Bridgewater House
Manchester

Demolition / Soft Strip Method Statement and Schedule
24.10.25

Compiled by ND [snook architects]

Introduction

Bridgewater House is the conversion and refurbishment of two grade II listed Georgian Townhouses into Apartments in the Deansgate area of Manchester.

The building consists of two original townhouses [built in the mid 1800's] and a later rear extension from around 1930. The buildings have been extensively altered during the years when the building was formerly being used as offices. Also of significance previous owners approximately 20 plus years ago were allowed to remove the roof and replace it with a 'temporary tarpaulin roof' which would have been lucky to have survived a month of winter. Accordingly, the building has for some twenty plus years been left open to the elements such that the building now suffers from endemic dry and wet rot. Much of the interiors have collapsed along with the majority of historic detailing [cornices, fire places etc] – all as documented in previously issued condition reports [supported by photogrpahs] and extensive structural reports, etc

However of significance elements that have survived [or partly survived] include timber trusses to the extension wing, an original timber staircase in one of the Georgian houses and original cornices to some of the reception rooms facing chester road and the main corridor space that serves them.

These three items and their method of refurbishment are dealt with seperately below:

[please note this method statement to read in conjunction with the historic building record [which records the state of the building and evidences what cornices survive and in what rooms]

Extension roof

The roof itself is in a state of severe collapse [as evidenced in the historic building record] and recorded in numerous photographs. MCC kindly granted building owners permission to clear the space and temporarily support the trusses – without this temporary support the roof would literally of collapsed

It is proposed to dismantle the roof and carefully lay trusses on the ground for inspection by the structural engineer and MCC

Whilst it is accepted by all parties [and self evident from photographs] that trusses [and particularly ends that have been sat in wet walls for decades] have completely disintegrated it is unknown at the time of writing the extent of dry / wet rot damage

If the extent of rot invasion is too severe then new trusses [to the exact same section] will be required but if it is discovered that rot is limited then it is hoped ends can be spliced

However it will only be known what the conclusion is by getting trusses removed and inspected by historical structural engineer.



example of trusses, note trusses supported by temporary supports [wall support completely disintegrated]; note gutter completely collapsed



example of trusses, note trusses supported by temporary supports [wall support completely disintegrasted]



example of trusses, note trusses supported by temporary supports [wall support completely disintegrasted]



example of trusses, note trusses supported by temporary supports [wall support completely disintegrasted]



example of trusses, note trusses supported by temporary supports [wall support completely disintegrated]

cornices

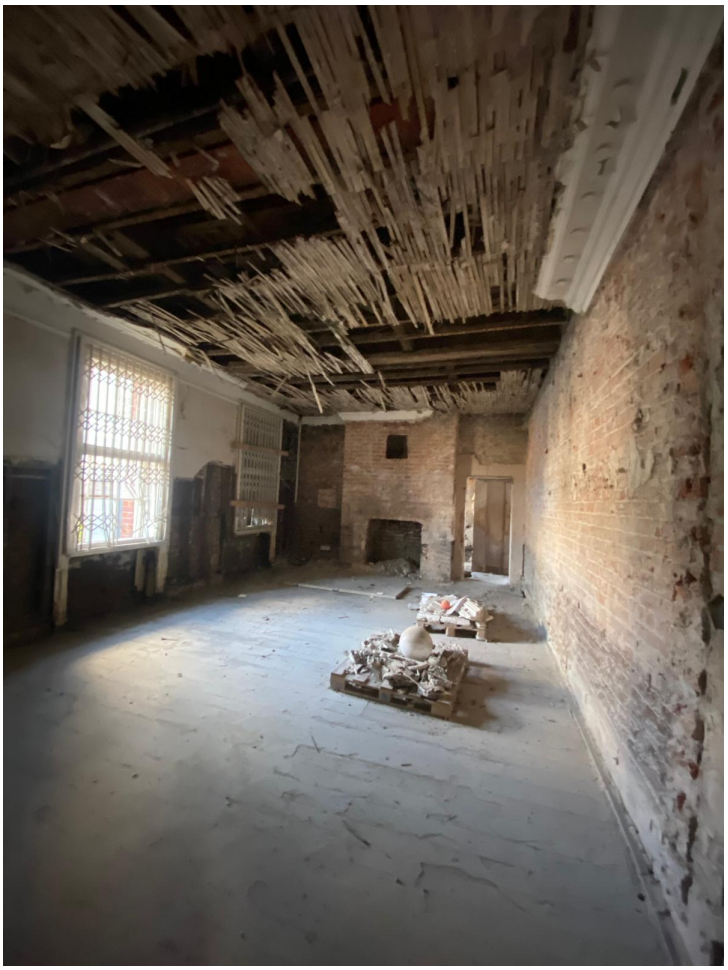
whilst ceilings have long since collapsed in all spaces [due to water ingress from open roof one element of critical historical record that has survived in most reception rooms and the corridor of the main space is cornicing.

However given the endemic dry rot within the building specialists have advised that cornices need removing so that all timber [including timber behind the cornices] can be treated to extinguish dry rot and mitigate against future outbreaks

Accordingly it is proposed the first take a mould of each cornice in each room, then remove existing cornicing and carefully place in dry secure storage

Then reinstate exiusitng cornice once timbers are treated. Where cornice is missing the previously taken moulds will be used to recreate copies of each rooms mould and fill gaps

A full record of each room s surviving moulding is included in the historic building record.



example of historic moulding in main room facing chester road [note any original plasterwork found on the floor during the light clean has been carefully placed on pallettes in its associated room.

Staircase

The floor immediately below the staircase collapsed come months back and has been temporarily replcased by a scaffold platform.

Cause of the collapse was endemic dry rot to the ends of beams which caused them to give out and the floor collapse under its own weight.

Following the collapse close inspection of the stair [as recorded in historic building record] has evidenced dry rot in full bloom throughout the underside of the stair [and the breakout is so endemic and wide spread the stair cannot be saved.

Accordingly the stair will have to be dismantled and a replacement [of the exact same dimensions and detail] will need to be constructed

As the rot is to the undersides of the main stair structure it will be possible to remove the timber balustrade and handrail, trweat for dry rot and reuse



Fire places

Unfortunately, even as early as the original planning application some 5 years ago [by previous owners] there were never any fire places in the building.

It is unknown when the fire places were removed or by whom.

