Archer Humphryes Architects

London Warehouse (The Place), Manchester
Schedule of Works and Methodology
Revision F / - 08.11.16 - additional items in blue

Location	Demolitions	Proposed	Comments	Methodology
Ducie Street / North Elevation refer to drawings: AHA-PLC-EX-061 - Existing North Elevation AHA-PLC-DM-161 - Demolition North Elevation AHA-PLC-PL-601 - Proposed North Elevation	2 no. existing entrance doors to be replaced with 2 no. solid timber T&G pivot double doors	2 no. existing entrance doors to be replaced with 2 no. solid timber T&G pivot double doors Existing galvanised posts and beams to receive gloss paint finish	This is the main entrance. These doors date back to the 2000's redevelopment and are not original.	Existing doors and door frames to be carefully removed and reveals to be repaired as necessary
	Removal of 2 no. vertical signage fins at northwest and northeast corners		Proposed signage will be subject to a separate advertisement application	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
	Removal of non-original rails from window cills at ground floor level			Carefully remove the rails. Care must be taken not to damage the stone cills. Each completed area to be thoroughly cleaned free of any bonding material, traces of dirt & mortar stains and other defacement from stone work. Stone units that require repairing to be made good with patching with stone to match existing. Mortar mix to be agreed subject to condition.
	Removal of canopies over ground floor windows		These canopies date back to the 2000's redevelopment and are not original.	Carefully remove the canopies. Care must be taken not to damage or remove existing historic fabric and made good where necessary. Mortar mix to be agreed subject to condition.
	Removal of canopy over ground floor main entrance		This canopy dates back to the 2000's redevelopment and is not original.	
	Removal of signage at ground floor level		Proposed signage will be subject to a separate advertisement application	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
	Removal of existing external light fittings		These light fittings date back to the 2000's redevelopment and are not original.	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
South Elevation refer to drawings: AHA-PLC-EX-062 - Existing South Elevation AHA-PLC-DM-162 - Demolition South Elevation AHA-PLC-PL-602 - Proposed South Elevation	Removal of signage panel at south west corner		Proposed signage will be subject to a separate advertisement application	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
	Removal of signage at ground floor level		Proposed signage will be subject to a separate advertisement application	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
	Removal of existing external light fittings		These light fittings date back to the 2000's redevelopment and are not original.	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
West Elevation refer to drawings: AHA-PLC-EX-063 - Existing West Elevation AHA-PLC-DM-163 - Demolition West Elevation AHA-PLC-PL-603 - Proposed West Elevation	Removal of 3 no. signage panels at north west corner		Proposed signage will be subject to a separate advertisement application	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
	Removal of non-original rails from window cills at ground floor level			Carefully remove the rails. Care must be taken not to damage the stone cills. Each completed area to be thoroughly cleaned free of any bonding material, traces of dirt & mortar stains and other defacement from stone work. Stone units that require repairing to be made good with patching with stone to match existing. Mortar mix to be agreed subject to condition.

	Removal of canopy over ground floor window		This canopy dates back to the 2000's redevelopment and is not original.	Carefully remove the canopies. Care must be taken not to damage or remove existing historic fabric and made good where necessary. Mortar mix to be agreed subject to condition.
	Removal of signage at ground floor level		Proposed signage will be subject to a separate advertisement application	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
	Removal of existing external light fittings		These light fittings date back to the 2000's redevelopment and are not original.	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
East Elevation refer to drawings: AHA-PLC-EX-064 - Existing East Elevation AHA-PLC-DM-164 - Demolition East Elevation AHA-PLC-PL-604 - Proposed East Elevation	Removal of signage at ground floor level		Proposed signage will be subject to a separate advertisement application	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
	Removal of existing external light fittings		These light fittings date back to the 2000's redevelopment and are not original.	Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. Mortar mix to be agreed subject to condition.
Ground Floor refer to drawings: AHA-PLC-EX-001 - Existing Ground Floor Plan AHA-PLC-DM-101 - Demolition Ground Floor Plan AHA-PLC-PL-301 - Proposed Ground Floor Plan AHA-PLC-DET-801 - Typical Details	Removal of all existing floor finishes throughout	New brick slip and tile inlay floor finish	New Floor finishes as per proposed layouts on Architects drawings.	
	Removal of indicated internal walls (glass partitions, stud partitions and blockwork)	New internal walls (glass partitions, stud partitions and blockwork) to suit proposed internal layout. Varying partitions depending on fire rating and acoustic attenuation	These walls date back to the 2000's redevelopment and are not original	Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams to prevent damaging historic fabric
	Removal of indicated internal doors, door frames and architraves	New doors, door frames and architraves to suit proposed internal layout. Varying doors depending on fire rating, acoustic attenuation and structural opening size		Care must be taken not to damage historic fabric in removal and installation of door frames
	Removal of suspended ceilings (plasterboard and ceiling tiles)			Care is needed where the ceilings are suspended from the brick vaulted ceilings and steel beams to prevent damaging historic fabric
	Removal and replacement of fire curtains	New fire curtains and fire shutters to suit proposed internal layout and proposed fire strategy		
	Removal of glazed ceiling to first floor atrium	New fire-rated glazing installed to suit proposed fire strategy		
		Introduction of 4 no. studios in northwest corner	This area was previously office space	
	Reconfiguration of existing male and female WCs and back of house space	New layout to suit proposed internal layout	The proposed WC arrangement will be Shared WC's.	
	Removal of open lobby staircase to first floor atrium			
	Soft strip of furniture and fittings throughout	New furniture and fitttings as per Architects Proposed Drawings	These date back to the 2000's redevelopment and are not original	Care is needed where any fittings are removed from the original fabric
	Removal of internal platform lift - by Secondary Entrance.	Extend ground floor level to existing liftshafts. Installation of new platform Lift near secondary entrance.	This will allow for level access from the main entrance through the lobby to the lifts for non ambulant users	Care must be taken not to damage historic fabric in removal and installation of platform Lift.

	Removal of external platform lift to south service entrance	New larger platform lift to be installed to allow for larger trolleys	The size of existing platform lift limits service from this entrance	Cut back raised platform to allow for new service lift
	Demolition of part of the existing passenger liftshaft	2 no. new lift openings	This will allow for the 2 no. lift openings to line through with the proposed ground floor level by the liftshafts	
	Removal 2 no. existing lift cars	2 no. new lift cars to be installed	Existing lift cars were added as part of the 2000's redevelopment and are prone to breaking down	
	Removal stairs and air handling unit in Pennine Suite			
	Removal of WC in Pennine Suite			
	Removal of internal platform lift - by south Service Entrance.	Extend ground floor level to existing lift shafts.		Care must be taken not to damage historic fabric in removal of platform Lift.
	Removal of WCs in South West Offices	New layout to suit proposed internal layout	The proposed Back of House arrangement will be utilised by the Office suites	
	Removal of indicated internal walls (glass partitions, § stud partitions and blockwork) in South West Offices and Penine suite.	New internal walls (glass partitions, stud partitions and blockwork) to suit proposed internal layout. Varying partitions depending on fire rating and acoustic attenuation - For Office Suites and Co-Working Space.	These walls date back to the 2000's redevelopment and are not original	Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams to prevent damaging historic fabric
	Removal of Kitchen in South West Offices	New Kitchen location in South West Offices		
	Removal of Lift and Lift Shaft in South West Offices	Amend previous Lift area ground floor level to suit new floor layout.		Care must be taken not to damage historic fabric in removal of lift and lift shaft.
	Removal of Staircase in South West Offices	New Staircase from Proposed Co-working Space (Penine Suite)to Mezzanine Level.		Care must be taken not to damage historic fabric in removal of Staircase.
		New Platform Lift to sreve Mezzanine Level from South West Offices (proposed Office Suites)		Care must be taken not to damage historic fabric in installation of new platform Lift.
	Removal of two sets of double doors and partitions at existing south service entrance lobby	New south Service Entrance Enclosed Lobby as proposed layout	To work with Proposed plans and proposed Fire Strategy	Care must be taken not to damage historic fabric in removal of doors and partitions.
Mezzanine	Cutting back of the existing steel deck floor slab in the northwest corner	The remaining floor slab will be extended to infill voids and lightwells	The steel deck floor slab was added as part of the 2000's redevelopment and is not original	The existing structure will be used to support the additional floor space and detailed to match existing where the infill meets original fabric
refer to drawings: AHA-PLC-EX-002 - Existing Mezzanine Floor Plan AHA-PLC-DM-102 - Demolition Mezzanine Floor Plan AHA-PLC-PL-302 - Proposed Mezzanine Floor Plan AHA-PLC-DET-801 - Typical Details	Removal of internal walls (glass partitions, stud partitions and blockwork)	New internal walls (glass partitions, stud partitions and blockwork) to suit proposed internal layout. Varying partitions depending on fire rating and acoustic attenuation	These walls date back to the 2000's redevelopment and are not original	Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams to prevent damaging historic fabric
	Removal of indicated internal doors, door frames and architraves	New doors, door frames and architraves to suit proposed internal layout. Varying doors depending on fire rating, acoustic attenuation and structural opening size		Care must be taken not to damage historic fabric in removal and installation of door frames
	Removal of glazed ceiling to first floor atrium	New fire-rated glazing installed to suit proposed fire strategy		
	Removal of open lobby staircase to first floor atrium			
		Introduction of 4 no. studios in northwest corner	This area was previously office space	
		New Platform Lift to link to Ground Level South West Offices.		Care must be taken not to damage historic fabric in installation of new platform Lift.
		New Staircase from Proposed Co-working Space (Penine Suite)to Mezzanine Level.		

		New Service Entrance Enclosed Lobby	To work with Proposed plans and proposed Fire Strategy	
First Floor refer to drawings: AHA-PLC-EX-003 - Existing 1st Floor Plan AHA-PLC-DM-103 - Demolition1st Floor Plan AHA-PLC-PL-303 - Proposed 1st Floor Plan AHA-PLC-DET-801 - Typical Details AHA-PLC-DET-802 - Typical Window Details	Soft strip of finishes, furnishings, sundry fittings and decorative items at atrium level			
General to Upper Floors 1-5 refer to drawings: AHA-PLC-EX-003 - Existing 1st Floor Plan AHA-PLC-EX-004 - Existing 2nd Floor Plan AHA-PLC-EX-005 - Existing 3rd Floor Plan AHA-PLC-EX-006 - Existing 4th Floor Plan AHA-PLC-EX-007 - Existing 5th Floor Plan AHA-PLC-DM-103 - Demolition 1st Floor Plan AHA-PLC-DM-104 - Demolition 2nd Floor Plan AHA-PLC-DM-105 - Demolition 3rd Floor Plan AHA-PLC-DM-106 - Demolition 4th Floor Plan AHA-PLC-DM-107 - Demolition 5th Floor Plan AHA-PLC-PL-303 - Proposed 1st Floor Plan AHA-PLC-PL-304 - Proposed 2nd Floor Plan AHA-PLC-PL-305 - Proposed 3rd Floor Plan AHA-PLC-PL-306 - Proposed 4th Floor Plan AHA-PLC-PL-307 - Proposed 5th Floor Plan AHA-PLC-DET-801 - Typical Details AHA-PLC-DET-802 - Typical Window Details	Removal of existing glazing to apartments facing atrium 2 no. openings in floor slab in locations indicated on plans Removal of suspended ceiling (ceiling tiles) to atrium balcony deck Removal of suspended ceilings (plasterboard) within apartments only Removal and replacement of all existing floor finishes Removal of internal walls (stud partitions, glass partitions) within apartments Removal of indicated internal doors, door frames and architraves Removal of existing handrail detail to existing balustrades Removal of existing lighting Removal of existing bathrooms, kitchens, associated services and ancillary storage	New Crittall W20 double glazed window with ribbed glass to internal face. Hopper to be inward opening, with operable secondary glazing behind 2 no. new risers will be constructed in locations indicated on the plans New suspended plasterboard ceilings are to be installed to suit the proposed internal apartment layouts New internal walls (stud partitions) to suit proposed internal layouts. Varying partitions depending on fire rating and acoustic attenuation New doors, door frames and architraves to suit proposed internal layout. Varying doors depending on fire rating, acoustic attenuation and structural opening size Revised handrail detail to balustrade New lighting layout to be implemented with surface mounted fittings to partition walls only New bathrooms, kitchens, associated services and ancillary storage Subdivision of existing hotel apartment units to provide increased no. of apartment units New fire safety system installed to suit proposed fire strategy	To improve thermal insulation and sound attenuation To service revised apartment layout in locations indicated on plans The ceiling to underside of the balcony deck will be stripped back to reveal the underside of the structural deck. These ceilings date back to the 2000's redevelopment and are not original These walls date back to the 2000's redevelopment and are not original. Walls between apartments and atrium Balustrade to be retained	The secondary glazing frames will be fixed back to pattresses within the insulated drylined plasterboard The 2 no. new openings will be diamond cored through the existing floor slabs to structural engineer's details. Care is needed to retain surrounding historic fabric and openings to be made good. Care must be taken when abutting the underside of the brick vaulted ceiling to prevent damaging histroic fabric Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams to prevent damaging historic fabric Care must be taken not to damage historic fabric in removal and installation of door frames
Sixth Floor	Removal of existing glazing to apartments facing atrium	New Crittall W20 double glazed window with ribbed glass to internal face. Hopper to be inward opening, with operable secondary glazing behind	To improve thermal insulation and sound attenuation	The secondary glazing frames will be fixed back to pattresses within the insulated drylined plasterboard

refer to drawings: AHA-PLC-EX-008 - Existing 6th Floor Plan AHA-PLC-DM-108 - Demolition 6th Floor Plan AHA-PLC-PL-308 - Proposed 6th Floor Plan AHA-PLC-DET-802 - Typical Window Details	2 no. openings in floor slab in locations indicated on plans	2 no. new risers will be constructed in locations indicated on the plans	To service revised apartment layout in locations indicated on plans	The 2 no. new openings will be diamond cored through the existing floor slabs to structural engineer's details. Care is needed to retain surrounding historic fabric and openings to be made good.
	Removal and replacement of all existing floor finishes			
	Removal of internal walls (stud partitions, glass partitions) within apartments	New internal walls (stud partitions) to suit proposed internal layouts. Varying partitions depending on fire rating and acoustic attenuation	These walls date back to the 2000's redevelopment and are not original. Walls between apartments and atrium	Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams to prevent damaging historic fabric
	Removal of indicated internal doors, door frames and architraves	New doors, door frames and architraves to suit proposed internal layout. Varying doors depending on fire rating, acoustic attenuation and structural opening size		Care must be taken not to damage historic fabric in removal and installation of door frames
	Removal of existing bathrooms, kitchens, associated services and ancillary storage	New bathrooms, kitchens, associated services and ancillary storage		
		Subdivision of existing hotel apartment units to provide increased no. of apartment units		
Seventh and Eighth Floors	Removal and replacement of all existing floor finishes			
refer to drawings: AHA-PLC-EX-009 - Existing 7th Floor Plan AHA-PLC-EX-010 - Existing 8th Floor Plan AHA-PLC-DM-109 - Demolition 7th Floor Plan AHA-PLC-DM-110 - Demolition 8th Floor Plan AHA-PLC-PL-309 - Proposed 7th Floor Plan AHA-PLC-PL-310 - Proposed 8th Floor Plan	Removal of indicated internal doors, door frames and architraves	New doors, door frames and architraves to suit proposed internal layout. Varying doors depending on fire rating, acoustic attenuation and structural opening size	These levels were added as part of the 2000's redevelopment and are not original	
	Removal of existing lighting	New lighting layout to be implemented		
	Removal of existing bathrooms, kitchens, associated services and ancillary storage	New bathrooms, kitchens, associated services and ancillary storage		