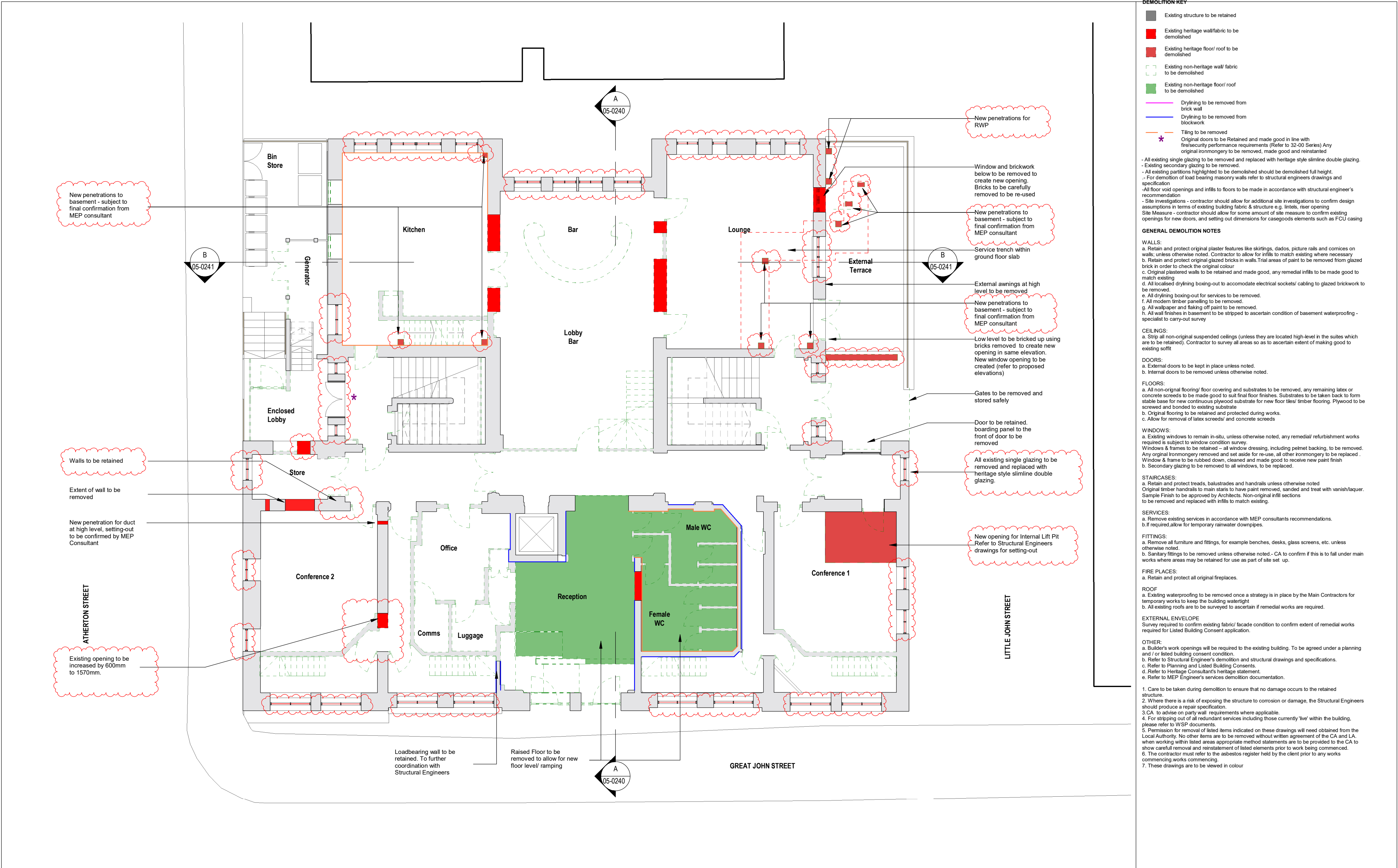
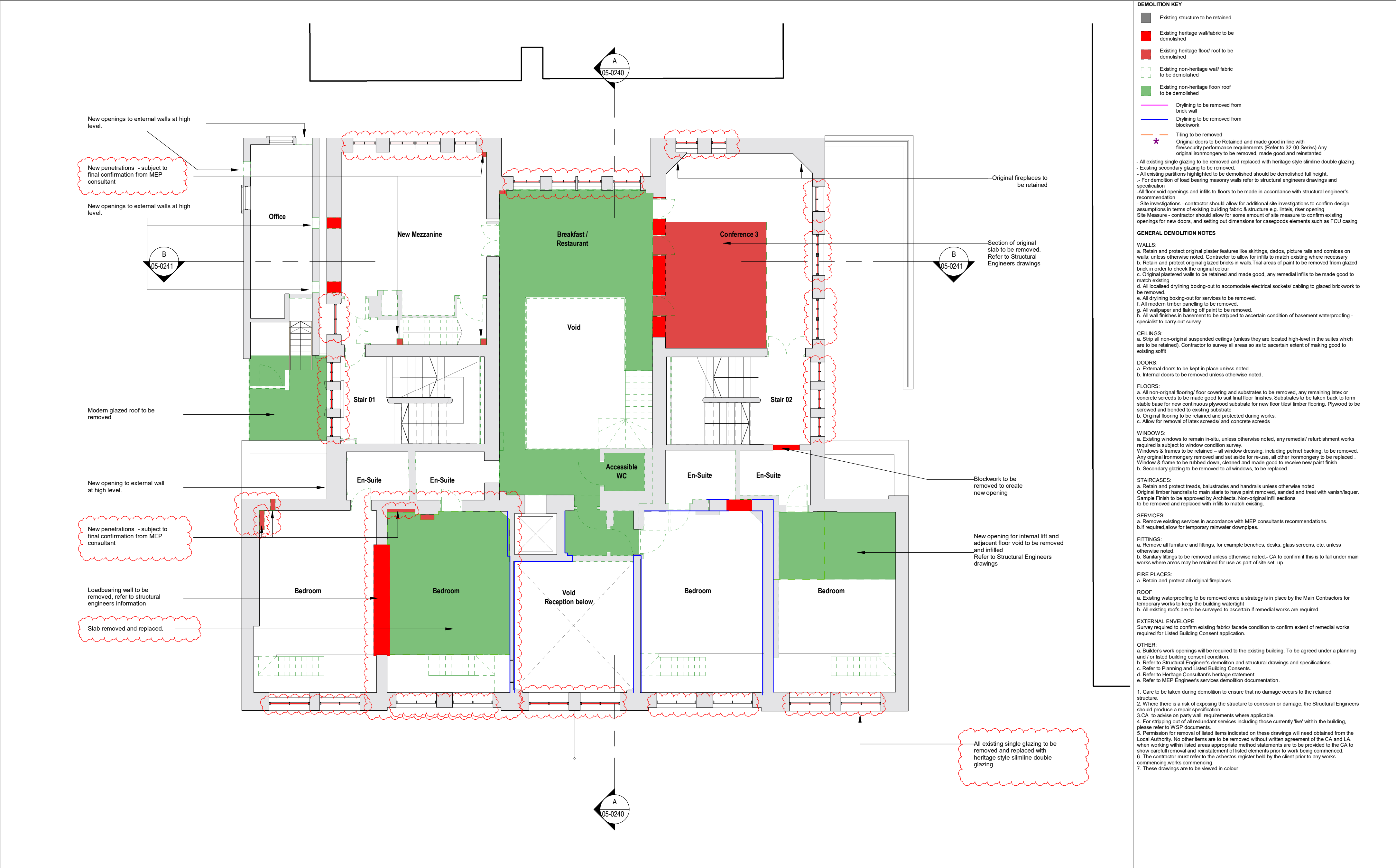


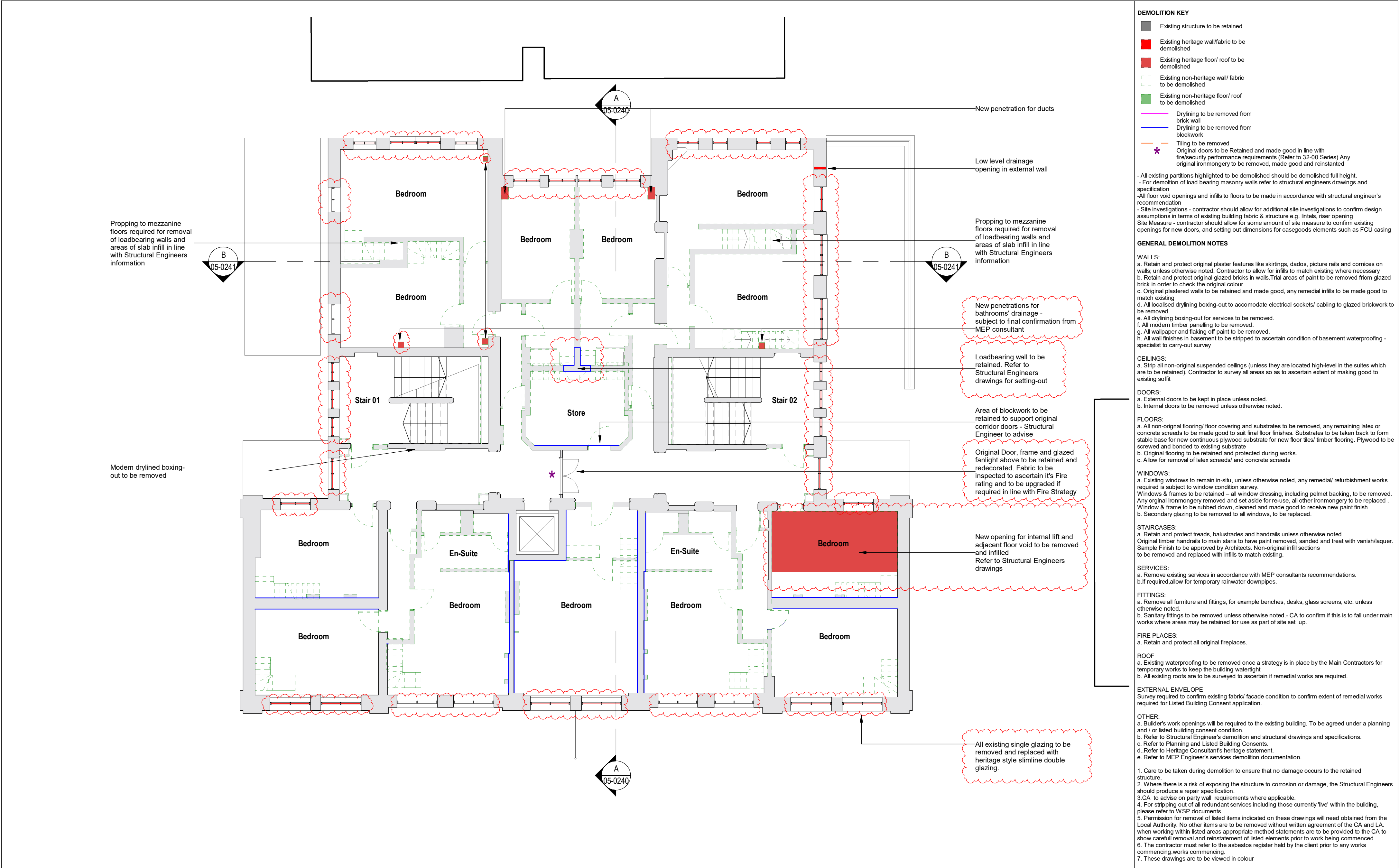


- DEMOLITION KEY**
- Existing structure to be retained
 - Existing heritage wall/fabric to be demolished
 - Existing heritage floor/ roof to be demolished
 - Existing non-heritage wall/ fabric to be demolished
 - Existing non-heritage floor/ roof to be demolished
 - Drylining to be removed from brick wall
 - Drylining to be removed from blockwork
 - Tiling to be removed
 - Original doors to be Retained and made good in line with fire/security performance requirements (Refer to 32-00 Series) Any original ironmongery to be removed, made good and reinstated
- All existing single glazing to be removed and replaced with heritage style slimline double glazing.
- Existing secondary glazing to be removed.
- All existing partitions highlighted to be demolished should be demolished full height.
- For demolition of load bearing masonry walls refer to structural engineers drawings and specification
- All floor void openings and infills to floors to be made in accordance with structural engineer's recommendation
- Site investigations - contractor should allow for additional site investigations to confirm design assumptions in terms of existing building fabric & structure e.g. lintels, riser opening
Site Measure - contractor should allow for some amount of site measure to confirm existing openings for new doors, and setting out dimensions for casegoods elements such as FCU casing
- GENERAL DEMOLITION NOTES**
- WALLS:**
- Retain and protect original plaster features like skirtings, dados, picture rails and cornices on walls, unless otherwise noted. Contractor to allow for infills to match existing where necessary
 - Retain and protect original glazed bricks in walls. Trial areas of paint to be removed from glazed brick in order to check the original colour
 - Original plastered walls to be retained and made good, any remedial infills to be made good to match existing
 - All localised drylining boxing-out to accommodate electrical sockets/ cabling to glazed brickwork to be removed.
 - All drylining boxing-out for services to be removed.
 - All modern timber panelling to be removed.
 - All wallpaper and flaking off paint to be removed.
 - All wall finishes in basement to be stripped to ascertain condition of basement waterproofing - specialist to carry-out survey
- CEILING:**
- Strip all non-original suspended ceilings (unless they are located high-level in the suites which are to be retained). Contractor to survey all areas so as to ascertain extent of making good to existing soffit
- DOORS:**
- External doors to be kept in place unless noted.
 - Internal doors to be removed unless otherwise noted.
- FLOORS:**
- All non-original flooring/ floor covering and substrates to be removed, any remaining latex or concrete screeds to be made good to suit final floor finishes. Substrates to be taken back to form stable base for new continuous plywood substrate for new floor tiles/ timber flooring. Plywood to be screwed and bonded to existing substrate
 - Original flooring to be retained and protected during works.
 - Allow for removal of latex screeds/ and concrete screeds
- WINDOWS:**
- Existing windows to remain in-situ, unless otherwise noted, any remedial/ refurbishment works required is subject to window condition survey.
- Windows & frames to be retained - all window dressing, including pelmet backing, to be removed. Any original ironmongery to be removed and set aside for re-use, all other ironmongery to be replaced. Window & frame to be rubbed down, cleaned and made good to receive new paint finish
- Secondary glazing to be removed to all windows, to be replaced.
- STAIRCASES:**
- Retain and protect treads, balustrades and handrails unless otherwise noted
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- SERVICES:**
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- Survey required to confirm existing fabric/ facade condition to confirm extent of remedial works required for Listed Building Consent application.
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Keyplan		Scale bar		North		Notes		EPR ARCHITECTS	
		1 0 1 2 3 4 5 SCALE 1:100 m		N				+44 20 7932 7600 www.epr.co.uk	
		Notes: 1. Do not scale 2. Contractor to Check all dimensions and report omissions and errors to the Architect 3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. 4. This drawing is issued in digital format as an uncontrolled version to enable the recipient to prepare their own documents/drawings/models for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited. 5. This drawing does not contain shared coordinates and is not issued for coordination purposes.						Great John Street Hotel - Manchester, M3 4FD	
								- Ground Floor-Demolition	
								Scale @A2 Status Suitability Revision 1 : 100 Planning S2 - B	
								Project Code Originator Zone Level Type Role Class No 11116 - EPR - 00 - GF - TP - A - 02-0211	

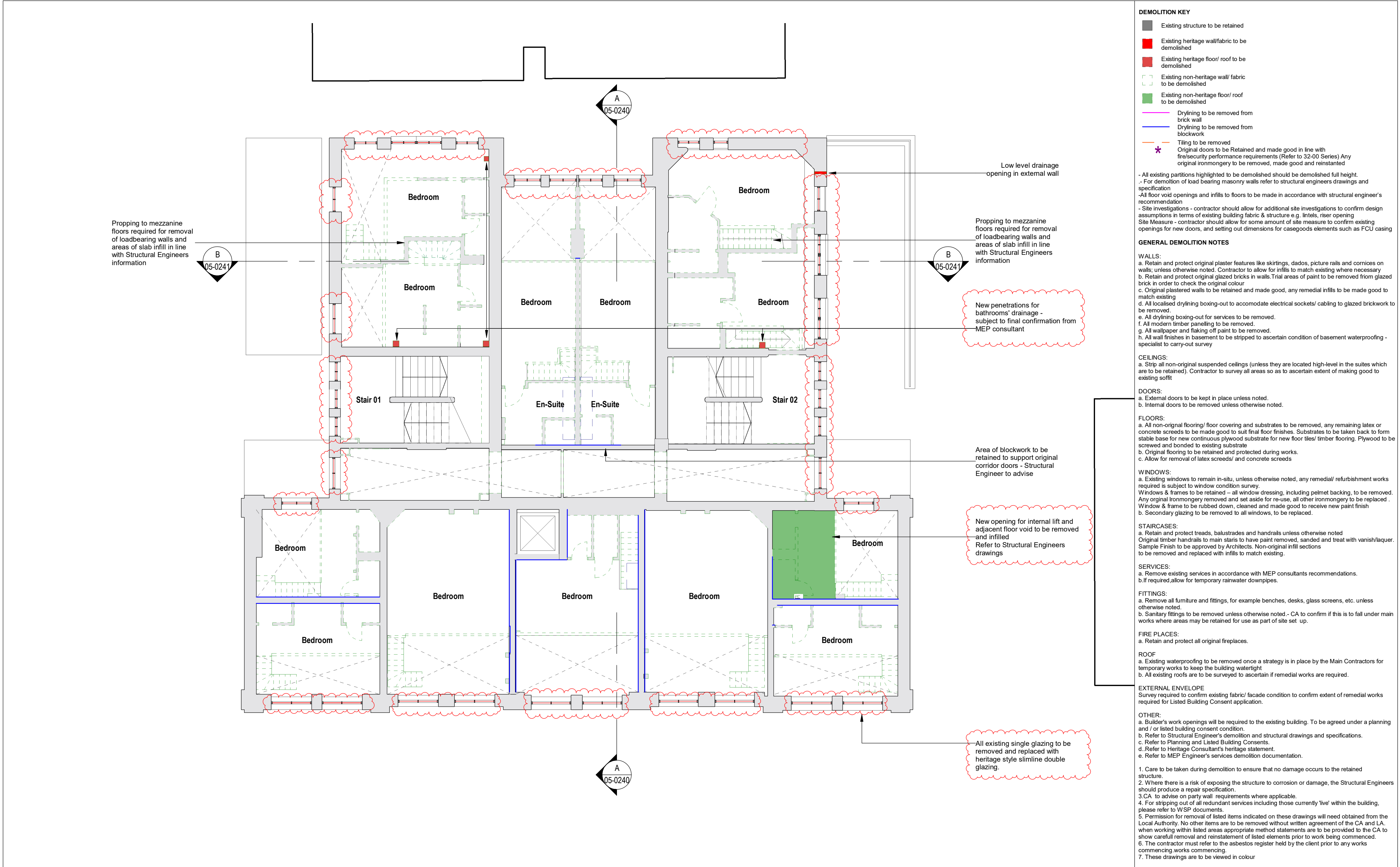


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								- Ground Floor Mezzanine-Demolition	
								Scale @A2 Status Suitability Revision 1 : 100 Planning S2 - B	
								Project Code Originator Zone Level Type Role Class No 11116 - EPR - 00 - MG - TP - A - 02-0212	

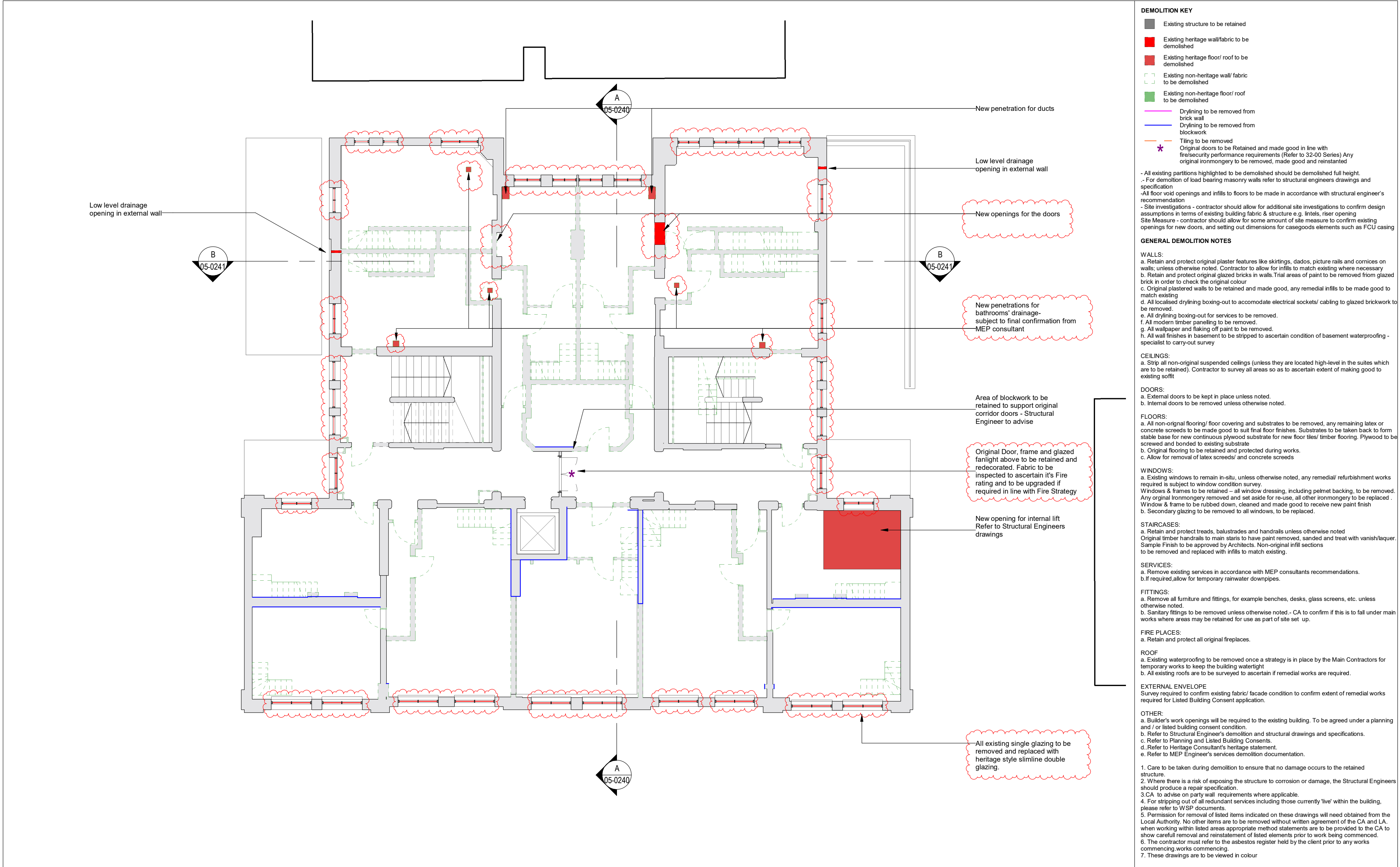


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Keyplan	Scale bar 1 0 1 2 3 4 5 SCALE 1:100 m	North N							Notes	EPR ARCHITECTS +44 20 7932 7600 www.epr.co.uk
										Great John Street Hotel - Manchester, M3 4FD
										- Level 1-Demolition
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										Project Code Originator Zone Level Type Role Class No 11116 - EPR - 00 - 01 - TP - A - 02-0213

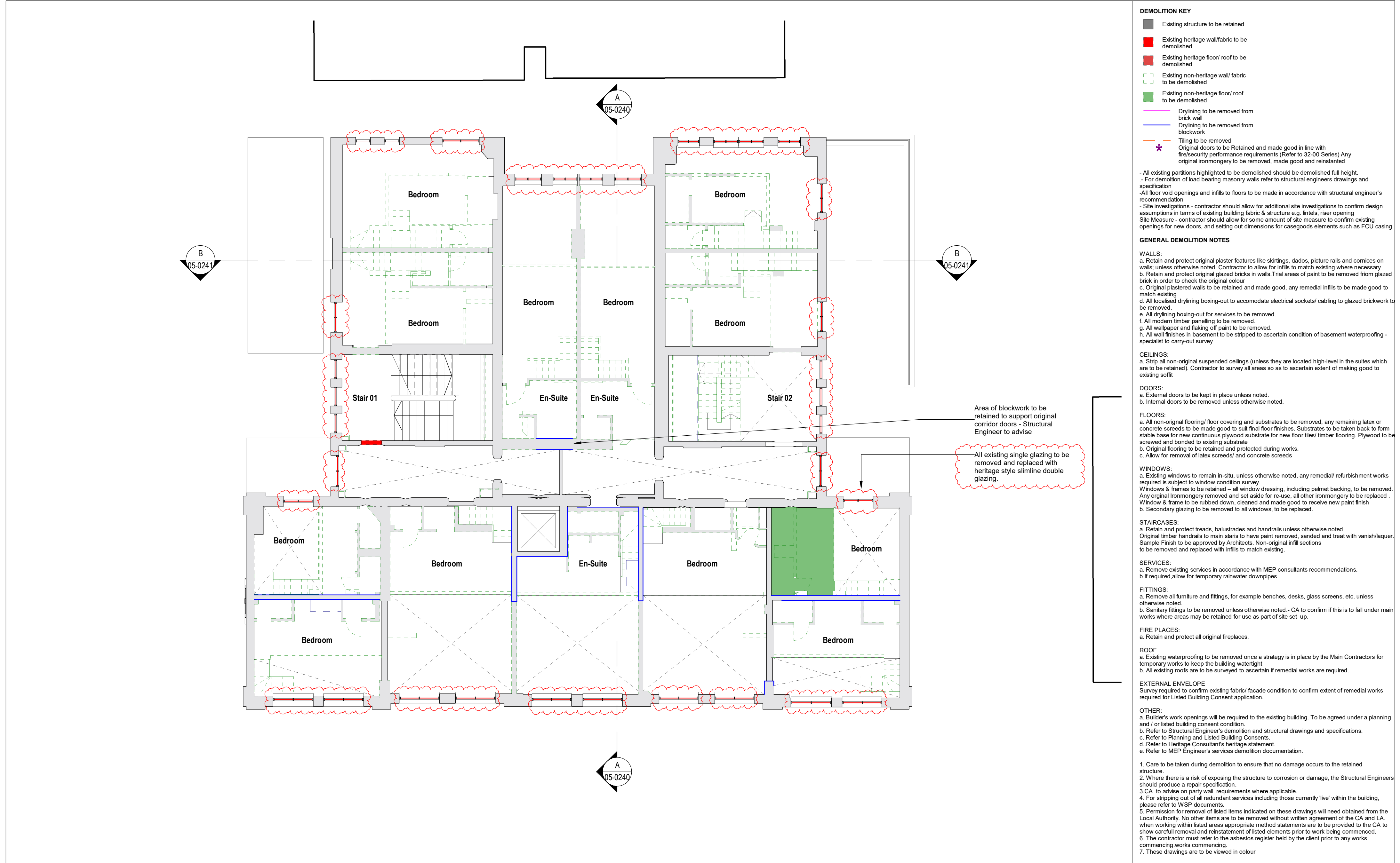


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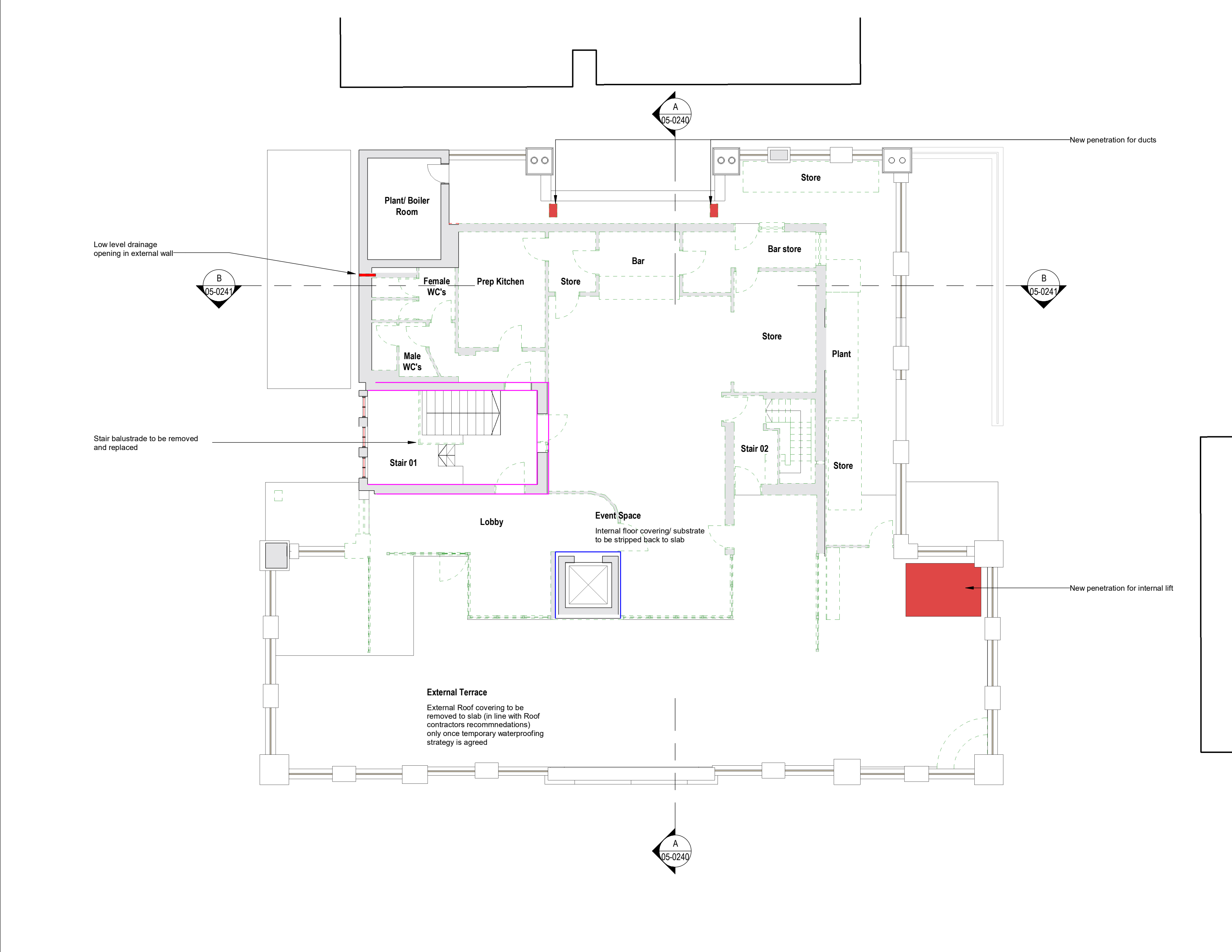
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- OTHER:**
- a. Builder's work openings will be required to the existing building. To be agreed under a planning and / or listed building consent condition
 - b. Refer to Structural Engineer's demolition and structural drawings and specifications
 - c. Refer to Planning and Listed Building Consents
 - d. Refer to Heritage Consultant's heritage statement
 - e. Refer to MEP Engineer's services demolition documentation
- Care to be taken during demolition to ensure that no damage occurs to the retained structure
 - Where there is a risk of exposing the structure to corrosion or damage, the Structural Engineers should produce a repair specification
 - CA to advise on party wall requirements where applicable
 - For stripping out of all redundant services including those currently 'live' within the building, please refer to WSP documents
 - Permission for removal of listed items indicated on these drawings will need obtained from the Local Authority. No other items are to be removed without written agreement of the CA and LA. when working within listed areas appropriate method statements are to be provided to the CA to show careful removal and reinstatement of listed elements prior to work being commenced
 - The contractor must refer to the asbestos register held by the client prior to any works commencing works commencing
 - These drawings are to be viewed in colour

Keyplan		Scale bar		North		Notes		EPR ARCHITECTS	
		1 0 1 2 3 4 5 SCALE 1:100 m		N				+44 20 7932 7600 www.epr.co.uk	
Notes								Great John Street Hotel - Manchester, M3 4FD	
								- Level 2-Demolition	
								Scale @A2 Status Suitability Revision	
								1 : 100 Planning S2 - B	
								Project Code Originator Zone Level Type Role Class No	
								11116 - EPR - 00 - 02 - TP - A - 02-0215	



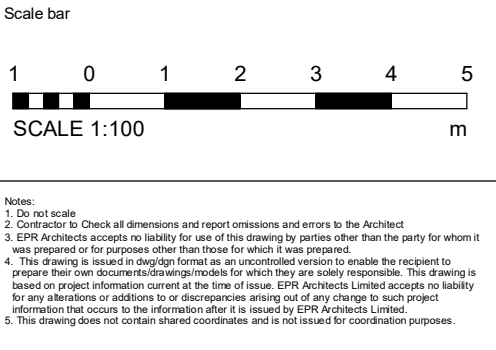
- DEMOLITION KEY**
- Existing structure to be retained
 - Existing heritage wall/fabric to be demolished
 - Existing heritage floor/ roof to be demolished
 - Existing non-heritage wall/ fabric to be demolished
 - Existing non-heritage floor/ roof to be demolished
 - Drylining to be removed from brick wall
 - Drylining to be removed from blockwork
 - Tiling to be removed
 - Original doors to be Retained and made good in line with fire/security performance requirements (Refer to 32-00 Series) Any original ironmongery to be removed, made good and reinstated
- All existing partitions highlighted to be demolished should be demolished full height.
- For demolition of load bearing masonry walls refer to structural engineers drawings and specification
- All floor void openings and infills to floors to be made in accordance with structural engineer's recommendation
- Site investigations - contractor should allow for additional site investigations to confirm design assumptions in terms of existing building fabric & structure e.g. intels, riser opening
Site Measure - contractor should allow for some amount of site measure to confirm existing openings for new doors, and setting out dimensions for casegoods elements such as FCU casing
- GENERAL DEMOLITION NOTES**
- WALLS:**
- a. Retain and protect original plaster features like skirtings, dados, picture rails and cornices on walls, unless otherwise noted. Contractor to allow for infills to match existing where necessary
 - b. Retain and protect original glazed bricks in walls. Trial areas of paint to be removed from glazed brick in order to check the original colour
 - c. Original plastered walls to be retained and made good, any remedial infills to be made good to match existing
 - d. All localised drylining boxing-out to accommodate electrical sockets/ cabling to glazed brickwork to be removed.
 - e. All drylining boxing-out for services to be removed.
 - f. All modern timber panelling to be removed.
 - g. All wallpaper and flaking off paint to be removed.
 - h. All wall finishes in basement to be stripped to ascertain condition of basement waterproofing - specialist to carry-out survey
- CEILINGS:**
- a. Strip all non-original suspended ceilings (unless they are located high-level in the suites which are to be retained). Contractor to survey all areas so as to ascertain extent of making good to existing soffit
- DOORS:**
- a. External doors to be kept in place unless noted.
 - b. Internal doors to be removed unless otherwise noted.
- FLOORS:**
- a. All non-original flooring/ floor covering and substrates to be removed, any remaining latex or concrete screeds to be made good to suit final floor finishes. Substrates to be taken back to form stable base for new continuous plywood substrate for new floor tiles/ timber flooring. Plywood to be screwed and bonded to existing substrate
 - b. Original flooring to be retained and protected during works.
 - c. Allow for removal of latex screeds/ and concrete screeds
- WINDOWS:**
- a. Existing windows to remain in-situ, unless otherwise noted, any remedial/ refurbishment works required is subject to window condition survey.
 - Windows & frames to be retained - all window dressing, including pelmet backing, to be removed. Any original ironmongery removed and set aside for re-use, all other ironmongery to be replaced . Window & frame to be rubbed down, cleaned and made good to receive new paint finish
 - b. Secondary glazing to be removed to all windows, to be replaced.
- STAIRCASES:**
- a. Retain and protect treads, balustrades and handrails unless otherwise noted
 - Original timber handrails to have paint removed, sanded and treat with vanish/laquer. Sample Finish to be approved by Architects. Non-original infill sections to be removed and replaced with infills to match existing.
- SERVICES:**
- a. Remove existing services in accordance with MEP consultants recommendations.
 - b. If required, allow for temporary rainwater downpipes.
- FITTINGS:**
- a. Remove all furniture and fittings, for example benches, desks, glass screens, etc. unless otherwise noted.
 - b. Sanitary fittings to be removed unless otherwise noted. - CA to confirm if this is to fall under main works where areas may be retained for use as part of site set up.
- FIRE PLACES:**
- a. Retain and protect all original fireplaces.
- ROOF**
- a. Existing waterproofing to be removed once a strategy is in place by the Main Contractors for temporary works to keep the building watertight
 - b. All existing roofs are to be surveyed to ascertain if remedial works are required.
- EXTERNAL ENVELOPE**
- Survey required to confirm existing fabric/ facade condition to confirm extent of remedial works required for Listed Building Consent application.
- OTHER:**
- a. Builder's work openings will be required to the existing building. To be agreed under a planning and / or listed building consent condition.
 - b. Refer to Structural Engineer's demolition and structural drawings and specifications.
 - c. Refer to Planning and Listed Building Consents.
 - d. Refer to Heritage Consultant's heritage statement.
 - e. Refer to MEP Engineer's services demolition documentation.
- Care to be taken during demolition to ensure that no damage occurs to the retained structure.
 - Where there is a risk of exposing the structure to corrosion or damage, the Structural Engineers should produce a repair specification.
 - CA to advise on party wall requirements where applicable.
 - For stripping out of all redundant services including those currently 'live' within the building, please refer to WSP documents.
 - Permission for removal of listed items indicated on these drawings will need obtained from the Local Authority. No other items are to be removed without written agreement of the CA and LA. when working within listed areas appropriate method statements are to be provided to the CA to show careful removal and reinstatement of listed elements prior to work being commenced.
 - The contractor must refer to the asbestos register held by the client prior to any works commencing works commencing.
 - These drawings are to be viewed in colour

Keyplan	Scale bar 1 0 1 2 3 4 5 SCALE 1:100 m	North N	Notes					EPR ARCHITECTS +44 20 7932 7600 www.epr.co.uk Great John Street Hotel - Manchester, M3 4FD - Level 2 Mezzanine-Demolition Scale @A2 Status Suitability Revision 1 : 100 Planning S2 - B Project Code Originator Zone Level Type Role Class No 11116 - EPR - 00 - M2 - TP - A - 02-0216				
Notes: 1. Do not scale 2. Contractor to Check all dimensions and report omissions and errors to the Architect 3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared. 4. This drawing is issued in digital format as an uncontrolled version to enable the recipient to prepare their own documents/drawings/models for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited. 5. This drawing does not contain shared coordinates and is not issued for coordination purposes.			B Town Planning Submission 26.04.24 AWI SH A TTP updates following Operations Review 15.12.23 SH 03 Planning Updates 30.11.20 AWK CFU 02 Planning Updates 01.10.20 JKCLL CFU 01 Planning Submission 17.04.20 SH DS									
			No.	Revision	Date	Initial	Chk'd					



- DEMOLITION KEY**
- Existing structure to be retained
 - Existing heritage wall/fabric to be demolished
 - Existing heritage floor/ roof to be demolished
 - Existing non-heritage wall/ fabric to be demolished
 - Existing non-heritage floor/ roof to be demolished
 - Drylining to be removed from brick wall
 - Drylining to be removed from blockwork
 - Tiling to be removed
 - Original doors to be Retained and made good in line with fire/security performance requirements (Refer to 32-00 Series) Any original ironmongery to be removed, made good and reinstated
- All existing partitions highlighted to be demolished should be demolished full height.
- For demolition of load bearing masonry walls refer to structural engineers drawings and specification
- All floor void openings and infills to floors to be made in accordance with structural engineer's recommendation
- Site investigations - contractor should allow for additional site investigations to confirm design assumptions in terms of existing building fabric & structure e.g. lintels, riser opening
Site Measure - contractor should allow for some amount of site measure to confirm existing openings for new doors, and setting out dimensions for casegoods elements such as FCU casing
- GENERAL DEMOLITION NOTES**
- WALLS:**
- Retain and protect original plaster features like skirtings, dados, picture rails and cornices on walls; unless otherwise noted. Contractor to allow for infills to match existing where necessary
 - Retain and protect original glazed bricks in walls. Trial areas of paint to be removed from glazed brick in order to check the original colour
 - Original plastered walls to be retained and made good, any remedial infills to be made good to match existing
 - All localised drylining boxing-out to accomodate electrical sockets/ cabling to glazed brickwork to be removed
 - All drylining boxing-out for services to be removed.
 - All modern timber panelling to be removed.
 - All wallpaper and flaking off paint to be removed.
 - All wall finishes in basement to be stripped to ascertain condition of basement waterproofing - specialist to carry-out survey
- CEILINGS:**
- Strip all non-original suspended ceilings (unless they are located high-level in the suites which are to be retained). Contractor to survey all areas so as to ascertain extent of making good to existing soffit
- DOORS:**
- External doors to be kept in place unless noted.
 - Internal doors to be removed unless otherwise noted.
- FLOORS:**
- All non-original flooring/ floor covering and substrates to be removed, any remaining latex or concrete screeds to be made good to suit final floor finishes. Substrates to be taken back to form stable base for new continuous plywood substrate for new floor tiles/ timber flooring. Plywood to be screwed and bonded to existing substrate
 - Original flooring to be retained and protected during works.
 - Allow for removal of latex screeds/ and concrete screeds
- WINDOWS:**
- Existing windows to remain in-situ, unless otherwise noted, any remedial/ refurbishment works required is subject to window condition survey.
- Windows & frames to be retained – all window dressing, including pelmet backing, to be removed. Any original ironmongery removed and set aside for re-use, all other ironmongery to be replaced . Window & frame to be rubbed down, cleaned and made good to receive new paint finish
b. Secondary glazing to be removed to all windows, to be replaced.
- STAIRCASES:**
- Retain and protect treads, balustrades and handrails unless otherwise noted
- Original timber handrails to main stairs to have paint removed, sanded and treat with vanish/laquer. Sample Finish to be approved by Architects. Non-original infill sections to be removed and replaced with infills to match existing.
- SERVICES:**
- Remove existing services in accordance with MEP consultants recommendations.
 - If required, allow for temporary rainwater downpipes.
- FITTINGS:**
- Remove all furniture and fittings, for example benches, desks, glass screens, etc. unless otherwise noted.
 - Sanitary fittings to be removed unless otherwise noted. - CA to confirm if this is to fall under main works where areas may be retained for use as part of site set up.
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- ROOF**
- Existing waterproofing to be removed once a strategy is in place by the Main Contractors for temporary works to keep the building watertight
 - All existing roofs are to be surveyed to ascertain if remedial works are required.
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 - Refer to Structural Engineer's demolition and structural drawings and specifications.
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 - The contractor must refer to the asbestos register held by the client prior to any works commencing works commencing.
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Keyplan	Scale bar 1 0 1 2 3 4 5 SCALE 1:100 m	North N																																																																																																																																																																																																																																																																																																																																																																																					</
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North

No.	Revision	Date	Initial	Chk'd
B	Town Planning Submission	26.04.24	AWI	SH
A	TPP updates following Operations Review	15.12.23	JK	SH
03	Planning Updates	30.11.20	AWK	CFU
02	Planning updates	01.10.20	JKCLL	CFU
01	Planning Submission	17.04.20	SH	DS

Notes

- Existing heritage fabric to be demolished
 - Existing heritage fabric behind to be demolished
 - Existing non-heritage fabric to be demolished
 - Existing non-heritage fabric behind to be demolished
- All existing single glazing to be removed and replaced with heritage style slimline double glazing.
Existing secondary glazing to be removed.

- WSP to confirm location & sizes of all risers, ductwork & penetrations for Listed Building Consent application.
- Survey required to confirm existing fabric/facade condition to confirm extent of remedial works required for Listed Building Consent application.
- All layouts subject to Building Control review.

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Great John Street Hotel - Manchester, M3 4FD

- South Elevation-Demolition

Scale @A2		Status			Suitability		Revision	
1:100		Planning			S2		- B	
Project Code	Originator	Zone	Level	Type	Role	Class.No		
11116	- EPR	- 00	- SO	- TP	- A	04-0230		



Bauhaus Vehicle Entrance Great John Street

Keyplan

Scale bar

1 0 1 2 3 4 5

SCALE 1:100 m

Notes:

1. Do not scale
2. Contractor to Check all dimensions and report omissions and errors to the Architect
3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared
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North									
No.	B	Town Planning Submission	26.04.24	AWI	SH				
	A	TPP updates following Operations Review	15.12.23	IK	SH				
	03	Planning Updates	30.11.20	AWK	CFU				
	02	Planning updates	01.10.20	JKCLL	CFU				
	01	Planning Submission	17.04.20	SH	DS				
Revision		Date	Initial	Chk'd					

Notes

- Existing heritage fabric to be demolished
- Existing heritage fabric behind to be demolished
- Existing non-heritage fabric to be demolished
- Existing non-heritage fabric behind to be demolished

All existing single glazing to be removed and replaced with heritage style slimline double glazing. Existing secondary glazing to be removed.

- WSP to confirm location & sizes of all risers, ductwork & penetrations for Listed Building Consent application.
- Survey required to confirm existing fabric/facade condition to confirm extent of remedial works required for Listed Building Consent application.
- All layouts subject to Building Control review.

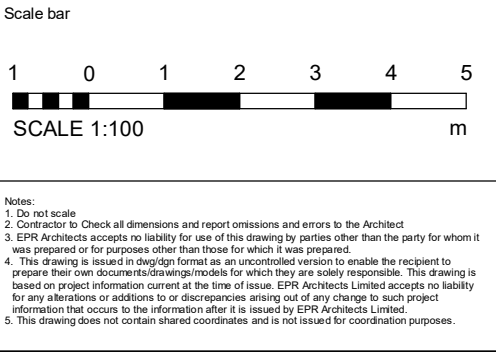
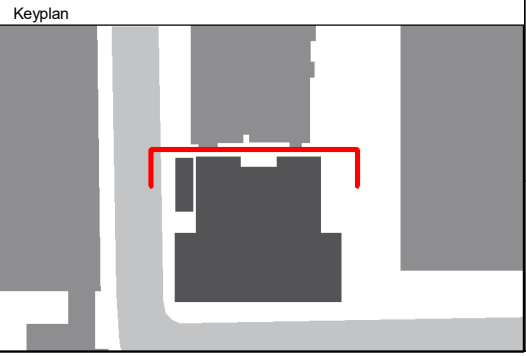
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Great John Street Hotel - Manchester, M3 4FD

- West Elevation-Demolition

Scale @A2	Status	Suitability	Revision			
1:100	Planning	S2	B			
Project Code	Originator	Zone	Level	Type	Role	Class No
11116	- EPR	- 00	- WE	- TP	- A	- 04-0231



No.	Revision	Date	Initial	Chk'd
B	Town Planning Submission	26.04.24	AWI	SH
A	TPP updates following Operations Review	15.12.23	IK	SH
03	Planning Updates	30.11.20	AWK	CFU
02	Planning updates	01.10.20	JKCLL	CFU
01	Planning Submission	17.04.20	SH	DS

Notes

- Existing heritage fabric to be demolished
 - Existing heritage fabric behind to be demolished
 - Existing non-heritage fabric to be demolished
 - Existing non-heritage fabric behind to be demolished
- All existing single glazing to be removed and replaced with heritage style slimline double glazing.
Existing secondary glazing to be removed.

- WSP to confirm location & sizes of all risers, ductwork & penetrations for Listed Building Consent application.
- Survey required to confirm existing fabric/facade condition to confirm extent of remedial works required for Listed Building Consent application.
- All layouts subject to Building Control review.

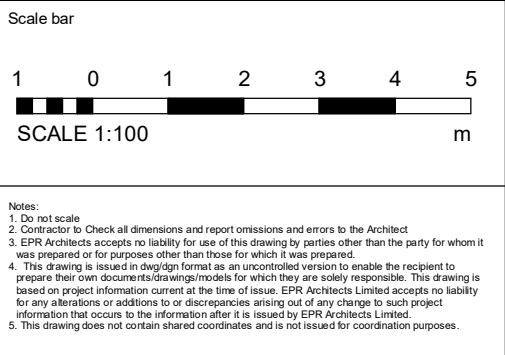
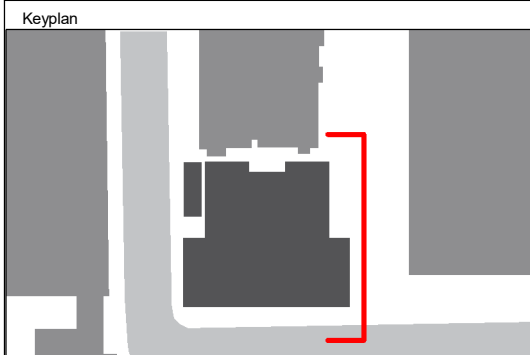
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Great John Street Hotel - Manchester, M3 4FD

- North Elevation-Demolition

Scale @A2		Status			Suitability	Revision
1:100		Planning			S2	- B
Project Code	Originator	Zone	Level	Type	Role	Class.No
11116	- EPR	- 00	- NO	- TP	- A	- 04-0232



North

No.	Revision	Date	Initial	Chk'd
B	Town Planning Submission	26.04.24	AWI	SH
A	TPP updates following Operations Review	15.12.23	IK	SH
03	Planning Updates	30.11.20	AWK	CFU
02	Planning updates	01.10.20	JKCLL	CFU
01	Planning Submission	17.04.20	SH	DS

Notes

- Existing heritage fabric to be demolished
 - Existing heritage fabric behind to be demolished
 - Existing non-heritage fabric to be demolished
 - Existing non-heritage fabric behind to be demolished
- All existing single glazing to be removed and replaced with heritage style slimline double glazing.
Existing secondary glazing to be removed.

- WSP to confirm location & sizes of all risers, ductwork & penetrations for Listed Building Consent application.
- Survey required to confirm existing fabric/ facade condition to confirm extent of remedial works required for Listed Building Consent application.
- All layouts subject to Building Control review.

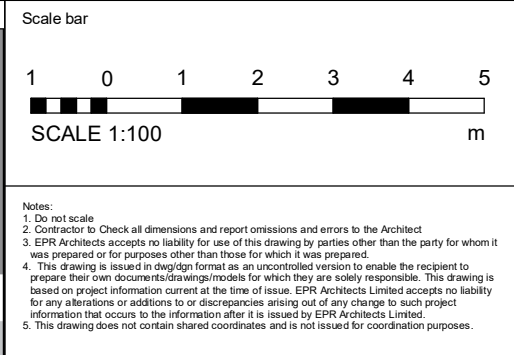
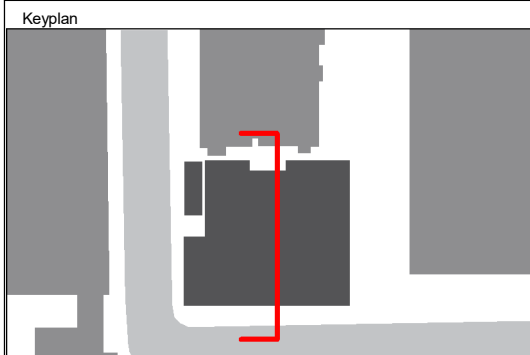
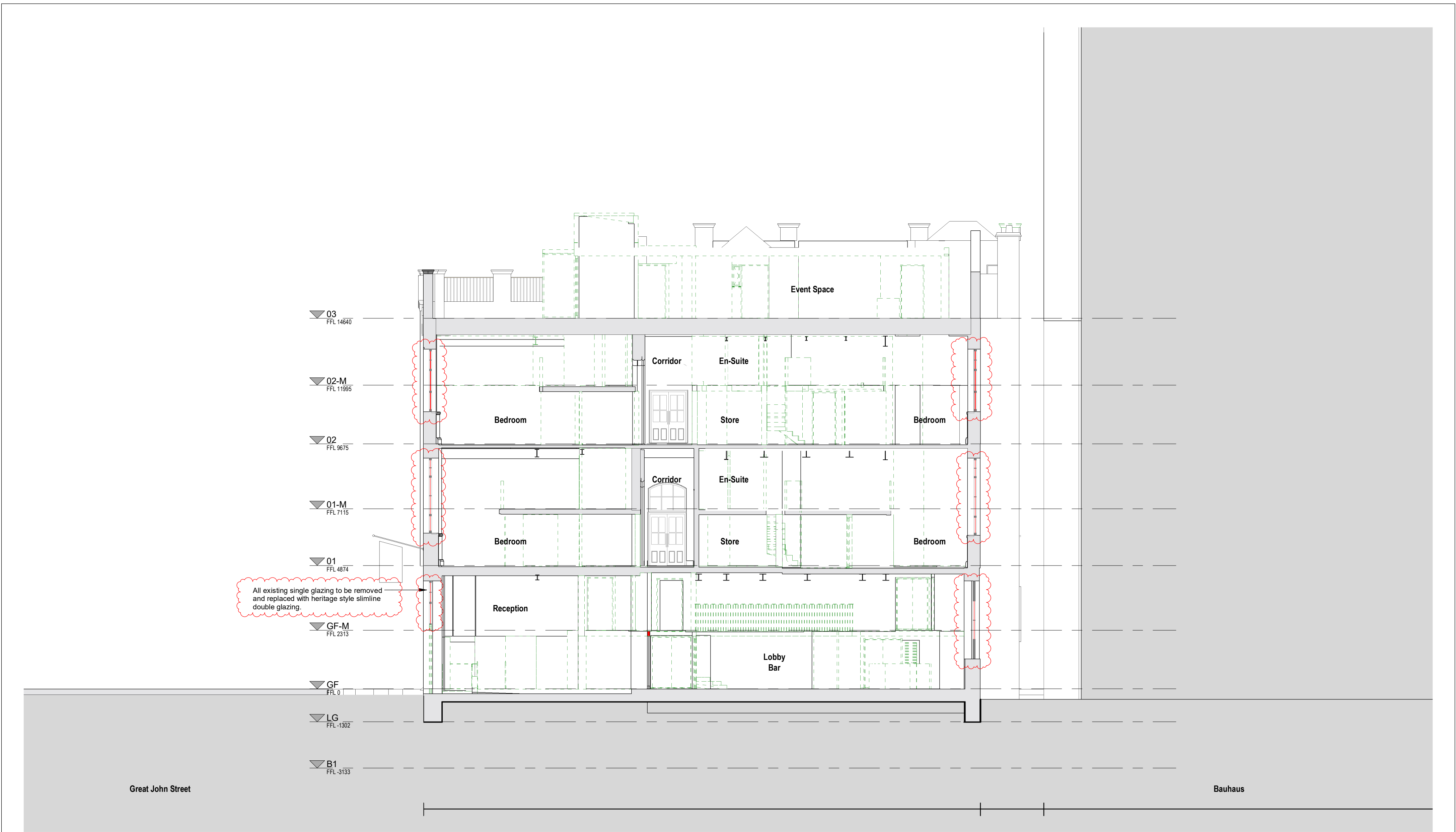
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Great John Street Hotel - Manchester, M3 4FD

- East Elevation-Demolition

Scale @A2	Status	Suitability	Revision			
1:100	Planning	S2	- B			
Project Code	Originator	Zone	Level	Type	Role	Class No
11116	- EPR	- 00	- EA	- TP	- A	- 04-0233



North									
B		Town Planning Submission	26.04.24	AWI	SH				
A		TP updates following Operations Review	15.12.23	IK	SH				
02		Planning updates	01.10.20	JKCLL	CFU				
01		Planning Submission	17.04.20	SH	DS				
No.	Revision	Date	Initial	Chk'd					

- Notes
- Existing structure to be retained
 - Existing heritage fabric to be demolished
 - Existing non-heritage fabric to be demolished
- All existing single glazing to be removed and replaced with heritage style slimline double glazing. Existing secondary glazing to be removed.
- WSP to confirm location & sizes of all risers, ductwork & penetrations for Listed Building Consent application.
 - Survey required to confirm existing fabric/ facade condition to confirm extent of remedial works required for Listed Building Consent application.
 - All layouts subject to Building Control review.

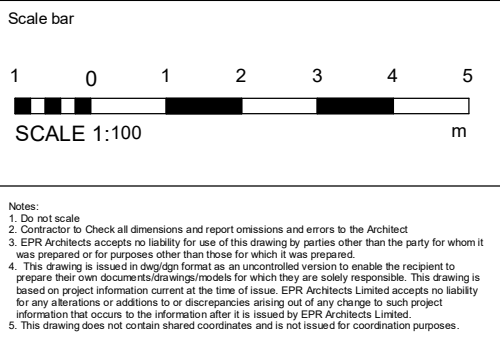
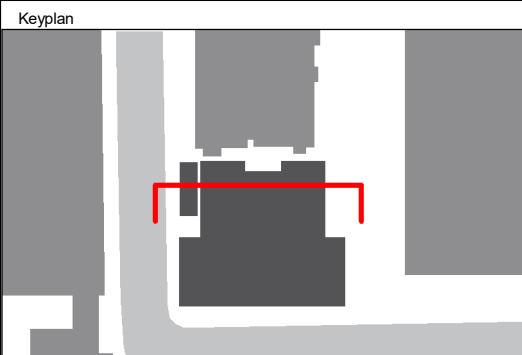
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Great John Street Hotel - Manchester, M3 4FD

- Section A-A-Demolition

Scale @A2	Status	Suitability	Revision			
1:100	Planning	S2	B			
Project Code	Originator	Zone	Level	Type	Role	Class No
11116	- EPR	- 00	- XX	- TP	- A	- 05-0240



North

No.	Revision	Date	Initial	Chk'd
B	Town Planning Submission	26.04.24	AWI	SH
A	TP updates following Operations Review	15.12.23	IK	SH
02	Planning updates	01.10.20	JKCLL	CFU
01	Planning Submission	17.04.20	SH	DS

Notes

- Existing structure to be retained
- Existing heritage fabric to be demolished
- Existing non-heritage fabric to be demolished
- All existing single glazing to be removed and replaced with heritage style slimline double glazing. Existing secondary glazing to be removed.

- WSP to confirm location & sizes of all risers, ductwork & penetrations for Listed Building Consent application.
- Survey required to confirm existing fabric/ facade condition to confirm extent of remedial works required for Listed Building Consent application.
- All layouts subject to Building Control review.

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Great John Street Hotel - Manchester, M3 4FD

- Section B-B-Demolition

Scale @A2	Status				Suitability	Revision
1:100	For Information				S2	- B
Project Code	Originator	Zone	Level	Type	Role	Class.No
11116	- EPR	- 00	- XX	- TP	- A	- 05-0241