironmongery	

Location	Item Description	Intervention Strategy	Images
	Any other previous internal doors have generally been removed. Any that remain are non-significant timber doors	Removed and disposed of	  
2.5.2	Curved timber panelled door and painted timber board enclosure to fireman's pole	Retained, including ironmongery Repair damage to enclosure	
	Any other previous internal doors have been removed.	N/A	
	Fairfield Street Flats		
	Curved (painted) timber panelled door and painted timber board enclosure to fireman's pole	Retained, any damage repaired, re-painted.	 
	Painted timber panelled doors	Removed, re-used elsewhere if possible (including within proposed hotel areas as described above)	Image A
	Ironmongery – period sensitive	Removed, retained for use elsewhere	Image B
	Ironmongery – insignificant, damaged or missing	Removed and disposed of	Image C

Location	Item Description	Intervention Strategy	Images
	None-significant / detrimental later addition doors	Removed and disposed of	Image D
	Basement below Engine House		
	Not included – inaccessible due to presence of asbestos		
B.63	**Basement below Gas Meter Testing Area**		
	Painted timber and glazed panelled doors to partitions forming smaller rooms within larger space	Removed and disposed of	
	Painted timber door to B.48	Removed and disposed of	
	Other basement areas		
B.18, B.19, B.20 Below control room	Not included – inaccessible due to presence of asbestos		

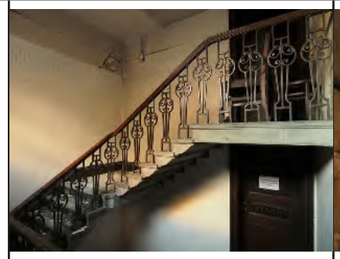
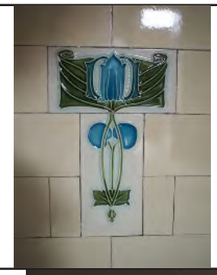
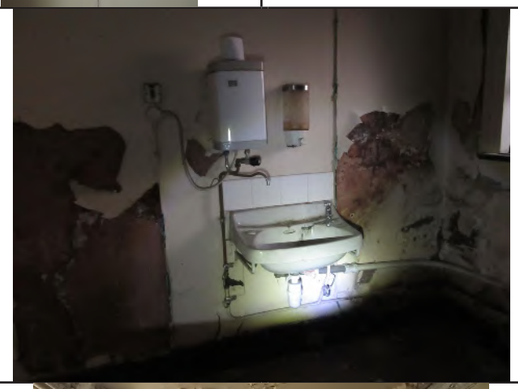
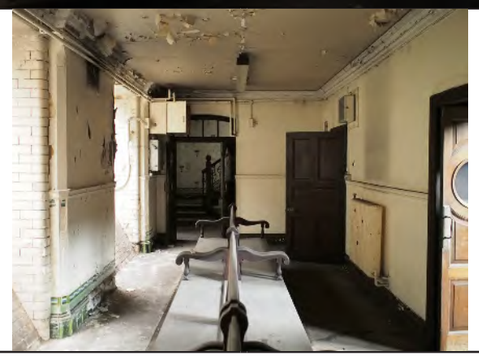
3.0 Wall Finishes

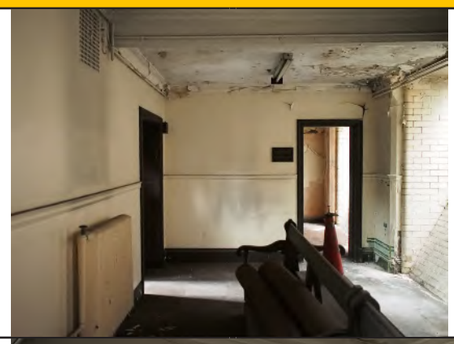
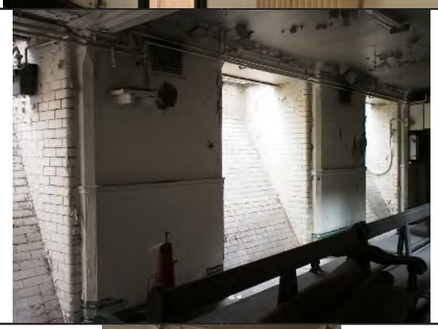
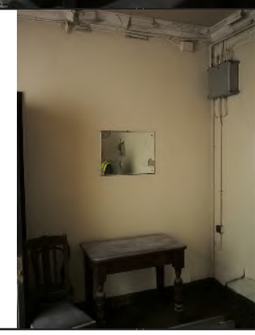
Location	Item Description	Intervention Strategy	Images
3.1 High Significance Spaces			
G.18	**Fire Engine House**		
	Glazed brick which includes: • Black skirting • Brown below dado • Black dado strip • Combination of cream and green stripes above dado • Decorative inserts with (fleur de lis) motif • Arched openings • The glazed brickwork has been painted over with blue paint with a speckled finish. Some areas of this paintwork are flaking off to reveal the brickwork beneath. • Bullnose reveals • Decorative arched opening between main engine hall and smaller chamber (adjacent office) also concealed with blue paint. Presumed to be of the same glazed finish.	Paintwork to be removed; brickwork to be cleaned	   
	Decorative treatments to beams and columns - presumed to be in the same glazed finish, concealed by current paint finish.	Paintwork to be removed, glazed finish to be cleaned	 
G.16	**Fire engine House office**		
	Blue paint concealing brickwork, presumed to be glazed as per the engine house. Includes decorative arch over door / screen separating office from engine house.	Paintwork to be removed; brickwork to be cleaned	

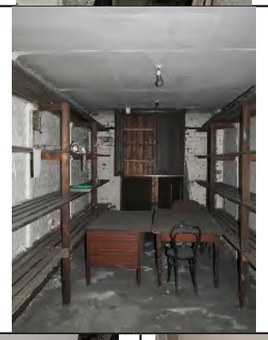
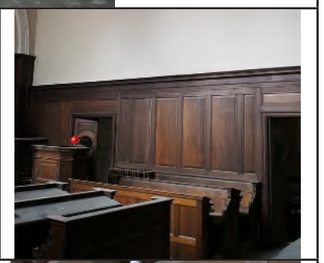
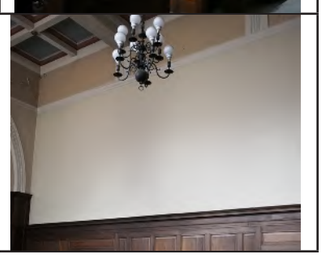
Location	Item Description	Intervention Strategy	Images
	Coroner's Court		
G.1 Coroner Entrance	Plaster and flaking paint finish	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
	Picture rail and cornice	Retained	
G.2 Office	Plaster and flaking paint finish	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
	Picture rail and cornice	Retained	

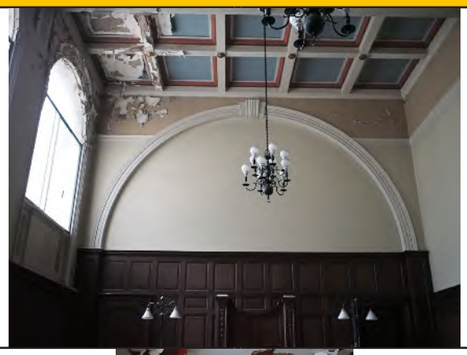
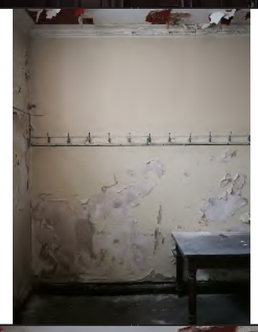
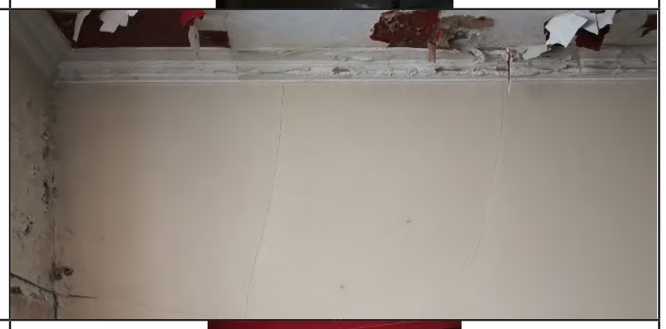
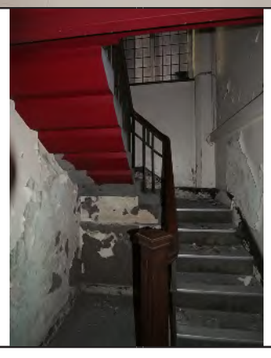
Location	Item Description	Intervention Strategy	Images
	Glazed brick recess with red painted surround	Glazed brick retained and cleaned	
G.3 Waiting Room	Timber panelling to dado level	Retained	
	Plaster and flaking paint finish above dado level	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
	Cornice	Retained	

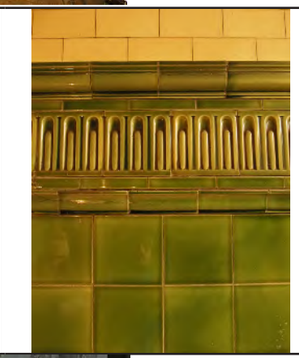
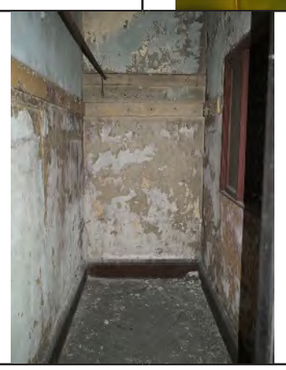
Location	Item Description	Intervention Strategy	Images
G.4 Public Gallery	Timber panelling to dado level	Retained	
	Plaster and flaking paint finish above dado level	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
	Timber balustrade	Retained	
G.5	Plaster and flaking paint finish up to level of previous ceiling, which has been removed	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	

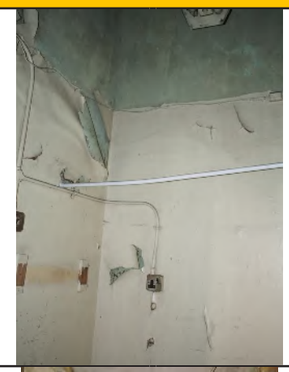
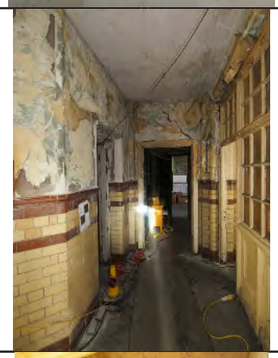
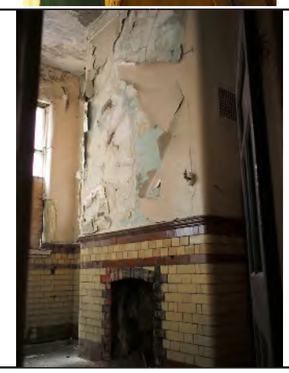
Location	Item Description	Intervention Strategy	Images
G.6 Stairwell	Glazed finish concealed by paint finish - some areas flaking to reveal: • green tiles with vertical banding • floral motifs	Paint removed, tiled finish cleaned	   
G.7 WCs	Plaster and flaking paint finish, some tiling	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint Tiling replaced	
B1 Waiting Hall	Glazed brick below dado, painted over, paintwork flaking	Paintwork to be removed; brickwork to be cleaned	

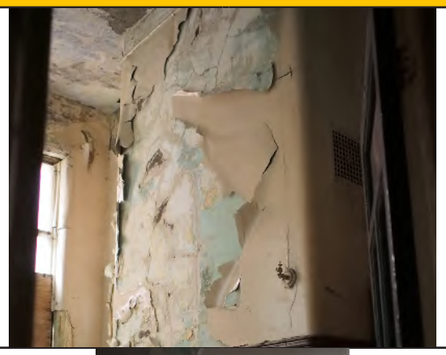
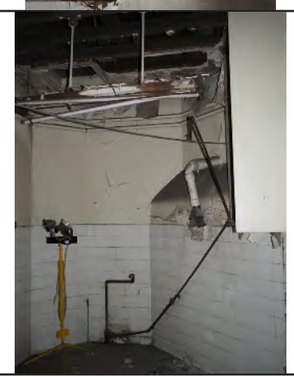
Location	Item Description	Intervention Strategy	Images
	Plaster and flaking paint finish above dado	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
	Dado rail and cornice	Retained	
	Glazed brick to pavement light, painted over, paintwork flaking	Paintwork to be removed; brickwork to be cleaned	
B1 Doctor	Plaster and flaking paint finish, some tiling to WC cubicle	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint Tiling replaced	

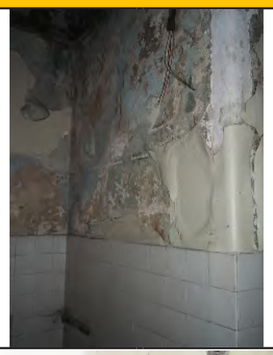
Location	Item Description	Intervention Strategy	Images
	Glazed brick to pavement light, painted over, paintwork flaking	Paintwork removed; brickwork cleaned	
B2 Stairwell	As G.6		
B3 Store	Walls removed as per proposed and demolition plans Wall retained between space and stairwell – painted brick	Made good and repainted	
B4 Strong Room	Painted brickwork	Repainted	
B5 Court	Timber panelling at lower level	Retained	 
	Painted plaster at higher level	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	 

Location	Item Description	Intervention Strategy	Images
	Decorative arches and rails	Retained	
B6 Jury	Plaster and flaking paint finish, some tiling to WC cubicle	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint Tiling replaced	
	Cornice	Retained	
B.ST.1 Rear Stairwell	Plaster and flaking paint finish	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	

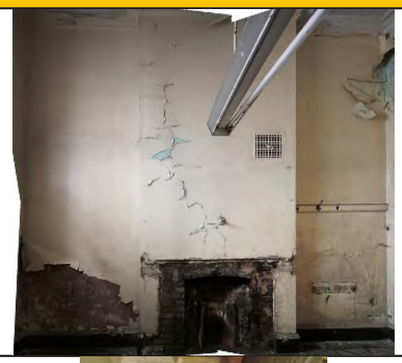
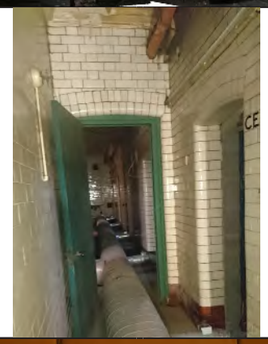
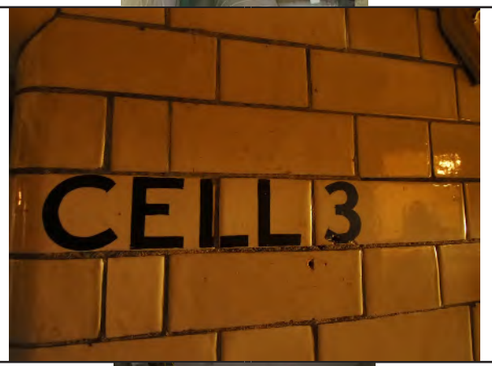
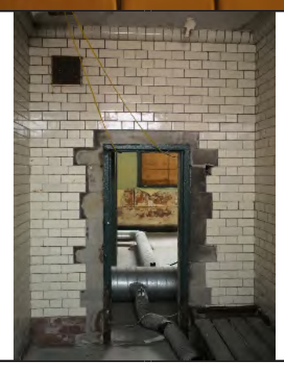
Location	Item Description	Intervention Strategy	Images
3.30	**Laundry**		
	Painted brickwork, paint is flaking	Flaking paintwork removed, brickwork prepared to receive new finishes Finishes by tenant	
	Police Station		
G30 Entrance	Glazed square green tile to door head height including decorative band at door head level	Retained and cleaned	
	Glazed brick above door head	Retained and cleaned	 
G.29	Plaster and flaking paint finish	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	

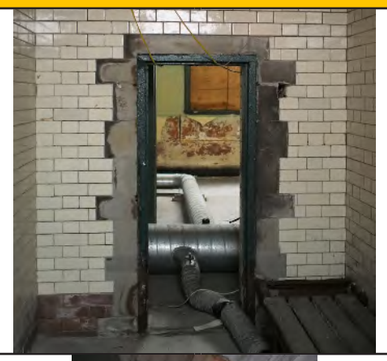
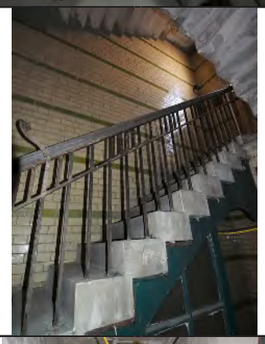
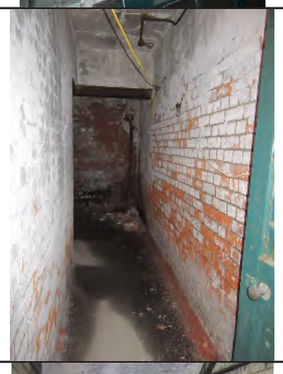
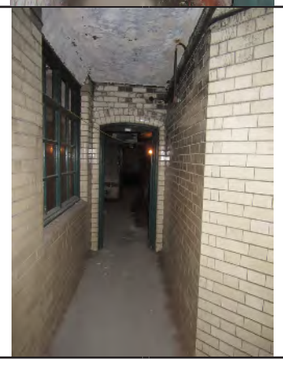
Location	Item Description	Intervention Strategy	Images
G.31 Store	Plaster and flaking paint finish	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
G.24 Corridor	Glazed brick to dado level which includes: • Brown skirting • Generally cream colour • Brown and cream stripes just below dado • Brown dado rail	Retained and cleaned	
	Plaster and flaking paint finish above dado	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	
G.25 Mess Room	Glazed brick to dado level which includes: • Brown skirting • Generally cream colour • Brown and cream stripes just below dado • Brown dado rail (Non-glazed brick reveal to fireplace)	Retained and cleaned	

Location	Item Description	Intervention Strategy	Images
	Plaster and flaking paint finish above dado	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	
G.26 Parade Room	Painted glazed brick and dado rail to dado level, paint flaking	Paintwork removed; brickwork cleaned	
	Plaster and flaking paint finish above dado	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
G.27 Duty Room	Tiling to low level	Removed	

Location	Item Description	Intervention Strategy	Images
	Plaster and flaking paint finish at high level	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	
G.28 Doctor	Glazed brick to dado level which includes: • Brown skirting • Generally cream colour • Brown and cream stripes just below dado • Brown dado rail (Non-glazed brick reveal to fireplace)	Retained and cleaned	
	Plaster and flaking paint finish above dado	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	
G.32 Charge Office	Plaster and flaking paint finish	Plasterwork appears to be in reasonable condition, pending further investigation: • Make good any areas of damaged plasterwork • remove flaking paint, prepare surface and repaint	

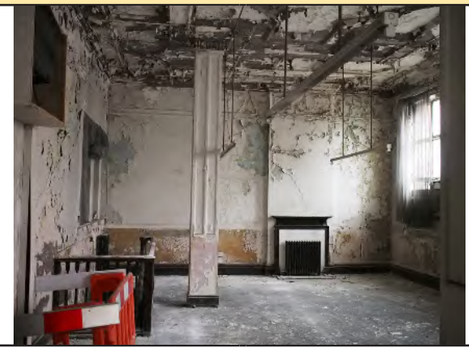
Location	Item Description	Intervention Strategy	Images
	Fireplace has been removed revealing standard brickwork behind; glazed tile reveals to fireplace	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
G.33 G.34 Inspector	Plaster and flaking paint finish	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	
	Fireplace has been removed revealing standard brickwork behind; glazed tile reveals to fireplace	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
G.35 Matron	Plaster and flaking paint finish	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	

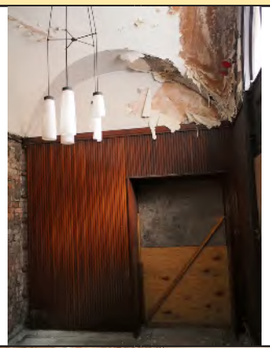
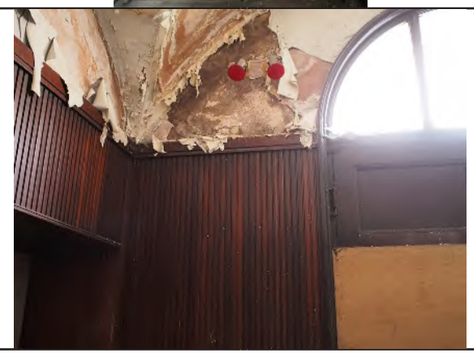
Location	Item Description	Intervention Strategy	Images
	Fireplace has been removed revealing standard brickwork behind; glazed tile reveals to fireplace	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
G.36 Cell Corridors	Glazed brick including brown skirting	Retained and cleaned	
	Text indicating cell numbers to walls	Retained	
G.37.1-7 Cells	Glazed brick including brown skirting and bullnose cornice	Retained and cleaned	

Location	Item Description	Intervention Strategy	Images
	Stone door surround	Retained and cleaned	
G.23 Stairwell	Glazed brick including green striped bands	Retained and cleaned	
B.ST.6 Store	Brickwork, has been either painted or plastered	Clean brickwork, repaint	
B.46 B.47 Corridor	Glazed brick	Retained and cleaned	

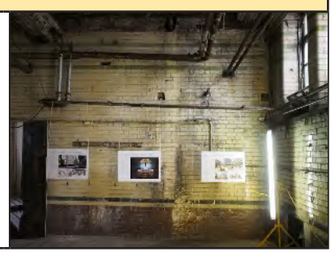
Location	Item Description	Intervention Strategy	Images
B.39 WCs	Glazed brick	Retained and cleaned	
B.40	Painted brick generally	Clean brickwork, repaint	
	Glazed brick to pavement light reveals	Retained and cleaned	
B.41	Painted brick generally	Clean brickwork, repaint	

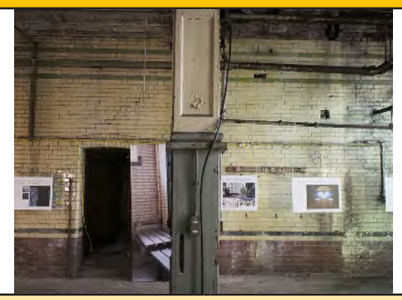
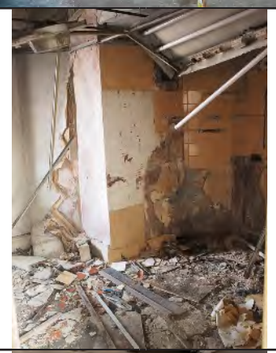
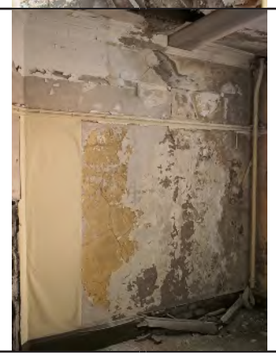
Location	Item Description	Intervention Strategy	Images
	Glazed brick to pavement light reveals	Retained and cleaned	
B.42	Painted brick generally	Clean brickwork, repaint	
	Glazed brick to pavement light reveals	Retained and cleaned	
B.43	Painted brick generally	Clean brickwork, repaint	

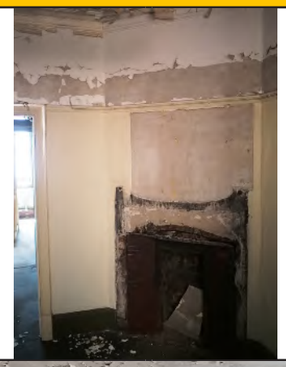
Location	Item Description	Intervention Strategy	Images
	Glazed brick to pavement light reveals	Retained and cleaned	
B.45	Painted brick generally	Clean brickwork, repaint	
3.2 Considerable Significance Spaces			
G.8 G.9	**Bank**		
	Plaster and flaking paint finish	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	

Location	Item Description	Intervention Strategy	Images
	Decorative surrounds to columns	Retained, repaired and repainted	
	Entrance and Main Stair		
G.15	Thin vertical strip timber panelling including door surrounds, partially removed to one wall, extending to above door height	Removed and disposed of	
	Plaster and flaking paint finish at high level, linked to vaulted ceiling arrangement	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	

Location	Item Description	Intervention Strategy	Images
ST.4	Glazed brickwork, painted over with blue paint with a speckled finish.	Paintwork to be removed; brickwork to be cleaned.	
	Board finish to lift shaft in centre	Removed and disposed of	Image as above
G.51	**Gas Meter Testing Station**		
	Assorted painted / plastered finishes. Paintwork is flaking at high level.	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and prepare for new finishes by tenants	   
	Painted finish to steel columns	Repainted (intumescent paint depending on fire strategy, subject to tenant fit out proposals)	

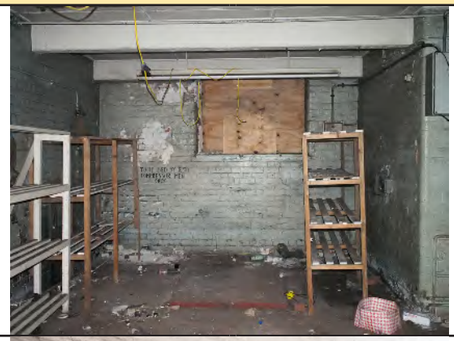
Location	Item Description	Intervention Strategy	Images
2.16.3	**Gymnasium**		
	Plaster and flaking paint finish to walls and sloping mansard roof soffits	Dependent on condition of plasterwork: • If sound, remove flaking paint, prepare surface for tenant finishes • If unsound, remove plasterwork, re-plaster and prepare for new finishes by tenants	
	Painted support brackets and details to mansard roof	Repainted	
	Exposed brickwork where plasterwork has been lost	Plasterwork to be reinstated and prepared for tenant finishes	
G.22	**Ambulance House**		
	Glazed brick which includes: • Brown below dado • Black dado strip • Green striped bands above dado	Retained, cleaned	 

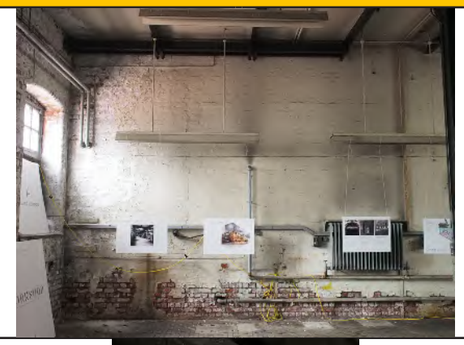
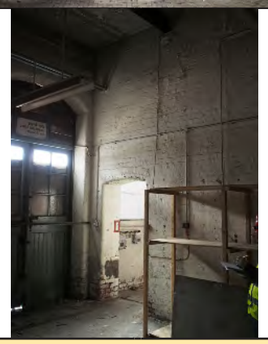
Location	Item Description	Intervention Strategy	Images
	Decorative painted timber surround to structural columns	Retained, repainted	
	1st and 3rd Officers' Quarters		
Basement Rooms	Inaccessible due to presence of asbestos		
G.12 Chief Office	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged	Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
G.13 Clerk Office	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
1st floor rooms	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	

Location	Item Description	Intervention Strategy	Images
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
2nd floor rooms	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
3rd floor rooms	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	

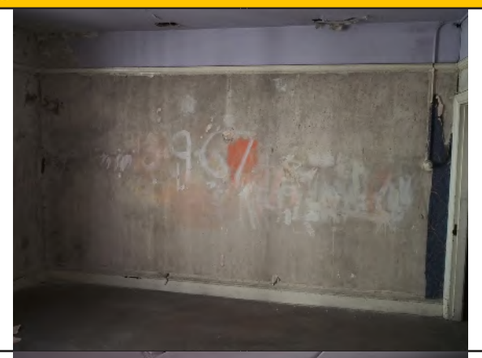
Location	Item Description	Intervention Strategy	Images
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
	2nd Officer's Accommodation		
Basement Rooms	Inaccessible due to unsafe stair		
G.19 Drawing Room	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	
	Location of removed fireplace, glazed brick reveals	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
1st floor rooms	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	

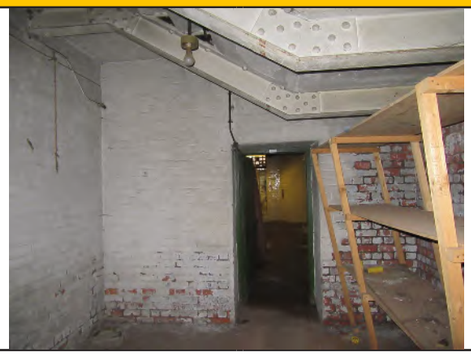
Location	Item Description	Intervention Strategy	Images
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
2nd floor rooms	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
3rd floor rooms	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	

Location	Item Description	Intervention Strategy	Images
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
3.3 Lower Significance Spaces within Hotel Areas			
	Workshops		
G.39 Loose Box	Painted brick	Clean brickwork, repaint (or other finish by tenant)	
G.40 (+ Pole enclosure)	Painted brick	Clean brickwork, repaint (or other finish by tenant)	

Location	Item Description	Intervention Strategy	Images
G.41 Mechanic Shop	Painted brick	Clean brickwork, repaint (or other finish by tenant)	
G.42 Smith	Painted brick	Clean brickwork, repaint (or other finish by tenant)	
	Residential Areas		
Police Maisonettes	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	

Location	Item Description	Intervention Strategy	Images
London Road Flats	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
Minshull Street Flats	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	

Location	Item Description	Intervention Strategy	Images
Whitworth Street Flats	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
	Basement Areas		
	Much of the basement area within the proposed hotel demise is, at the time of writing, inaccessible due to the presence of asbestos.		
B.60	Glazed brick; including to pavement lights	Retained and cleaned	

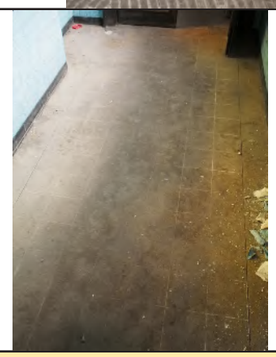
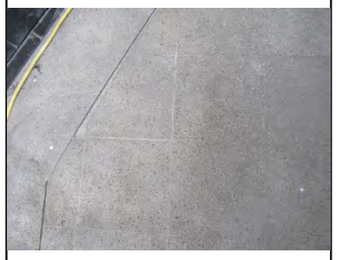
Location	Item Description	Intervention Strategy	Images
B.61	Painted brick	Repainted	

3.4 Remaining Lower Significance Spaces

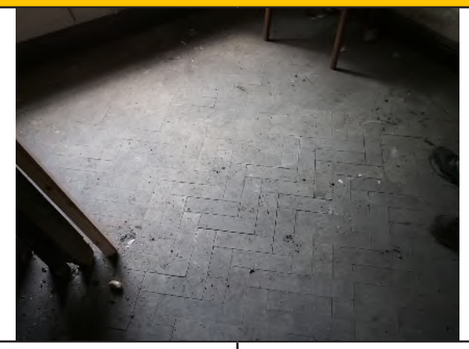
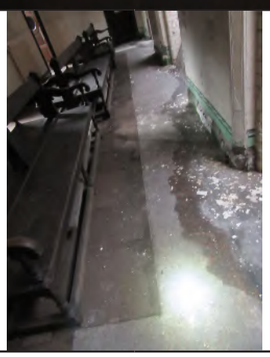
G.38	**Painters Shop**		
	Painted brick	Clean brickwork, repaint (or other finish by tenant)	
	Billiard Rooms		
1.3.1, 1.3.2	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged	Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint	
2.5.2	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged	Dependent on condition of plasterwork where present: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint Reinstate areas where plaster is missing.	
	Fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
	Fairfield Street Flats		
	Generally plastered, combination of finishes: • painted, some paintwork flaking • wallpapered, some peeling away from wall or otherwise damaged • wall tiles	Remove all wall tiles Dependent on condition of plasterwork: • If sound, remove flaking paint and/or wallpaper, prepare surface and repaint • If unsound, remove plasterwork, re-plaster and paint • Re-plaster any areas of exposed brickwork	
	Locations where fireplace has been removed revealing brickwork behind	Reinstatement or replacement of fireplace by tenants, plasterwork made good around	
	Basement below Engine House		
	Not included – inaccessible due to presence of asbestos		

Location	Item Description	Intervention Strategy	Images
B.63	**Basement below Gas Meter Testing Area**		
	Glazed brick generally	Retained and cleaned	
	Painted brick to wall between B.63 and B.48	Wall removed – N/A	
	Other basement areas		
B.18, B.19, B.20 Below control room	Not included – inaccessible due to presence of asbestos		

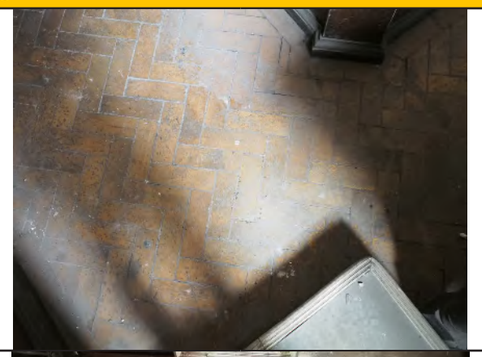
4.0 Floor Finishes

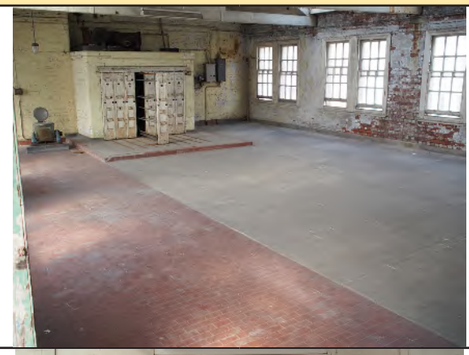
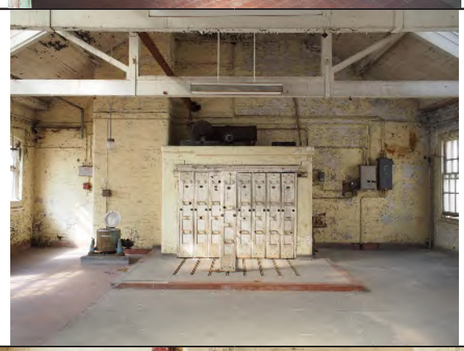
Location	Item Description	Intervention Strategy	Images
4.1 High Significance Spaces			
G.18	**Fire Engine House**		
	Herringbone sett paving generally, including: • Layout of historic stable enclosures and vehicle positions – wheel location indicated via strip of paving leading to vehicle doors • Some areas of infill concrete where paving has either been removed or covered over • Paving extends out of vehicle doors on Fairfield Street	Reinstate paving throughout, including to original extent beyond vehicle doors Clean and make good any areas of significant damage i.e. replace any loose or broken setts Minor damage such as surface cracks and edge chips will be retained.	
	Tiled / sheet flooring	Removed, slab beneath made good, finish by tenants	 
G.16	**Fire engine House office**		
	Tiled / sheet flooring	Removed, slab beneath made good, finish by tenants	
	Coroner's Court		

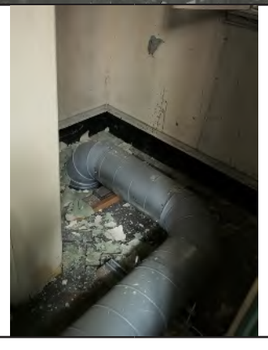
Location	Item Description	Intervention Strategy	Images
G.1 Coroner Entrance	Parquet flooring; some floor has previously been concealed below carpet tiles, the remainder of which are stacked in the corner	Remove and dispose of carpet tiles; retain and clean parquet, repair/ replace any damaged blocks	
G.2 Office	Parquet flooring, partially covered by carpet tiles	Remove and dispose of carpet tiles Retain and clean parquet, repair/replace any damaged blocks	
G.3 Waiting Room	Parquet flooring	Retain and clean, repair/replace any damaged blocks	
G.4 Public Gallery	Timber boards	Retain and clean, repair/replace any damaged boards	

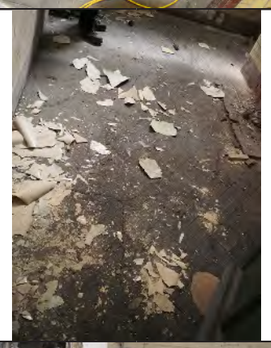
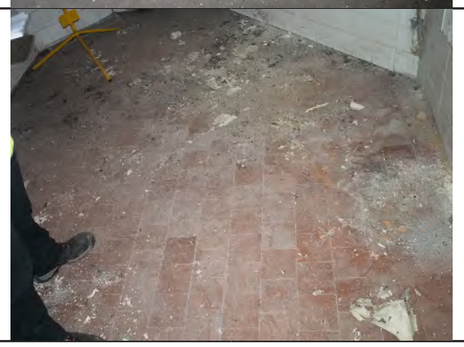
Location	Item Description	Intervention Strategy	Images
G.5	Parquet flooring	Retain and clean, repair/replace any damaged blocks	
G.6 Stairwell	Sheet finish and nosings	Finishes removed, stone treads made good, new nosings installed	 
	Terrazzo at basement level	Retain, repair and clean	
G.7 WCs	Red tile	Retain and clean, repair/replace any damaged tiles	
B1 Waiting Hall	Terrazzo and carpet – presumed terrazzo continues beneath carpeted areas	Remove carpet, retain, repair and clean terrazzo	

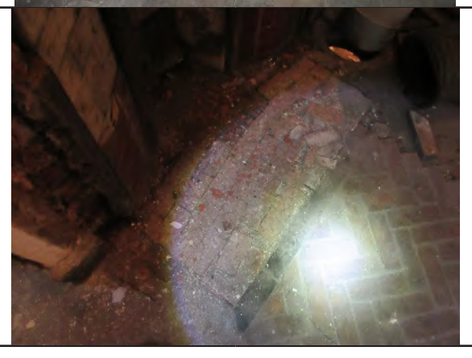
Location	Item Description	Intervention Strategy	Images
B1 Doctor	Carpet – presumed to conceal parquet flooring	Remove carpet, retain and clean parquet, repair/replace any damaged blocks	
	Exposed slab to WC	Slab made good, finish by tenants	No photo
B2 Stairwell	As G.6 above		Check on site
B3 Store	Exposed slab (or other finish)	Any finishes removed, slab made good / integrated with new basement slab, painted finish	
B4 Strong Room	Exposed slab	Slab made good, repainted	

Location	Item Description	Intervention Strategy	Images
B5 Court	Parquet flooring	Retain and clean, repair/replace any damaged blocks	
B6 Jury	Parquet flooring	Retain and clean, repair/replace any damaged blocks	
	Tiling below gas fire position	Retain	
	Red tile to WC	Retain and clean, repair/replace any damaged tiles	

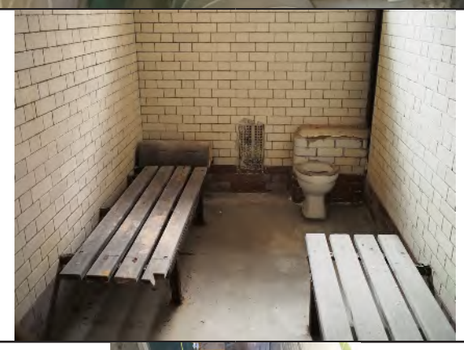
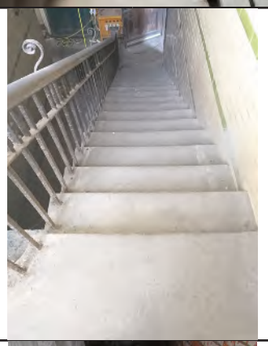
Location	Item Description	Intervention Strategy	Images
B.ST.1 Rear Stairwell	Sheet finish and nosings	Finish removed, treads made good, new nosings installed	
3.30	**Laundry**		
	Red brick pattern tiling and concrete	Retained New finishes over by tenant	
	Raised concrete plinth below drying rack	Retained	
	Raised concrete plinth below other laundry item	Broken out	

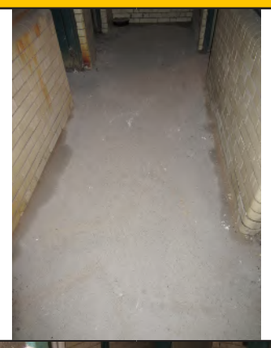
Location	Item Description	Intervention Strategy	Images
	Raised concrete plinth at opposite wall to drying rack	Broken out	
	Police Station		
G30 Entrance	Terrazzo	Retained and cleaned	
G.29	Parquet flooring	Retain and clean, repair/replace any damaged blocks	
G.31 Store	Parquet flooring	Retain and clean, repair/replace any damaged blocks Reinstate area where opening has been created through floor for temporary ventilation ductwork	

Location	Item Description	Intervention Strategy	Images
G.24 Corridor	Parquet flooring	Retained and cleaned, repair/replace any damaged blocks	
G.25 Mess Room	Parquet flooring has been removed and stored stacked within room	Clean and reinstate, replacing or supplementing any damaged or missing blocks	
G.26 Parade Room	Underlay, presumed to conceal parquet flooring	Remove and dispose of underlay Retain and clean parquet, repair/replace any damaged blocks	
G.27 Duty Room	Red tile	Retained and cleaned, repair/replace any damaged tiles	

Location	Item Description	Intervention Strategy	Images
G.28 Doctor	Parquet flooring	Retained and cleaned, repair/replace any damaged blocks	
	Tiled to fireplace	Retained and cleaned, repair/replace any damaged tiles	
G.32 Charge Office	Parquet flooring	Retained and cleaned, repair/replace any damaged blocks	
	Tiled to fireplace	Retained and cleaned, repair/replace any damaged tiles	

Location	Item Description	Intervention Strategy	Images
G.33 G.34 Inspector	Parquet flooring	Retained and cleaned, repair/replace any damaged blocks	
	Tiled to fireplace	Retained and cleaned, repair/replace any damaged tiles	
G.35 Matron	Parquet flooring	Retained and cleaned, repair/replace any damaged blocks	
	Tiled to fireplace	Retained and cleaned, repair/replace any damaged tiles	

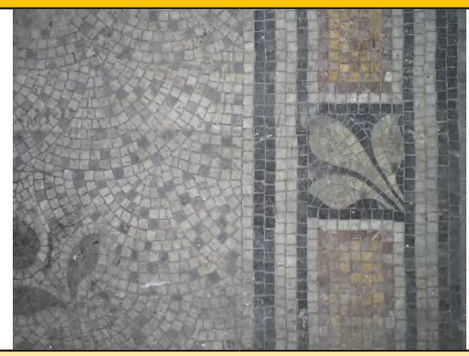
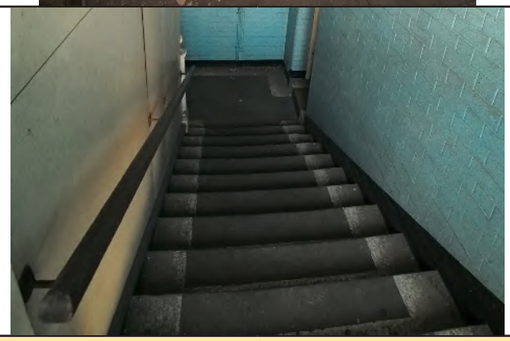
Location	Item Description	Intervention Strategy	Images
G.36 Cell Corridors	Exposed slab	Slab made good, finish by tenants	
G.37.1-7 Cells	Exposed slab	Slab made good, finish by tenants	
G.23 Stairwell	Exposed stone treads	Treads made good, new nosings installed	
B.ST.6 Store	Exposed slab	Slab made good, finish by tenants	

Location	Item Description	Intervention Strategy	Images
B.46 B.47 Corridor	Exposed slab	Slab made good, finish by tenants	
B.39 WCs	Exposed slab	Slab made good, finish by tenants	
B.40	Exposed slab	Slab made good, finish by tenants	
B.41	Exposed slab	Slab made good, finish by tenants	

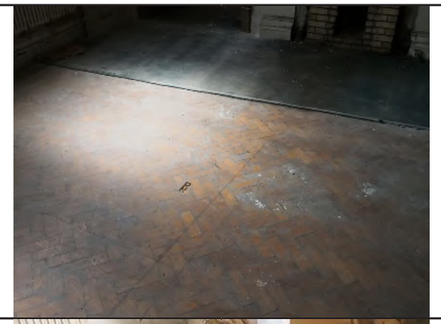
Location	Item Description	Intervention Strategy	Images
B.42	Exposed slab	Slab made good, finish by tenants	
B.43	Exposed slab	Slab made good, finish by tenants	
B.45	Exposed slab	Slab made good, finish by tenants	

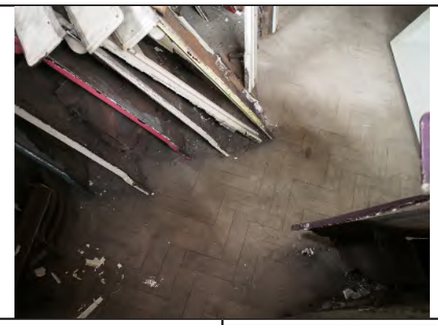
4.2 Considerable Significance Spaces

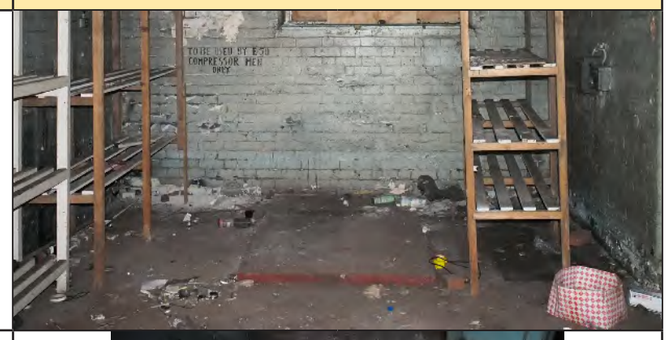
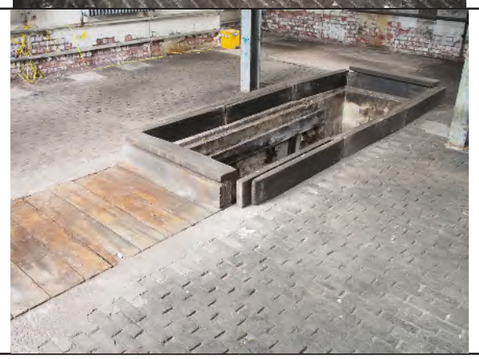
G.8 G.9	**Bank**		
	Parquet flooring – some removed and stacked in the corner	Clean and reinstate, replacing or supplementing any damaged or missing blocks	

Location	Item Description	Intervention Strategy	Images
	Mosaic tile	Retained and cleaned	
	Entrance and Main Stair		
G.15	Square tile	Removed and disposed of	
ST.4	Exposed stone treads and landings	Retained, new nosings installed	
G.51	**Gas Meter Testing Station**		
	Exposed slab	Slab made good, finish be tenants	

Location	Item Description	Intervention Strategy	Images
	Floor tiles	Removed, slab made good, finish be tenants	
2.16.3	**Gymnasium**		
	Parquet flooring – some missing	Clean and reinstate, replacing or supplementing any damaged or missing blocks	
G.22	**Ambulance House**		
	Herringbone sett paving generally: • Paving extends out of vehicle doors on Fairfield Street	Reinstate paving throughout Clean and make good any areas of significant damage i.e. replace any loose or broken setts Minor damage such as surface cracks and edge chips will be retained	
	Concrete plinth	Broken out, herringbone setts reinstated	

Location	Item Description	Intervention Strategy	Images
	Mechanic's pit cover – timber boards spanning across opening	Removed and disposed of, including finishes with pit	
	1st and 3rd Officers' Quarters		
Basement Rooms	Inaccessible due to presence of asbestos		
G.12 Chief Office	Parquet with area of carpet over	Remove carpet Retain and clean parquet, repair/replace any damaged blocks or tiles	
G.13 Clerk Office	Exposed slab	Slab made good, finish by tenants	
1st floor rooms	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	
	All other finishes	Removed, slab made good, finishes by tenant	

Location	Item Description	Intervention Strategy	Images
2nd floor rooms	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	See 1st floor image
	All other finishes	Removed, slab made good, finishes by tenant	
3rd floor rooms	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	See 1st floor image
	All other finishes	Removed, slab made good, finishes by tenant	
	2nd Officer's Accommodation		
Basement Rooms	Inaccessible due to unsafe stair		
G.19 Drawing Room	Parquet flooring	Retained and cleaned, repair/replace any damaged blocks	
1st floor rooms	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet underlay • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	 
	All other finishes	Removed, slab made good, finishes by tenant	
2nd floor rooms	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	See 1st floor image
	All other finishes	Removed, slab made good, finishes by tenant	
3rd floor rooms	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	See 1st floor image
	All other finishes	Removed, slab made good, finishes by tenant	

Location	Item Description	Intervention Strategy	Images
4.3 Lower Significance Spaces within Hotel Areas			
	Workshops		
G.39 Loose Box	Exposed slab	Slab made good, finish by tenants	
G.40 (+ Pole enclosure)	Herringbone sett paving	Retained Clean and make good any areas of significant damage i.e. replace any loose or broken setts Minor damage such as surface cracks and edge chips will be retained	
G.41 Mechanic Shop	Stretcher bond brick pattern sett paving	Retained Clean and make good any areas of significant damage i.e. replace any loose or broken setts Minor damage such as surface cracks and edge chips will be retained	
	Mechanic's pit cover – timber boards spanning across opening	Removed and disposed of, including finishes within pit	See image above

Location	Item Description	Intervention Strategy	Images
G.42 Smith	Exposed slab and some remaining carpet tiles	Remove and dispose of carpet tiles; make good slab, finish by tenants	
	Residential Areas		
Police Maisonettes	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	
	All other finishes	Removed, slab made good, finishes by tenant	
London Road Flats	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	See Police Maisonettes image
	All other finishes	Removed, slab made good, finishes by tenant	
	Raised plinths	Break out, make good slab, finishes by tenant	
Minshull Street Flats	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	See Police Maisonettes image

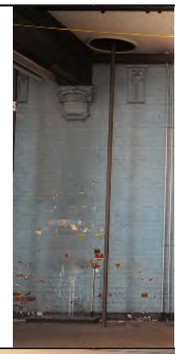
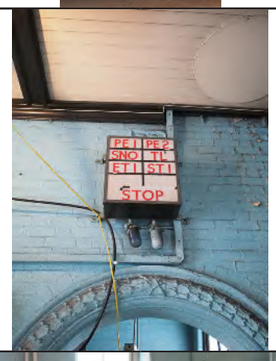
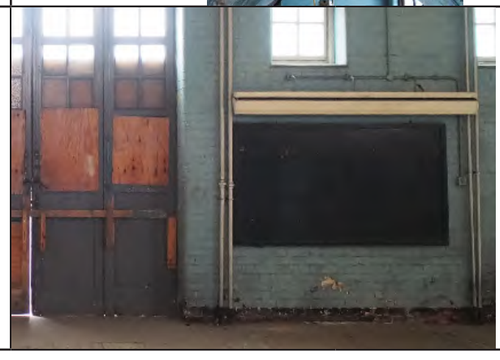
Location	Item Description	Intervention Strategy	Images
	All other finishes	Removed, slab made good, finishes by tenant	
Whitworth Street Flats	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks or tiles	See Police Maisonettes image
	All other finishes	Removed, slab made good, finishes by tenant	
	Basement Areas		
	Much of the basement area within the proposed hotel demise is, at the time of writing, inaccessible due to the presence of asbestos.		
B.60	Sheet floor covering	Remove floor covering, make good slab, finish by tenant	
B.61	Sheet floor covering	Remove floor covering, make good slab, finish by tenant	

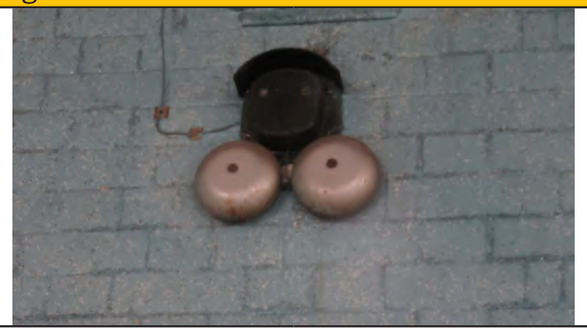
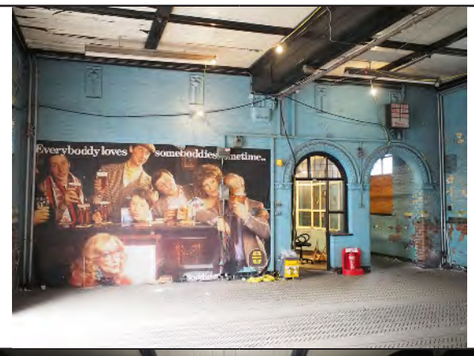
4.4 Remaining Lower Significance Spaces

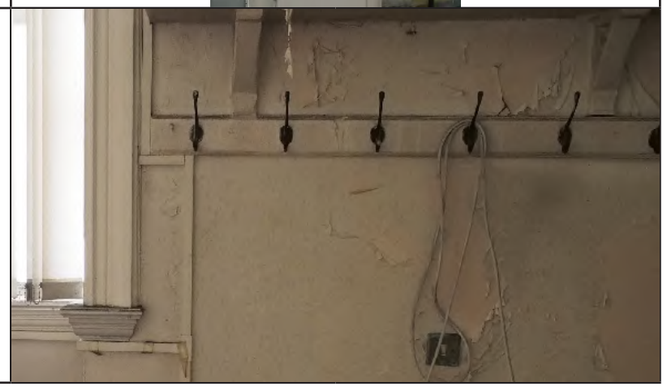
G.38	**Painters Shop**		
	Exposed slab	Slab made good, finish by tenants	
	Billiard Room		
1.3.1, 1.3.2	Underlay or tile over parquet	Remove tiles and underlay Retain and clean parquet, repair/replace any damaged blocks or tiles	
2.5.2	Parquet flooring, partially removed and stacked within room	Clean and reinstate, replacing or supplementing any damaged or missing blocks	
	Fairfield Street Flats		
	Parquet flooring generally, with instances of: • Concealed below other finishes including carpet and tiles • Fully or partially removed, in some cases blocks stacked within the room	Remove any finishes that have been laid over parquet Retain and clean parquet, repair/replace any damaged blocks	

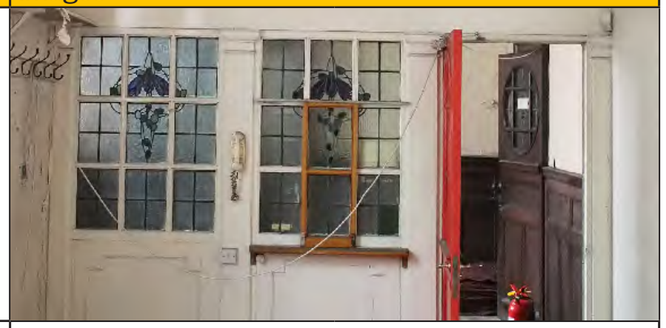
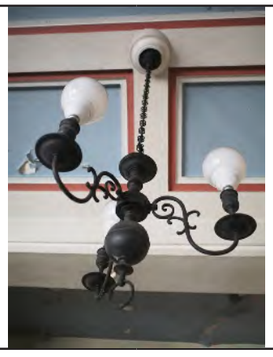
Location	Item Description	Intervention Strategy	Images
	Red tiling generally with instances of: • Concealed below other finishes including carpet and tiles	Remove any finishes that have been laid over parquet Retain and clean tiles, repair/replace any damaged tiles	
B.63	**Basement below Engine House**		
	Not included – inaccessible due to presence of asbestos		
	Basement below Gas Meter Testing Area		
	Exposed slab, some areas painted	Make good, finishes by tenant	
	Other Basement areas		
B.18, B.19, B.20 Below control room	Not included – inaccessible due to presence of asbestos		

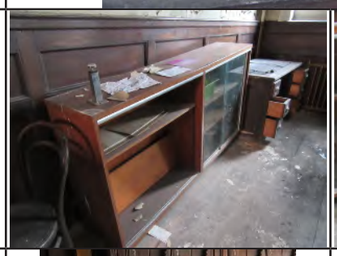
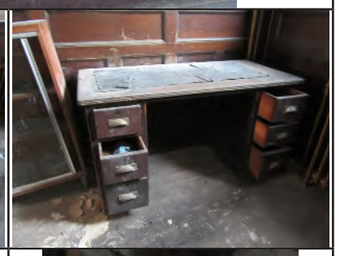
5.0 Fixtures & Fittings

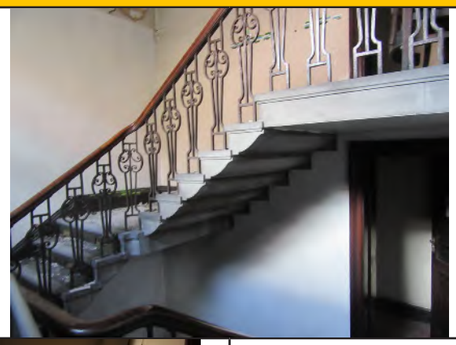
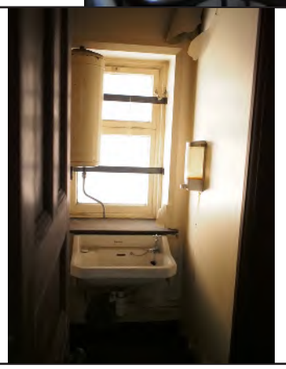
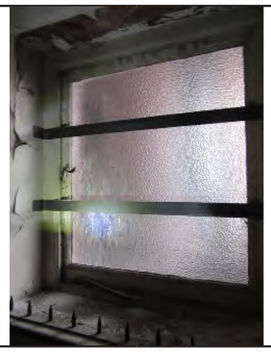
Location	Item Description	Intervention Strategy	Images
5.1 High Significance Spaces			
G.18	**Fire Engine House**		
	Operational fire service paraphernalia including:	Generally retained:	
	• Firemen's poles	Retained. Fire separation may require poles to be filled. Holes in floors through which poles pass will be unfilled for fire, acoustic and secure separation between spaces.	
	• Illuminated sign (indicating call out and which fire appliances to attend)	Retained (relocated – is currently over a decorative tile)	
	• Information board – has been painted over, raced areas of lettering apparent	Retaine, lettering reinstated	

Location	Item Description	Intervention Strategy	Images
	• Alarm bells	Retained	
	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Light fittings – linear suspended and temporary site lighting	Removed and disposed of	
	• Miscellaneous pipework	Removed and disposed of	
	• Miscellaneous electrical conduit, switches and cabinets	Removed and disposed of	
	Boddingtons advertisement (believed to have been installed for the closing event of the fire station)	Removed and disposed of	
	Metal bracing across Fairfield St vehicle doors	Retained	
	Miscellaneous loose items including furniture, fire extinguishers etc.	Removed	
G.16	**Fire engine House office**		
	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Light fittings – linear suspended and temporary site lighting	Removed and disposed of	
	• Miscellaneous pipework	Removed and disposed of	
	• Miscellaneous electrical conduit, switches and cabinets	Removed and disposed of	
	Miscellaneous loose items including furniture, fire extinguishers etc.	Removed	

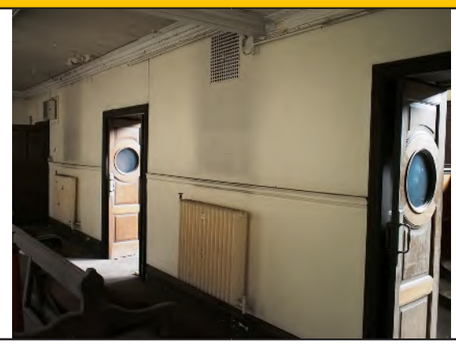
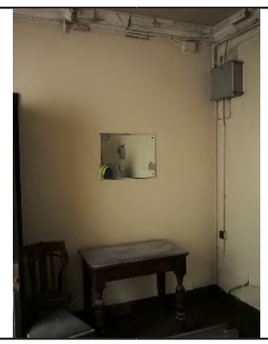
Location	Item Description	Intervention Strategy	Images
	Coroner's Court		
G.1 Coroner Entrance	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Linear suspended light fittings	Removed and disposed of	
	• Wall mounted light fitting over door to stairwell (coroner's access to courtroom)	Retained	
	• Miscellaneous electrical conduit, switches and sockets	Removed and disposed of	
	• Radiators	Removed and disposed of	
	Miscellaneous loose items including fire extinguishers	Removed	
G.2 Office	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Linear suspended light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit, switches and sockets	Removed and disposed of	
	• Radiators	Removed and disposed of	
	Wall mounted telephone	Removed and disposed of	
	Wall mounted coat hooks with hat shelf above	Retained	

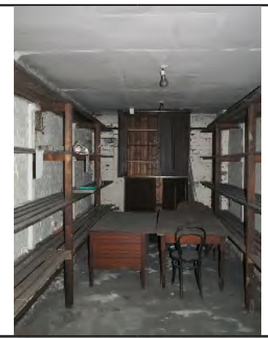
Location	Item Description	Intervention Strategy	Images
	Unpainted shelf fixed to timber and glass panelled partition	Removed and disposed of	
	Miscellaneous loose items including fire extinguishers	Removed	
G.3 Waiting Room	Chandelier	Retained	
	Wall mounted light switches	Removed	
	Miscellaneous loose items including fire extinguishers	Removed	
G.4 Public Gallery	Chandelier	Retained	

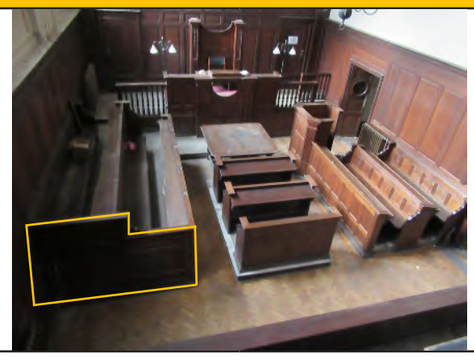
Location	Item Description	Intervention Strategy	Images
	Timber furniture – cupboard and desk	Retained	
	Miscellaneous loose items	Removed and disposed of	 
G.5	Timber cabinet with panelled doors and drawers, internal shelving	Retained	 
	Wall shelving	Removed and disposed of	
	Ceiling level suspended light fittings and conduit	Removed and disposed of	
	Light switch and conduit	Removed and disposed of	
	Loose items including chair, timber presumed to be from previous ceiling, other loose materials / boards	Removed and disposed of	

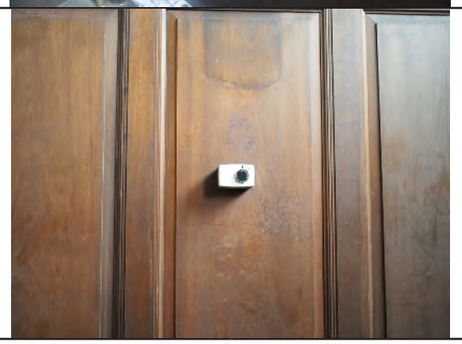
Location	Item Description	Intervention Strategy	Images
G.6 Stairwell	Balustrades	Retained	
G.7 WCs	Sanitaryware including: WC, sink... and associated pipework	Replaced	 
	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Light fittings	Removed and disposed of	
	• Hot water dispenser	Removed and disposed of	
	• Miscellaneous electrical conduit, switches and sockets	Removed and disposed of	
	Bars across windows and spikes to window sill	Removed and disposed of	

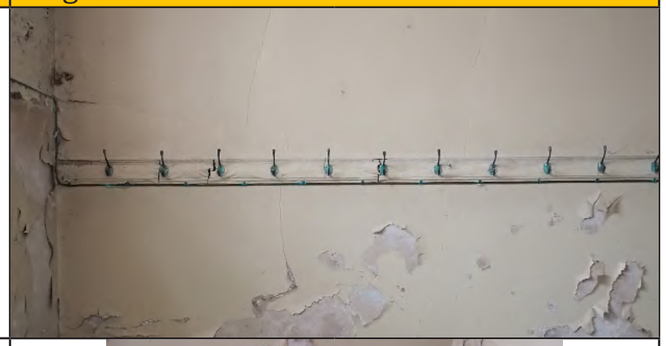
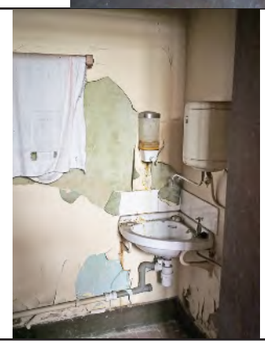
Location	Item Description	Intervention Strategy	Images
B1 Waiting Hall	Fixed benches	Retained, fixing brackets removed to allow furniture to be flexible / removable	
	'Ladies Room' sign	Retained	
	Historic style fire extinguisher	Retained on site and relocated within the building	
	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Linear ceiling mounted light fittings	Removed and disposed of	
	• Miscellaneous redundant pipework	Removed and disposed of	
	• Miscellaneous electrical conduit, switches, sockets and cabinets	Removed and disposed of	

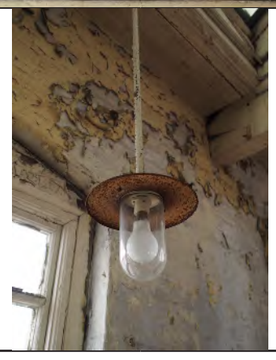
Location	Item Description	Intervention Strategy	Images
	• Radiators	Retained	
B1 Doctor	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Linear ceiling mounted light fittings	Removed and disposed of	
	• Gas fire	Removed and disposed of	
	• Miscellaneous electrical conduit, switches, sockets and cabinets	Removed	
	Wall-mounted mirror	Removed	
	Table and chair	Retained	
	Sanitaryware and fittings to WC	Replaced	No Photo
B2 Stairwell	As G.6		

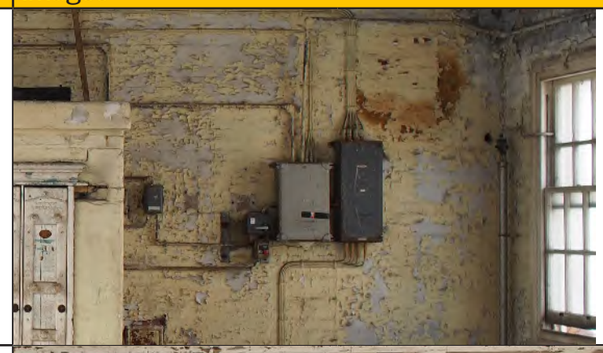
Location	Item Description	Intervention Strategy	Images
B3 Store	Numerous miscellaneous items including services paraphernalia, pipework, light fittings, loose furniture and materials, fixed timber	Removed and disposed of	 
B4 Strong Room	Ceiling mounted light fitting	Replaced	
	Wall fixed shelving	Removed and disposed of	
	Timber cabinet with panelled doors	Relocated within court demise	
	Loose furniture including desk, table, chair	Removed and disposed of	
B5 Court	Fixed courtroom furniture including:		

Location	Item Description	Intervention Strategy	Images
	• Coroner's bench and associated steps • Tiered benches closest to the courtyard	Retained in fixed position Side panel (indicated) removed to make seating more accessible.	
	• Main table • Witness stand • Jury box • Various other benches (excluding tiered benches, see below)	• Raised areas of flooring removed • Fixing brackets remove from furniture • Furniture made movable, retained in space	
	Light fittings including:	Generally retained	
	• Chandeliers	Retained	
	• Coroner's bench mounted lamps	Retained	

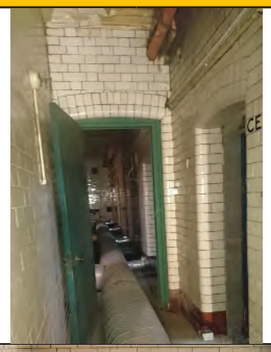
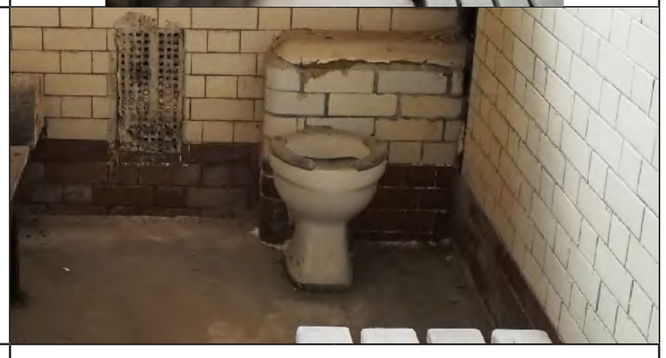
Location	Item Description	Intervention Strategy	Images
	Cast iron radiators	Retained	
	Redundant services items including: • Control dial to timber panelled section of rear wall below gallery	Removed and disposed of	
B6 Jury	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Linear ceiling mounted light fittings	Removed and disposed of	
	• Gas fire	Removed and disposed of	
	• Miscellaneous electrical conduit, switches, sockets and cabinets	Removed	

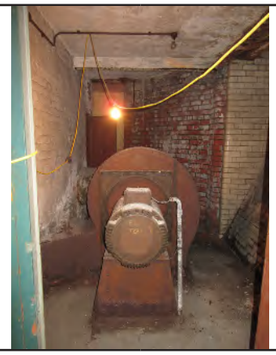
Location	Item Description	Intervention Strategy	Images
	Wall-mounted coat hooks	Retained	
	Table	Removed and disposed of	
	Sanitaryware and fittings to WC	Replaced	 
B.ST.1 Rear Stairwell	Mechanical, electrical and other service equipment including:	Generally removed:	
	• Light fittings	Removed and disposed of	113G
	• Miscellaneous electrical conduit, switches, sockets and cabinets	Removed	

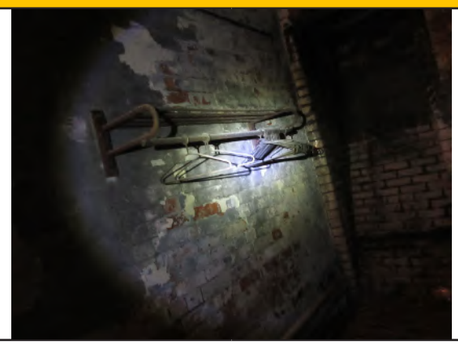
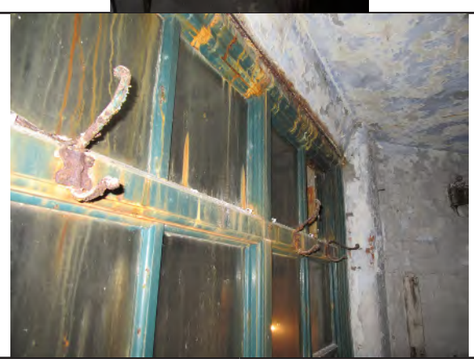
Location	Item Description	Intervention Strategy	Images
3.30	**Laundry**		
	Drying rack including: • Enclosure • Sliding drying racks on inset rails • Mechanical equipment on top of enclosure	Retained	
	Other laundry equipment including: • machine mounted on plinth • machine located close to windows facing courtyard	Removed and disposed of	 
	Linear suspended light fittings	Removed and disposed of	
	Suspended pendant light fittings	Retained and reused – configuration may alter subject to tenant fit out	

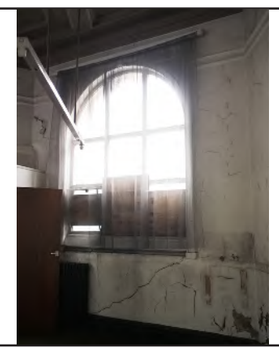
Location	Item Description	Intervention Strategy	Images
	Miscellaneous mechanical, electrical and other service equipment including: • Redundant pipework • Redundant electrical conduit, cabinets, sockets, switches and other items	Removed and disposed of	
	Wall mounted timber equipment supports, brackets	Removed and disposed of	
	Police Station		
G30 Entrance	Suspended linear light fitting	Removed and disposed of	
	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	
G.29	Wall-mounted board – possibly previous coat hook mounted	Removed and disposed of	
G.31 Store	Suspended linear light fitting	Removed and disposed of	
	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	
	Temporary ventilation ductwork at floor level	Removed and disposed of	See G.36 image below

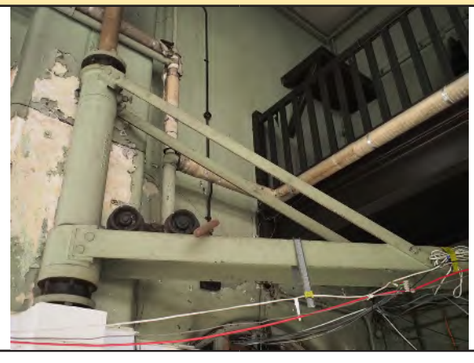
Location	Item Description	Intervention Strategy	Images
	Timber cabinet	Removed and disposed of	 
G.24 Corridor	Suspended linear light fitting	Removed and disposed of	
G.25 Mess Room	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	
G.26 Parade Room	Suspended linear light fittings	Removed and disposed of	
	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	
G.27 Duty Room	Suspended linear light fittings	Removed and disposed of	
	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	
	Miscellaneous pipework and other mechanical equipment	Removed and disposed of	
	Miscellaneous other items, loose and fixed	All removed and disposed of	
G.28 Doctor	Suspended linear light fittings	Removed and disposed of	
	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	
G.32 Charge Office	Cell communication device (lights indicating each cell)	Removed and disposed of	
	Miscellaneous electrical items including any light fittings, switches, sockets and any associated conduit	Removed and disposed of	
	Temporary ventilation ductwork at floor level	Removed and disposed of	See G.36 image
G.33 G.34 Inspector	Suspended linear light fittings	Removed and disposed of	
	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	
	Temporary ventilation ductwork at floor level	Removed and disposed of	See G.36 image
G.35 Matron	Suspended linear light fittings	Removed and disposed of	
	Miscellaneous electrical items including switches, sockets and any associated conduit	Removed and disposed of	

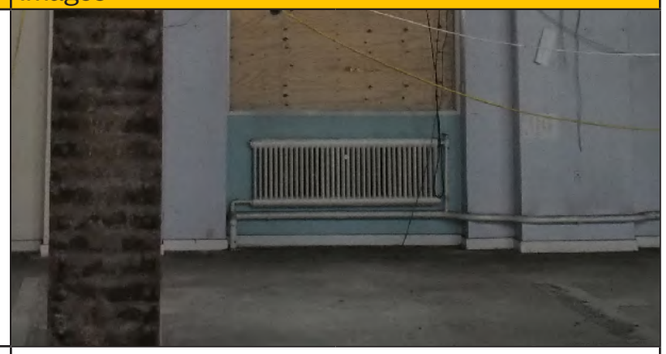
Location	Item Description	Intervention Strategy	Images
G.36 Cell Corridors	Temporary ventilation ductwork at floor level	Removed and disposed of	
G.37.1-7 Cells	Cell benches	Removed and disposed of	
	Sanitaryware	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
	Call button - location	Previously removed by others	

Location	Item Description	Intervention Strategy	Images
	Temporary ventilation ductwork at floor level	Removed and disposed of	See G.36 image
G.23 Stairwell	Miscellaneous electrical items including any light fittings (in situ and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
B.ST.6 Store	Miscellaneous electrical items including any light fittings (in situ and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
B.46 B.47 Corridor	Miscellaneous electrical items including any light fittings (in situ and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
B.39 WCs	Sanitaryware and any associated pipework	Replaced	See image below
	Cubicle opening surrounds	Retained, repaired, finishes by tenant	
	Miscellaneous electrical items including any light fittings (in situ and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
B.40	Furnace and associated equipment including: • Large floor mounted item • Wall mounted levers / indicators • Larger ducts and pipes	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
B.41	Miscellaneous electrical items including any light fittings (in situ and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
B.42	Temporary ventilation ductwork from above	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ linear fittings and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
	All fixed and loose items including wall mounted rail	Removed and disposed of	
B.43	Temporary ventilation ductwork from above	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ linear fittings and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
	Miscellaneous pipework	Removed and disposed of	
	All fixed and loose items including wooden items	Removed and disposed of	
B.45	Coat hooks to glass / timber screen	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ linear fittings and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
	Miscellaneous pipework including rainwater downpipes	Removed and disposed of	
	All loose items including gas canister and associated equipment	Removed and disposed of	

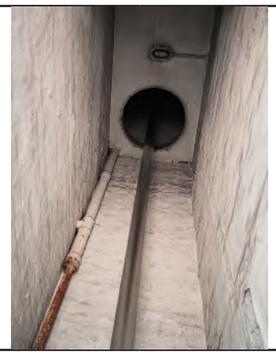
Location	Item Description	Intervention Strategy	Images
5.2 Considerable Significance Spaces			
G.8 G.9	**Bank**		
	Fireplace surround	Retained	
	Suspended linear light fittings	Removed and disposed of	
	Cast iron radiators	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ linear fittings and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
	Miscellaneous pipework	Removed and disposed of	
	Other fixed and loose items including wall-mounted timber boxing, curtains	Removed and disposed of	 

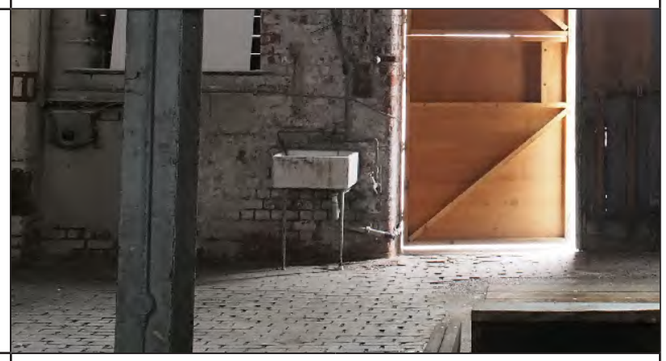
Location	Item Description	Intervention Strategy	Images
	Entrance and Main Stair		
G.15	Damaged chandelier style light fitting	Removed and disposed of	
	Miscellaneous electrical items including other light fittings, switches, sockets and any associated conduit	Removed and disposed of	
ST.4	Miscellaneous electrical items including any light fittings (in situ linear fittings and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
G.51	**Gas Meter Testing Station**		
	Lifting arm	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
	Radiators and pipework	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ linear fittings and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
	Miscellaneous pipework	Removed and disposed of	
	Other fixed and loose items including shelving, chairs, wall-mounted fixtures, and balustrade to mezzanine (refer to demolition plan)	Removed and disposed of	
2.16.3	**Gymnasium**		
	Miscellaneous electrical items including wall-mounted light fittings, lit exit signage, switches, sockets and any associated conduit	Removed and disposed of	
	Miscellaneous pipework	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
G.22	**Ambulance House**		
	Lifting arm	Retained	
	Cast iron radiators	Removed and disposed of	
	Miscellaneous electrical items including any light fittings (in situ linear fittings and temporary site lighting), switches, sockets and any associated conduit	Removed and disposed of	
	Miscellaneous pipework	Removed and disposed of	
	Other fixed and loose items	Removed and disposed of	
	1st and 3rd Officers' Quarters		
Basement Rooms	Inaccessible due to presence of asbestos		
G.12 Chief Office	Wall mounted valve / control related to Musgrave & Co. ventilation system, bearing their name	Retained	
	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
	All loose items	Removed and disposed of	
G.13 Clerk Office	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	All loose items including significant rubble and other debris	Removed and disposed of	
1st floor rooms	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	All sanitaryware including bathtubs, sinks, WCs and other items, and associated pipework and cubicle enclosures	Removed and disposed of	
	All curtains and blinds	Removed and disposed of	
	Fixed timber shelving	Removed and disposed of	
	All fixed signage	Removed and disposed of	
2nd floor rooms	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	All fitted furniture including sideboards and shelving	Removed and disposed of	
3rd floor rooms	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and	Removed and disposed of	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and any associated gauges or valves	Removed and disposed of	
	2nd Officer's Accommodation		
Basement Rooms	Inaccessible due to unsafe stair		
G.19 Drawing Room	Location of stored fireplaces from other rooms in the building.	Fireplaces to be catalogued and reinstated where possible and appropriate.	
	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Speakers	Removed and disposed of	
1st floor rooms	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
2nd floor rooms	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
3rd floor rooms	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
5.3 Lower Significance Spaces within Hotel Areas			
	Workshops		
G.39 Loose Box	Mechanical, electrical and other service equipment including:	Generally removed	
	• Light fittings (in situ linear fittings and temporary site lighting)	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Alarm sounder	Removed and disposed of	
	All signage	Removed and disposed of	
	All loose items including free-standing timber shelving, desk with cupboards and any other items	Removed and disposed of	
G.40	Storage tank and supporting steel post and timber plank structure	Removed and disposed of	
	Mechanical, electrical and other service equipment including:	Generally removed	
	• Light fittings (in situ ceiling mounted fitting and temporary site lighting)	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Miscellaneous pipework and pressure gauge	Removed and disposed of	
	All other loose items	Removed and disposed of	
G.40 (Pole enclosure)	Fireman's pole	Removed and disposed of	
	Miscellaneous pipework	Removed and disposed of	
G.41 Mechanic Shop	Mechanical, electrical and other service equipment including:	Generally removed	
	• Light fittings (in situ linear fittings and temporary site lighting)	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and pressure gauge	Removed and disposed of	
	Wall mounted timber and metal brackets	Removed and disposed of	
	Belfast style sink and any other sanitaryware and associated pipework	Removed and disposed of	
	All other loose items	Removed and disposed of	
G.42 Smith	Mechanical, electrical and other service equipment including:	Generally removed	
	• Linear suspended light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Miscellaneous pipework and valves	Removed and disposed of	
	Loose alarm bells and any associated equipment	Removed and disposed of	
	Timber shelving	Removed and disposed of	
	All other loose items	Removed and disposed of	
	Timber shelving	Removed and disposed of	
	All other loose items	Removed and disposed of	
	Residential areas		
Police Maisonettes	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and any associated gauges or valves	Removed and disposed of	
	All sanitaryware including bathtubs, sinks, WCs and other items, and associated pipework	Removed and disposed of	
	All fixed furniture including shelving, wardrobes, other storage	Removed and disposed of	
	All loose items	Removed and disposed of	
	Fireplaces where present	Retained	
London Road Flats	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and any associated gauges or valves	Removed and disposed of	
	All sanitaryware including bathtubs, sinks, WCs and other items, and associated pipework	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
	All fixed furniture and other items including shelving and brackets, wardrobes, other storage, signage	Removed and disposed of	
	All loose items including	Removed and disposed of	
	Fireplaces where present	Retained	
Minshull Street Flats	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and any associated gauges or valves	Removed and disposed of	
	All sanitaryware including bathtubs, sinks, WCs and other items, and associated pipework	Removed and disposed of	
	All fixed furniture and other items including shelving and brackets, wardrobes, other storage, signage	Removed and disposed of	
	All loose items	Removed and disposed of	
	Fireplaces where present	Retained	
Whitworth Street Flats	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and any associated gauges or valves	Removed and disposed of	
	All sanitaryware including bathtubs, sinks, WCs and other items, and associated pipework	Removed and disposed of	
	All fixed furniture including shelving, wardrobes, other storage	Removed and disposed of	
	All loose items	Removed and disposed of	
	Fireplaces where present	Retained	
	Fireman's poles – staggered arrangement passing through 1.29.1, 2.14.1 from single firemen's accommodation corridor above	Enclosure retained, finishes by tenant. Poles removed and openings to above and below closed off with appropriate structural acoustic and fire separating construction	
	Basement Areas		
	Much of the basement area within the proposed hotel demise is, at the time of writing, inaccessible due to the presence of asbestos.		
B.60	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	Timber shelving	Removed and disposed of	
	Ledge / structure within pavement light reveal	Removed and disposed of	
B.61	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	Timber shelving	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
5.4 Remaining Lower Significance Spaces			
G.38	**Painters Shop**		
	Mechanical, electrical and other service equipment including:	Generally removed	
	• Linear suspended light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and valves	Removed and disposed of	
	Water tap and any other sanitaryware and associated pipework	Removed and disposed of	
	Wall mounted timber shelving	Removed and disposed of	
	All other loose items	Removed and disposed of	
	Billiard Rooms		
1.3.1, 1.3.2	Fireman's pole within enclosure	Retained Opening to above and below closed off with appropriate structural acoustic and fire separating construction	
	Mechanical, electrical and other service equipment including:	Generally removed	
	• Light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	Fixed timber shelving	Removed and disposed of	
	Signage ("Sports and Social Club Notices")	Removed, retained by landlord for use elsewhere in the building	
	All other loose items	Removed and disposed of	
2.5.2	Fireman's pole within enclosure	Retained Opening to above and below closed off with appropriate structural acoustic and fire separating construction	
	Mechanical, electrical and other service equipment including:	Generally removed	
	• Light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	All other loose items	Removed and disposed of	
	Fairfield Street Flats		
	Mechanical, electrical and other service equipment including:	Generally removed	
	• All light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	• Miscellaneous pipework and any associated gauges or valves	Removed and disposed of	
	All sanitaryware including bathtubs, sinks, WCs and other items, and associated pipework	Removed and disposed of	
	All fixed furniture including shelving, wardrobes, other storage	Removed and disposed of	
	All loose items	Removed and disposed of	

Location	Item Description	Intervention Strategy	Images
	Fireplaces where present	Retained	
	Fireman's poles within enclosures	Poles retained; openings to above and below closed off with appropriate structural acoustic and fire separating construction	
	Basement below Engine House		
	Not included – inaccessible due to presence of asbestos		
B.63	**Basement below Gas Meter Testing Area**		
	Mechanical, electrical and other service equipment including:	Generally removed	
	• Light fittings	Removed and disposed of	
	• Miscellaneous electrical conduit and wiring, switches, sockets and cabinets	Removed and disposed of	
	• Radiators and associated pipework	Removed and disposed of	
	Fixed timber shelving	Removed and disposed of	
	Wall mounted valve / control related to Musgrave & Co. ventilation system, bearing their name	Retained	
	All other loose items	Removed and disposed of	
	Other Basement Areas		
B.18, B.19, B.20 Below control room	Not included – inaccessible due to presence of asbestos		

6.0 Conclusion

The approach adopted in this "Internal finishes, Fixtures & Fittings Strategy" ensures that the more significant components which contribute to the character and special interest of the former Fire Station are refurbished and re-used where feasible.

It will be clear that alterations and/or repair works to the building's fabric are necessary in order to accommodate a viable and sustainable new use. The strategy for addressing the interventions which impact on the internal finishes, fixtures and fittings, accords with the requirements of planning policy and thus is focused on retaining the most significant fixtures and fittings as described above.

The methodology adopted is also informed by previously completed, detailed building surveys and the significance analysis set out in the Heritage Statement Part 1: Significance. This represents an appropriate and proportionate approach to the restoration of the significance, fabric and character of the London Road Fire Station, in accordance with best conservation practice.

Further to the intervention strategies set out above, the following general approaches will be adopted:

Dismantle and remove:

Dismantle and remove to secure store for potential salvage and re-use of component parts, (where feasible) by others. The approved scheme does not identify or require any specific use for these components which make a limited/or no contribution to the significance of the building.

Finish (or other strategy) 'by tenants'

Works as part of the fit out of tenant demises will be carried out in accordance with the Conservation repair methodologies document submitted with the Planning & LBC application, and defined in advance by a detailed Task Method Statement. Further information can also be found in the Tenant Design Guide.

Doors and Ironmongery

Where noted in Section 2.0 above, it is proposed to retain existing internal doors and ironmongery. It will be necessary to upgrade any doors that are retained to the necessary standards of fire and acoustic separation, and security. Where this is found to be unfeasible the door will be replaced, with the removed door re-used elsewhere if possible in line with the general approach to doors as set out in Section 2.0 above. Any existing locks will be replaced to suit proposed security provisions.

Repainting of doors and other joinery

Where existing joinery, including doors, surrounds, architraves etc., is painted the existing surface will be made good and the item repainted.

Finishes - joinery

All internal joinery including skirtings, architraves, cornices and other decorative timberwork will be retained where possible. Where internal walls are to be removed, joinery will be adapted to suit the new layout, with existing items re-used where suitable and supplemented with new sections to match as necessary.

Fireplaces

A number of fireplaces are stored on site having previously been removed from rooms within the building. These will be re-used within the building where possible, in their original location if this can be confirmed and is appropriate for the proposed use.

Floor finishes

Where floor finishes are of significance and have previously been removed, the strategy is to reinstate where possible. This mostly pertains to parquet flooring, which in a number of spaces has been taken up (prior to current ownership) and stored within the room. If there is insufficient stored parquet blocks in any space, the approach will be to prioritise reinstatement to spaces of highest significance.

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