

Project No: 1084
 Project Title: St John Street, Manchester
 Date: 03.06.25
 Revision: P07 – Issued for Planning

Demolition and Soft Strip Strategy

Works Ref.	Description	Room	Fabric Removed	Original Fabric	Photographic Ref.	Drawing Ref.
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BASEMENT

1084-TGA-XX-XX-
RP-A-
FI_90_72_00002

Sf st.01	Removal of sanitaryware to expose original fabric. 200 x 200mm square hole	Ex.BF.03 Ex.BF.04 Ex.BF.05	Y	N	Pg.10,11	1084-TGA-B1-B0-DR-A-95321
Sf st.02	Partial removal of modern internal wall linings and plasterboard boxing out around wall and chimney removed to expose original fabric. Particular focus at perimeter of room to reveal junction between surfaces and original architectural details 200 x 200mm investigative hole. Hole to be located where walls are removed	Ex.BF.10 Ex.BF.13	Y	N	Pg.8, 18, 19, 20, 21, 22, 23	1084-TGA-B1-B0-DR-A-95321
Sf st.03	Kitchen fixtures removed	Ex.BF.11	Y	N	Pg.8	1084-TGA-B1-B0-DR-A-95321
Sf st.04	Removal of modern floor coverings	Ex.BF.03 Ex.BF.04 Ex.BF.05 Ex.BF.06 Ex.BF.10 Ex.BF.11 Ex.BF.12 Ex.BF.13	Y	N	Pg.8, Pg.10, Pg.18, Pg.19, Pg.20, Pg.21, Pg.22, Pg.23	1084-TGA-B1-B0-DR-A-95321
Sf.st.05	Removal of light fitting to view original ceiling above	Ex.BF.03 Ex.BF.04 Ex.BF.05 Ex.BF.06 Ex.BF.11	Y	N	-	1084-TGA-B1-B0-DR-A-95321
St.st.06	Partial removal of ceiling to view original ceiling above – 200 x 200mm investigative hole. Hole to be located where walls are removed	Ex.BF.10	Y	N	Pg.20, Pg.21, Pg.22, Pg.23	1084-TGA-B1-B0-DR-A-95321
Sf st.07	Staircase to be cleared to allow access and review of existing staircase. Any original features that are loose to be retained for potential re use	Ex.BF.07	N	Y	Pg.14	1084-TGA-B1-B0-DR-A-95321

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Sf. st.08	Removal of all fixed and loose furniture. Room to be cleared. Caution - Items of historic nature to be retained. Original fire place currently stored in Ex.BF.12	Ex.BF.02 Ex.BF.07 Ex.BF.08 Ex.BF.09 Ex.BF.13	N	N	Pg.6, Pg.9, Pg.12, Pg.13, Pg.14, Pg.15, Pg.16, Pg.22, Pg.23	1084-TGA-B1-B0-DR-A-95321

GROUND

1084-TGA-XX-XX-
RP-A-
FI_90_72_00002

Sf st.09	Removal of modern floor coverings	All rooms	Y	N	-	1084-TGA-B1-00-DR-A-95322
Sf st.10	Partial removal of modern internal wall linings and plasterboard boxing out around wall and chimney removed to expose original fabric. Particular focus at perimeter of room to reveal junction between surfaces and original architectural details. 200 x 200mm investigative hole. Hole to be located where walls are removed	Ex.00.03 Ex.00.04 Ex.00.08 Ex.00.09	Y	N	Pg.26, Pg.27, Pg.32, Pg.34, Pg.35, Pg.37	1084-TGA-B1-00-DR-A-95322
Sf st.11	Full removal of raised access flooring	Ex.00.09	Y	N	Pg.34, Pg.35	1084-TGA-B1-00-DR-A-95322
Sf st.12	Removal of kitchen units	Ex.00.07	Y	N	Pg.30	1084-TGA-B1-00-DR-A-95322
Sf st.13	Removal of light fitting to view original ceiling above	Ex.00.02	Y	N	-	1084-TGA-B1-00-DR-A-95322
Sf.st.14	Partial removal of ceiling to view original ceiling above – 200 x 200mm investigative hole. Hole to be located where walls are removed	Ex.00.03 Ex.00.06 Ex.00.08 Ex.00.09	Y	N	-	1084-TGA-B1-00-DR-A-95322
St.st.15	Full removal of modern ceiling	Ex.00.09	Y	N	Pg.34, Pg.35	1084-TGA-B1-00-DR-A-95322
St.st.16	Removal of all fixed and loose furniture. Room to be cleared.	Ex.00.01	N	N	Pg.32	1084-TGA-B1-00-DR-A-95322

FIRST

1084-TGA-XX-XX-
RP-A-
FI 90 72 00002

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Sf st.17	<p>Partial removal of modern internal wall linings and plasterboard boxing out around wall and chimney removed to expose original fabric.</p> <p>Particular focus at perimeter of room to reveal junction between surfaces and original architectural details</p> <p>200 x 200mm investigative hole. Hole to be located where walls are removed</p>	Ex.01.03 Ex.01.07 Ex.01.08 Ex.01.09 Ex.01.10 Ex.01.11	Y	N	Pg.48, Pg.49, Pg.52, Pg.55	1084-TGA-B1-01-DR-A-95323
Sf st.18	<p>Removal of sanitaryware to expose original fabric.</p> <p>200 x 200mm investigative hole. Hole to be located where walls are removed</p>	Ex.01.07 Ex.01.08	Y	N	Pg.42, Pg. 43	1084-TGA-B1-01-DR-A-95323
Sf st.19	<p>Removal of modern floor coverings.</p> <p>If modern flooring building discovered below refer to Sf st.20</p>	All rooms	Y	N	-	1084-TGA-B1-01-DR-A-95323
Sf st.20	<p>Partial removal of raised access flooring.</p> <p>Particular focus at perimeter of room to reveal junction between surfaces and original architectural details</p>	Ex.01.10 Ex.01.11	Y	N	Pg.55, Pg.56,	1084-TGA-B1-01-DR-A-95323
Sf st.21	Removal of all non-original sanitaryware and fitted furniture (inclusive of radiator guarding)	Ex.01.02 Ex.01.12	Y	N	Pg.51	1084-TGA-B1-01-DR-A-95323
Sf st.22	Removal of lay in grid ceiling - one panel for inspection	Ex.01.02	Y	N	Pg.56, Pg.57	1084-TGA-B1-01-DR-A-95323
Sf st.23	<p>Partial removal of ceiling to view original ceiling above –</p> <p>200 x 200mm investigative hole. Hole to be located where walls are removed</p>	Ex.01.03 Ex.01.09 Ex.01.10 Ex.01.11	Y	N	Pg.49, Pg.54, Pg.55	1084-TGA-B1-01-DR-A-95323
Sf.st.24	Original internal wall finishes retained in alcove for inspection with MCC	Ex.01.03	N	N	-	1084-TGA-B1-01-DR-A-95323

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Sf.st.25	Removal of all fixed and loose furniture. Room to be cleared.	Ex.01.01	N	N	Pg.50	1084-TGA-B1-01-DR-A-95323
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SECOND

1084-TGA-XX-XX-
 RP-A-
 FI_90_72_00002

Sf st.26	<p>Partial removal of modern internal wall linings and plasterboard boxing out around wall and chimney removed to expose original fabric.</p> <p>Particular focus at perimeter of room to reveal junction between surfaces and original architectural details 200 x 200mm investigative hole. Hole to be located where walls are removed</p>	Ex.02.02 Ex.02.03 Ex.02.06 Ex.02.07	Y	N	Pg.64, Pg.65, Pg.66, Pg.67, Pg.68	1084-TGA-B1-02-DR-A-95324
Sf st.27	<p>Removal of modern floor coverings</p> <p>If a modern flooring build up discovered below refer to Sf st.28</p>	All rooms	Y	N	-	1084-TGA-B1-02-DR-A-95324
Sf st.28	<p>Partial removal of raised access flooring.</p> <p>Particular focus at perimeter of room to reveal junction between surfaces and original architectural details</p>	Ex.02.07	Y	N	Pg.68, Pg.72, Pg.73	1084-TGA-B1-02-DR-A-95324
Sf st.29	<p>Partial removal of ceiling to view original ceiling above –</p> <p>200 x 200mm investigative hole. Hole to be located where walls are removed</p>	Ex.02.02 Ex.02.03 Ex.02.06 Ex.02.07	Y	N	Pg.64, Pg.65, Pg.66, Pg.67, Pg.68, Pg.70	1084-TGA-B1-02-DR-A-95324
Sf st.30	Removal of all fixed and loose furniture. Room to be cleared.	Ex.02.01 Ex.02.06	N	N	Pg.66, Pg.70, Pg.73	1084-TGA-B1-02-DR-A-95324
Sf st.31	Removal of radiator boxing	Ex.02.02 Ex.02.03 Ex.02.04 Ex.02.07	Y	N	Pg.67, Pg.68, Pg.69, Pg.73	1084-TGA-B1-02-DR-A-95324
Sf st.32	Visually inspect roof space for roof and ceiling construction. Record with photographs and document	Ex.02.06	-	-	-	1084-TGA-B1-02-DR-A-95324

BASEMENT

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Works Ref.	Description	Room	Fabric Removed	Original Fabric	Photographic Ref.	Drawing Ref.
Dem.01	Existing opening widened and increased in height	Ex.BF.01 Ex.BF.02 Ex.BF.08	Y	Y	Pg.06, Pg.07	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.02	Partition doors and sanitary ware removed. Redundant drainage removed and capped off	Ex.BF.03 Ex.BF.04 Ex.BF.05 Ex.BF.06	Y	N	Pg.10, Pg.11	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.03	Existing door opening removed and infilled	Ex.BF.06 Ex.BF.12	Y	Y	-	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.04	Existing wall return removed	Ex.BF.07	Y	Y	Pg.14	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.05	Existing wall and brick pier removed	Ex.BF.07	Y	Part	Pg.12	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.06	New opening to existing internal walls where indicated.	Ex.BF.09	Y	Part	-	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.07	New opening to existing internal walls where indicated.	Ex.BF.01; Ex.BF.10; Ex.BF.16; Ex.BF.14	Y	Y	-	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.08	Existing wall and door removed	Ex.BF.12	Y	Part	Pg.19	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.09	Modern internal wall linings and plasterboard boxing out around wall and chimney removed	Ex.BF.10	Y	N	Pg.18, Pg.19	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.10	Removal and replacement of outer brick façade, North elevation outrigger	Ex.BF.10	Y	N	-	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.11	Partition walls and doors removed. Kitchen sanitary ware and fixtures removed	Ex.BF.11 Ex.BF.12	Y	N	Pg.8, Pg.20	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301

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Works Ref.	Description	Room	Fabric Removed	Original Fabric	Photographic Ref.	Drawing Ref.
	Redundant drainage removed and capped off					
Dem.12	Modern addition spiral staircase removed and opening within floor infilled	Ex.BF.12	Y	N	Pg.20, Pg.21	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.13	Removal of suspended flooring and steps. Opening infilled and made level with rest of basement	Ex.BF.13	Y	N	Pg.22, Pg.23	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301
Dem.14	Removal of modern non-structural walls, finishes and ceilings.	Ex.BF.03 Ex.BF.04 Ex.BF.05 Ex.BF.06 Ex.BF.10 Ex.BF.11 Ex.BF.12 Ex.BF.13	Y	N	Pg.8, Pg.10, Pg.18, Pg.19, Pg.20, Pg.21, Pg.22, Pg.23	1084-TGA-B1-B-DR-A-95300 1084-TGA-B1-B-DR-A-95301

GROUND

1084-TGA-XX-XX-
 RP-A-
 FI_90_72_00002

Dem.15	Demolition of existing out riggers, inclusive of all fabric.	Ex.00.01 Ex.00.02 Ex.00.04 Ex.00.05 Ex.00.07	Y	Part	-	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.16	Removal of existing door and wall	Ex.00.04 Ex.00.05	Y	Part	Pg.38	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.17	Modern internal wall linings, cupboards and plasterboard boxing out around wall and chimney removed	Ex.00.02 Ex.00.03 Ex.00.08 Ex.00.09	Y	N	Pg.26, Pg.27, Pg.28, Pg.32, Pg.33, Pg.34, Pg.35, Pg.37	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.18	Removal of modern glazed balustrade	Ex.00.03	Y	N	Pg.38	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.19	Removal and infill of existing door and wall openings	Ex.00.03 Ex.00.08 Ex.00.10	Y	Y	Pg.36, Pg.39	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.20	New opening through existing wall	Ex.00.03	Y	Y	Pg.32	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.21	Removal of modern spiral staircase and infill of floor aperture	Ex.00.10	Y	N	Pg.31	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304

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Dem.22	Removal of floor structure to create aperture for new staircase	Ex.00.09	Y	Y	Pg.34	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.23	Removal and replacement of outer brick façade, North elevation outrigger.	Ex.00.08	Y	Part	-	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.24	Removal of security railings across windows	Ex.00.08 Ex.00.09	Y	N	-	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.25	Removal of raised access flooring	Ex.00.08 Ex.00.09 Ex.00.10	Y	N	Pg.34, Pg.35	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.26	Removal of modern non-structural walls, floors, and ceiling finishes	Ex.00.02 Ex.00.03 Ex.00.06 Ex.00.10 Ex.00.08 Ex.00.09 Ex.00.10		N	Pg.26, Pg.27, Pg.28, Pg.29, Pg.30, Pg.31, Pg.32, Pg.33, Pg.34, Pg.35, Pg.36, Pg.37, Pg.38, Pg.39	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304
Dem.27	Removal of modern boundary fencing, wall, and gates	N/A	Y	N	-	1084-TGA-B1-00-DR-A-95303 1084-TGA-B1-00-DR-A-95304

FIRST

1084-TGA-XX-XX-
 RP-A-
 FI_90_72_00002

Dem.28	Demolition of existing out riggers, inclusive of all fabric.	Ex.01.01 Ex.01.06 Ex.01.07 Ex.01.08	Part	Part	-	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.29	Removal and replacement of existing window. Removal of existing door	Ex.01.02	Y	Part	Pg.45	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.30	Removal and replacement of landing area, glazed balustrade, and risers	Ex.01.06	Y	Part	Pg.46, Pg.47	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.31	Modern internal wall linings, cupboards and plasterboard boxing out around wall and chimney removed	Ex.01.02 Ex.01.03 Ex.01.09 Ex.01.10 Ex.01.11	Y	N	Pg.44, Pg.48, Pg.49, Pg.52, Pg.55, Pg.56, Pg.57,	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.32	New openings within existing walls.	Ex.01.02 Ex.01.03	Y	Y	-	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.33	Removal of doors	Ex.01.05	Y	Y	Pg.58	1084-TGA-B1-01-DR-A-95307
Dem.34	Removal of modern glazed balustrade	Ex.01.05	Y	N	Pg.46, Pg.47, Pg.58	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307

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Dem.35	Existing door replaced and re hung	Ex.01.04	Y	N	Pg.58	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem. 36	Removal of floor structure to create aperture for new staircase	Ex.01.10	Y	Y	-	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.37	Removal and replacement of outer brick façade, North elevation outrigger.	Ex.01.09	Y	N	-	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.38	Removal of raised access flooring	Ex.01.10 Ex.01.11	Y	N	Pg.54, Pg.56	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.39	Removal of modern non-structural walls, floors, and ceiling finishes	Ex.01.02 Ex.01.03 Ex.01.04 Ex.01.05 Ex.01.09 Ex.01.10 Ex.01.11 Ex.01.12	Y	N	Pg.42, Pg.43, Pg.44, Pg.45, Pg.46, Pg.47, Pg.48, Pg.49, Pg.52, Pg.53, Pg.54, Pg.55, Pg.56, Pg.57, Pg.58, Pg.59	1084-TGA-B1-01-DR-A-95307
Dem.40	Removal of modern ceilings.	Ex.01.02 Ex.01.03 Ex.01.04 Ex.01.05 Ex.01.09 Ex.01.10 Ex.01.11 Ex.01.12	Y	N	Pg.42, Pg.43, Pg.44, Pg.45, Pg.46, Pg.47, Pg.48, Pg.49, Pg.51, Pg.52, Pg.53, Pg.54, Pg.55, Pg.56, Pg.57, Pg.58, Pg.59	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307
Dem.41	Removal of all non-original sanitaryware and fitted furniture (inclusive of radiator guarding)	Ex.01.12	Y	N	Pg.51	1084-TGA-B1-01-DR-A-95306 1084-TGA-B1-01-DR-A-95307

SECOND

1084-TGA-XX-XX-
 RP-A-
 FI_90_72_00002

Dem.42	Demolition of existing out riggers, inclusive of all fabric.	Ex.02.01 Ex.02.05	Y	Part	-	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.43	Removal of existing door	Ex.02.03	Y	Part	-	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.44	Removal and replacement of existing window.	Ex.02.03 Ex.02.05	Y	Part	-	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.45	Existing opening infilled	Ex.02.02 Ex.02.03 Ex.02.07	Y	Y	Pg.62, Pg.63	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.46	Modern internal wall linings, cupboards and plasterboard	Ex.02.02 Ex.02.03 Ex.02.07	Y	N	Pg.64, Pg.65, Pg.66, Pg.67, Pg.68, Pg.69,	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310

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	boxing out around wall and chimney removed	Ex.02.08			Pg.70, Pg.72, Pg.73	
Dem.47	New door opening	Ex.02.02 Ex.02.07	Y	Part	-	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.48	Landing wall and door removed	Ex.02.04	Y	Y	Pg.69	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.49	Removal and replacement of outer brick façade, North elevation outrigger.	Ex.02.08	Y	N	-	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.50	Removal of floor structure to create aperture for new staircase	Ex.02.07	Y	Y	Pg.73	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.51	Removal of raised access flooring	Ex.02.07	Y	N	Pg.72, Pg.73	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.52	Removal of modern non-structural walls, floors, and ceiling finishes	Ex.02.02 Ex.02.03 Ex.02.04 Ex.02.05 Ex.02.06 Ex.02.07	Y	N	Pg.64, Pg.65, Pg.66, Pg.67, Pg.68, Pg.69, Pg.70, Pg.71, Pg.72, Pg.73	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.53	Removal of all non-original sanitaryware and fitted furniture (inclusive of radiator guarding)	Ex.02.03 Ex.02.04 Ex.02.07	Y	N	Pg.64, Pg.65, Pg.67, Pg.68, Pg.69, Pg.73	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310
Dem.54	Removal of non original concrete tile roof finish. Step in roof rationalised. Replaced with slate roof	External to Ex.02.06	Y	Y	-	1084-TGA-B1-02-DR-A-95309 1084-TGA-B1-02-DR-A-95310

Project No: 1084
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Date: 08.01.25
Revision: P02 – Soft strip strategy added

Proposed

Works Ref.	Description	Room	Drawing Ref.
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BASEMENT

P.01	New doors into existing and new openings	All rooms	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.02	New door in existing walls, lintel over new and widened openings to SE spec.	Pr.BF.01 Pr.BF.02 Pr.BF.03 Pr.BF.07 Pr.BF.08 Pr.BF.14	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.02	Damp proof survey to be undertaken of full perimeter following soft strip works and external basement soffits. Tanking solution to then be agreed if required	Full perimeter	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.03	Retained solid masonry walls to be Lime Plastered. New plasterboard partitions as indicated on drawings.	All rooms	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.04	New sanitaryware and plumbing system.	Pr.BF.07	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.05	Original ceiling to be exposed as part of soft strip works to determine condition, features, and materials. Existing ceiling ceilings to be retained and replastered with lime plaster where possible.	Pr.BF.10 Pr.BF.11 Pr.BF.12 Pr.BF.13 Pr.BF.14	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.06	Original brick vaulted soffit to be retained and cleaned.	Pr.BF.02	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.07	Install new plasterboard ceiling to underside of structural floor with concealed service zone	Pr.BF.01 Pr.BF.03 Pr.BF.04 Pr.BF.05 Pr.BF.06 Pr.BF.07 Pr.BF.08 Pr.BF.09	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.08	Existing chimney to be stripped of modern plasterboard encasement works, retained, and replastered with lime plaster.	Pr.BF.05 Pr.BF.10	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.09	Retained fire surround (currently stored in Ex.BF.02) retained, refurbished, and reinstalled.	Pr.BF.05	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.10	Suspended timber flooring infill installed within floor void to make space level	Pr.BF.14	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.11	Existing column retained and redecorated	Pr.BF.14	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.12	Existing staircase retained and refurbished – No 8	Pr.BF.06	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314

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Date: 08.01.25
Revision: P02 – Soft strip strategy added

Proposed

Works Ref.	Description	Room	Drawing Ref.
P.13	Install new staircase from basement to ground floor with No8A. Balustrade and handrail to be considerate of existing staircase design within No 8. Aperture within existing floor to be created.	Pr.BF.11	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.14	Original flooring to be exposed during soft strip works. Original stone flags to be retained and re-laid.	Pr.BF.01 Pr.BF.02 Pr.BF.04 Pr.BF.05	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314
P.15	Subject to soft strip works. Reinsulate within floor void to improve acoustic separation between floors.	All rooms	1084-TGA-B1-B-DR-A-95302 1084-TGA-B1-B-DR-A-95314

GROUND

P.16	New doors into existing and new openings	Pr.00.05 Pr.00.07 Pr.00.09 PR.0012	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.17	Existing openings infilled where indicated on plan	Pr.00.06 Pr.00.07 Pr.00.08	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.18	Retention of existing windows with internal secondary glazing. Jamb and head panelling to be restored and redecorated. Opening mechanisms and seals refurbished where possible. Secondary glazing to be detailed in conjunction with window surround panelling	Pr.00.06 Pr.00.08 Pr.00.09 Pr.00.10	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.19	Restoration of Principal Entrance doors and opening light mechanisms, redecorated. Both properties. Architraves and surrounds restored and redecorated	Pr.00.07 Pr.00.12	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.20	Subject to soft strip works. Areas of damaged plaster to external walls to be stripped and re-instated with lime plaster.	Full perimeter	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.21	Existing internal solid masonry walls to be replastered in lime renovation mix.	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.22	Retention and restoration of original floor boards where possible.	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.23	Existing chimneys to be stripped of modern plasterboard encasement works, retained, and replastered with lime plaster. Install new fire surrounds to chimney breasts where exposed. Surrounds to be contemporary yet considerate in scale to the age of the property.	Pr.00.05 Pr.00.06 Pr.00.08 Pr.00.09 Pr.00.10	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.24	New access into existing staircase from No 8 Basement to be constructed. Existing staircase to be restored	Pr.00.04	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312

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Revision P02 – Soft strip strategy added

Proposed

Works Ref.	Description	Room	Drawing Ref.
P.25	Modern glazed staircase balustrade to be removed. Retain, refurbish, and re-decorate original staircase and associated handrail and balusters.	Pr.00.07	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.26	New stair access from within No8A from basement to second floor. Floor aperture to be constructed. Design and detailing of stair to be considerate to existing stair within No8	Pr.00.12	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.27	Subject to soft strip works. Architraves and skirting boards to be retained and reinstated to match original throughout to suit proposed layouts	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.28	Installation of contemporary kitchen with associated drainage	Pr.00.05 Pr.00.08	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.29	Subject to soft strip works. Re-install lath and plaster ceiling. Reinstatement of cornicing where possible	Pr.00.05 Pr.00.06 Pr.00.07 Pr.00.08 Pr.00.09 Pr.00.10 Pr.00.11 Pr.00.12	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.30	New plasterboard ceiling with cornicing to match existing. Ceiling to underline existing ceiling in existing areas. Moisture resistant in WC and bathroom areas Exposed joints within Dining and Reading Room Cornicing to match existing	Pr.00.04 Pr.00.01 Pr.00.02	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.31	Proposed timber joists to be exposed as ceiling finish		
P.32	Subject to soft strip works. Reinsulate within floor void to improve acoustic separation between floors.	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.33	Non original brickwork façade to be demolished and reclad with new brickwork	Pr.00.08	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.34	Retention of original floor boards where possible.	Pr.00.05 Pr.00.06 Pr.00.04 Pr.00.07 Pr.00.08 Pr.00.09 Pr.00.10 Pr.00.11 Pr.00.11	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312

FIRST

P.35	New doors into existing and new openings	All rooms	1084-TGA-B1-01-DR-A-95308 1084-TGA-B1-01-DR-A-95317
P.36	Existing openings infilled where indicated on plan	Pr.01.02 Pr.01.06 Pr.01.08	1084-TGA-B1-01-DR-A-95308 1084-TGA-B1-01-DR-A-95317

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Revision P02 – Soft strip strategy added

Proposed

Works Ref.	Description	Room	Drawing Ref.
P.37	Retention of existing windows with internal secondary glazing. Jamb and head panelling to be restored and redecorated. Opening mechanisms and seals refurbished where possible. Secondary glazing to be detailed in conjunction with window surround panelling	Pr.01.03 Pr.01.07 Pr.01.08 Pr.01.10 Pr.01.11 Pr.01.12 Pr.01.07	1084-TGA-B1-01-DR-A-95308 1084-TGA-B1-01-DR-A-95317
P.38	Replacement window within existing opening. Existing stained-glass window retained and refurbished	Pr.01.02 Pr.01.04 Pr.01.06	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.39	Existing chimneys to be stripped of modern plasterboard encasement works, retained, and replastered with lime plaster.	Pr.01.01 Pr.01.03 Pr.01.08 Pr.01.12	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.40	Install new fire surrounds to chimney breasts where exposed. Surrounds to be contemporary yet considerate in scale to the age of the property.	Pr.01.01 Pr.01.03 Pr.01.08 Pr.01.12	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.41	Subject to soft strip works. Areas of damaged plaster to external walls to be stripped and re-instated with lime plaster.	Full perimeter	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.42	Existing internal solid masonry walls to be replastered in lime renovation mix.	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.43	Existing door into storage outrigger replaced with contemporary glazed external door onto terrace	Pr.01.01	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.44	Half landing steps into rear outrigger removed, replaced, and enlarged to maximise head room above GF reading room	Pr.01.04	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.45	Modern glazed staircase balustrade to be removed. Retain, refurbish, and re-decorate original staircase and associated handrail and balusters.	Pr.01.06	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.46	New stair access from within No8A from basement to second floor. Floor aperture to be constructed. Design and detailing of stair to be considerate to existing stair within No8	Pr.01.09	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.47	Subject to soft strip works. Architraves and skirting boards to be retained and reinstated to match original throughout to suit proposed layouts	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.48	Subject to soft strip works. Reinsulate within floor void to improve acoustic separation between floors	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.49	Subject to soft strip works. Re-install lath and plaster ceiling. Cornicing to be reinstated where possible or match existing	Pr.01.01 Pr.01.03 Pr.01.06 Pr.01.07 Pr.01.08 Pr.01.09	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312

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Proposed

Works Ref.	Description	Room	Drawing Ref.
		Pr.01.12	
P.50	New plasterboard ceiling with cornicing to match existing. Ceiling to underline existing ceiling in existing areas. Moisture resistant in WC and bathroom areas Cornicing to match existing	Pr.01.02 Pr.01.04 Pr.01.10 Pr.01.11	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.51	Installation of new sanitaryware fixings with associated drainage drops and rises with floor	Pr.01.02 Pr.01.05 Pr.01.10 Pr.01.11	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.52	Non original brickwork façade to be demolished and reclad with new brickwork	Pr.01.08 Pr.01.04	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.53	Exposed external walls to be refurbished to remain exposed, repointed, and refaced where required	External to Pr.01.01 Pr.01.02 Pr.01.04 Pr.01.06	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.54	Existing felt flat roof reinsulated and replaced	External to Pr.01.02	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312
P.55	Retention of original floor boards where possible.	All rooms	1084-TGA-B1-00-DR-A-95305 1084-TGA-B1-00-DR-A-95312

SECOND

P.56	New doors into existing and new openings	Pr.02.01 Pr.02.02 Pr.02.03 Pr.02.04 Pr.02.05 Pr.02.06 Pr.02.07 Pr.02.08	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.57	Existing openings infilled where indicated on plan	Pr.02.01 Pr.02.02 Pr.02.03	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.58	Retention of existing windows with internal secondary glazing. Jamb and head panelling to be restored and redecorated. Opening mechanisms and seals refurbished where possible. Secondary glazing to be detailed in conjunction with window surround panelling	Pr.02.02 Pr.02.04 Pr.02.05 Pr.02.06 Pr.02.07 Pr.02.09	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.59	Replacement windows within existing openings	Pr.02.01 Pr.02.03	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.60	Existing chimneys to be stripped of modern plasterboard encasement works, retained, and replastered with lime plaster.	Pr.02.01 Pr.02.03 Pr.02.05 Pr.02.06 Pr.02.09	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318

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Revision P02 – Soft strip strategy added

Proposed

Works Ref.	Description	Room	Drawing Ref.
P.61	Install new fire surrounds to chimney breasts where exposed. Surrounds to be contemporary yet considerate in scale to the age of the property.	Pr.02.01 Pr.02.02	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.62	Subject to soft strip works. Areas of damaged plaster to external walls to be stripped and re-instated with lime plaster.	Full perimeter	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.63	Existing internal solid masonry walls to be replastered in lime renovation mix.	All rooms	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.64	Repair, refurbish and re-decorate original staircase and associated handrail and balusters	Pr.02.03	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.65	New stair access from within No8A from basement to second floor. Floor aperture to be constructed. Design and detailing of stair to be considerate to existing stair within No8	Pr.02.08	1073-TGA-XX-02-DR-A-95063
P.66	Subject to soft strip works. Architraves and skirting boards to be retained and reinstated to match original throughout to suit proposed layouts	All rooms	1073-TGA-XX-02-DR-A-95063
P.67	Subject to soft strip works. Re-install lath and plaster ceiling. Cornicing to be reinstated where possible or match existing	Pr.02.01 Pr.02.02 Pr.02.03 Pr.02.05 Pr.02.06 Pr.02.08 Pr.02.09	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.68	New plasterboard ceiling with cornicing to match existing. Moisture resistant in WC and bathroom areas Cornicing to match existing	Pr.02.04 Pr.02.07	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.69	Retention of original floor boards where possible.	All rooms	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.70	Installation of new sanitaryware fixings with associated drainage drops and rises with floor	Pr.02.04 Pr.02.06 Pr.02.07	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.71	Non original brickwork façade to be demolished and reclad with new brickwork	Pr.02.05	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.72	Exposed wall to be reinsulated and reclad with reclaimed original brickwork	Pr.02.08	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.73	Existing openings infilled, reinsulated, and reclad with reclaimed original brickwork	Pr.02.01 Pr.02.03	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.74	Exposed external walls to be refurbished to remain exposed, repointed, and refaced where required	Pr.02.05 Pr.02.01 External corner	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318
P.75	Existing felt flat roof reinsulated and replaced	Flat roof external to Pr.02.07	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318

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Revision P02 – Soft strip strategy added

Proposed

Works Ref.	Description	Room	Drawing Ref.
P.76	New slate tile roof covering. Step in roof removed and consistent roof pitch added. New roof lights over space	External to Pr.02.05	1084-TGA-B1-00-DR-A-95311 1084-TGA-B1-00-DR-A-95318