

Project No: 1073
 Project Title: Liverpool Road, Manchester
 Date: 22.05.23
 Revision: P02

Demolition

Works Ref.	Description	Room	Fabric Removed	Original Fabric (1830s)	Photographic Ref.	Drawing Ref.
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BASEMENT

1073-TGA-XX-XX-
RP-A-FI_10_10-
0010

Dem.01	Removal of walls/stairs as noted on demo plan; insertion of beam to support floor over if required.	See plan	Y	Y	2;4; TV1;2;4;6;7 & 10	1073-TGA-XX-00-DR-A-95070
Dem.02	Excavation of floor to No.125 to achieve minimum 2.2m floor to ceiling height.	Ex.BF01; Ex.BF02; Ex.BF02; Ex.BF04; Ex.BF05; Ex.BF06; Ex.BF07	Y	Part	2;5;7;10;11;1516	1073-TGA-XX-00-DR-A-95070
Dem.03	Excavation of No.123 to achieve minimum 2.35m floor to ceiling height plus service void over, to ME spec. Approximately 1.05m to FFL, subject to further on site surveys and insulation requirements/ tanking system used.	Ex.BF09; Ex.BF10; Ex.BF11; Ex.BF12; Ex.BF13; Ex.BF14; Ex.BF15; Ex.BF16; Ex.BF17	Y	Y	TV1;2;3;4;5;6;7; 8;9 & 10	1073-TGA-XX-00-DR-A-95070
Dem.04	New opening formed to rear basement walls to provide connection to new basement beyond.	Ex.BF15; Ex.BF17	Y	Y	TV7	1073-TGA-XX-00-DR-A-95070
Dem.05	All surviving stone flags to be retained and repositioned to suit proposed layouts.	Ex.BF01; Ex.BF09; Ex.BF10; Ex.BF11; Ex.BF12; Ex.BF13; Ex.BF14; Ex.BF15; Ex.BF16	N	Y	2 TV1;2;3;4;5;6;7; 8;9 & 10	1073-TGA-XX-00-DR-A-95070
Dem.06	Existing opening widened.	Ex.BF07 Ex.BF10	Y	Y	18 TV10	1073-TGA-XX-00-DR-A-95070
Dem.07	New opening to existing internal walls where indicated. Temporary opening during construction period only.	Ex.BF01; Ex.BF10; Ex.BF16; Ex.BF17	Y	Y	2 TV7; 10	1073-TGA-XX-00-DR-A-95070

GROUND

1073-TGA-XX-XX-
RP-A-FI_10_10-
0010

Dem.08	Demolition of wall to either side of fire stack. Wall over picture rail retained.	Ex.GF2	Y	Y	26;29	1073-TGA-XX-00-DR-A-95071
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Dem.09	Removal of fitted bar, furniture and equipment.	Ex.GF5	Y	N	23; 31	1073-TGA-XX-00-DR-A-95071
Dem.10	Partial removal of wall; nibs to side and wall above picture rail retained.	Ex.GF4	Y	Y	50;52	1073-TGA-XX-00-DR-A-95071
Dem.11	Removal of partition wall and door.	Ex.G3A	Y	N	56	1073-TGA-XX-00-DR-A-95071
Dem.12	Removal of external door.	Ex.GF7	Y	N	53	1073-TGA-XX-00-DR-A-95071
Dem.13	Removal of modern non-structural walls, finishes and ceilings.	Ex.GF12; Ex.GF13; Ex.GF14;	Y	N	62; 65; 66	1073-TGA-XX-00-DR-A-95071
Dem.14	Removal of staircases.	Ex.GF14	Y	Part	62; 63	1073-TGA-XX-00-DR-A-95071
Dem.15	Demolition of external walls.	Ex.GF09 Ex.GF10; Ex.GF11; Ex.GF13;	Y	N	56;61;70	1073-TGA-XX-00-DR-A-95071
Dem.16	Demolition of 1960s extension.	Ex.GF16	Y	N	67; 68; 69; 70	1073-TGA-XX-00-DR-A-95071
Dem.17	Removal of internal structural walls.	Ex.GF13;	Y	Y	60; 66	1073-TGA-XX-00-DR-A-95071
Dem.18	Widening of existing opening in external wall.	Ex.GF13;	Y	Y	58	1073-TGA-XX-00-DR-A-95071
Dem.19	Removal of modern interventions to former entrances of No.123 & No.125 and replaced with new glazing.	Ex.GF5; Ex.GF13;	Y	Part	66	1073-TGA-XX-00-DR-A-95071
Dem.20	Opening created within original party wall.	Ex.GF12	Y	Y	40	1073-TGA-XX-00-DR-A-95071

FIRST

1073-TGA-XX-XX-
RP-A-FI_10_10-
0010

Dem.21	Removal of non-structural walls noted on demolition plan.	See plan	Part	Part	-	1073-TGA-XX-00-DR-A-95072
Dem.22	Removal of all non-original floor and ceiling finishes.	All Rooms.	Y	N	-	1073-TGA-XX-00-DR-A-95072

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Dem.23	Demolition of 1960s extension.	See plan	Y	N	S08	1073-TGA-XX-00-DR-A-95072
Dem.24	Removal of stairs.	Ex.1F15; Ex.1F18	Y	N	149	1073-TGA-XX-00-DR-A-95072
Dem.25	New openings within existing walls.	Ex.1F02; Ex.1F07; Ex.1F08; Ex.1F09	Y	Y	111; 118; 130	1073-TGA-XX-00-DR-A-95072
Dem.26	Removal of External Wall.	Ex.1F15	Y	Part	<i>Not accessible</i>	1073-TGA-XX-00-DR-A-95072

SECOND

1073-TGA-XX-XX-
RP-A-FI_10_10-
0010

Dem.27	Removal of all non-original sanitaryware and fitted furniture.	All Rooms	Y	N	202; 210	1073-TGA-XX-00-DR-A-95073
Dem.28	Removal of non-structural walls noted on demolition plan.	See plan	Part	Part	-	1073-TGA-XX-00-DR-A-95073
Dem.29	Reinstate window in bricked-up opening.	Ex.2F01	Y	N	216	1073-TGA-XX-00-DR-A-95073
Dem.30	Demolition of 1960s extension.	Ex.2F18	Y	N	S08	1073-TGA-XX-00-DR-A-95073
Dem.31	New openings within existing walls.	Ex.2F09	Y	Y	217; 219	1073-TGA-XX-00-DR-A-95073
Dem.32	Removal of External Wall.	Ex.2F16	Y	Part	<i>Not accessible</i>	1073-TGA-XX-00-DR-A-95073
Dem.33	Collapsed chimney to be reinstated with modern partitions.	Ex.2F17	Y	Y	<i>Not accessible</i>	1073-TGA-XX-00-DR-A-95073
Dem.34	Removal of internal wall to picture rail height. Downstand to be reinstated.	Ex.2F02; Ex.2F03	Y	Y	212	1073-TGA-XX-00-DR-A-95073

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Proposed

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BASEMENT

P.01	New door in existing openings.	B1.01; B1.04; B1.31; B1.32	1073-TGA-XX-00-DR-A-95060
P.02	New hatch to existing barrel drop.	B1.30	1073-TGA-XX-00-DR-A-95060
P.03	New partition to infill existing opening.	B1.29; B1.31	1073-TGA-XX-00-DR-A-95060
P.04	New sanitaryware and plumbing system.	B1.05; B1.06; B1.09; B1.14	1073-TGA-XX-00-DR-A-95060
P.05	Original ceilings underdrawn with plasterboard ceilings with services below. Skim finished.	B1.01; B1.02; B1.03; B1.04; B1.30; B1.31; B1.32	1073-TGA-XX-00-DR-A-95060
P.06	New plasterboard ceilings with concealed service zone. Skim finished.	B1.05; B1.06; B1.07; B1.08; B1.09; B1.10; B1.11; B1.12; B1.13; B1.14	1073-TGA-XX-00-DR-A-95060
P.07	Existing walls made good.	B1.01; B1.02; B1.03; B1.04; B1.30; B1.31; B1.32	1073-TGA-XX-00-DR-A-95060
P.08	Retained solid masonry walls to be Lime Plastered. New plasterboard partitions as indicated on drawings.	B1.05; B1.06; B1.07; B1.08; B1.09; B1.10; B1.11; B1.12; B1.13; B1.14	1073-TGA-XX-00-DR-A-95060

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Proposed

Works Ref.	Description	Room	Drawing Ref.
P.10	Construction of new concrete floor slab to existing floor level. Original stone flags to be retained and re-laid to B1.04.	B1.01; B1.02; B1.03; B1.04; B1.29; B1.30; B1.31; B1.32	1073-TGA-XX-00-DR-A-95060
P.11	Underpinning to external and internal loadbearing walls and construction of new insulated concrete floor slab with screed finish to excavated floor level to achieve minimum habitable room heights. Salvaged red brick or alternative floor finish inlaid to floor finish to demarcate location of original walls within B1.05 and B1.09.	B1.05; B1.06; B1.07; B1.08; B1.09; B1.10; B1.11; B1.12; B1.13; B1.14	1073-TGA-XX-00-DR-A-95060
P.12	Lintel over new and widened openings to SE spec.	B1.05; B1.08; B1.09	1073-TGA-XX-00-DR-A-95060
P.13	New door in existing walls and associated new lintel to SE spec.	B1.06; B1.07; B1.08; B1.12	1073-TGA-XX-00-DR-A-95060
P.14	Surviving panelled doors to be retained, repaired and redecorated.	B1.01; B1.02; B1.03	1073-TGA-XX-00-DR-A-95060

GROUND

P.15	Repair, restoration and decoration of external windows. Original acid-etching restored.	00.01; 00.03; 00.21; 00.22B	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-ZZ-DR-A-95310
P.16	Replacement of windows with new glazed units to match original 8:8 sashes with internal secondary glazing.	00.04	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-XX-DR-A-95310
P.17	Replacement of Principal Entrance doors and associated internal lobby doors.	00.02	1073-TGA-XX-00-DR-A-95061
P.18	Former corner entrance door to be retained, repaired and redecorated including new glazing. Door to be fixed shut.	00.01	1073-TGA-XX-00-DR-A-95061
P.19	Retention and restoration of original floor boards where possible.	00.01; 00.03; 00.21 00.22; 00.22A; 00.22B	1073-TGA-XX-00-DR-A-95061
P.20	Restoration of tiled floor to entrance hall of No.125.	00.01A	1073-TGA-XX-00-DR-A-95061

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Proposed

Works Ref.	Description	Room	Drawing Ref.
P.21	Reinstatement of cornicing and picture rails as indicated.	00.01; 00.01A; 00.03; 00.04; 00.22; 00.22A; 00.22B	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-00-DR-A-95092
P.22	Install new replica fire surrounds to chimney breast of an architectural style appropriate to the building.	00.01; 00.03; 00.05; 00.21; 00.22; 0.22B	1073-TGA-XX-00-DR-A-95061
P.23	Repair, restore and decorate internal entrance lobby walls and re-glaze.	00.02	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-XX-DR-A-95310
P.24	New ramp and steps provided to new openings within existing wall to provide access to restaurant. New lintel provided to opening.	00.03	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-00-DR-A-95065
P.25	Retain, refurbish and re-decorate existing door to basement.	00.01A	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-ZZ-DR-A-95068
P.20	Remaining areas of damaged plaster to external walls to be stripped and re-instated with insulating lime plaster. Existing internal solid masonry walls to be replastered in lime renovation mix.	00.01; 0.002; 00.03; 00.04; 00.05; 00.21; 00.22A; 00.22B; 00.27	1073-TGA-XX-00-DR-A-95061
P.21	New opening in original wall to create service hatch. New lintel required.	00.05	1073-TGA-XX-00-DR-A-95061
P.22	New door to original window opening to provide access to new lift lobby. Fixed glazing installed to existing door opening.	00.22	1073-TGA-XX-00-DR-A-95061
P.23	New window to original opening to match original 8:8 sash.	00.05	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-ZZ-DR-A-95067
P.24	New bar installed central to restaurant	00.05	1073-TGA-XX-00-DR-A-95061
P.25	Panelled door replaced to alcove cupboard to match original. Interior of the cupboard to be retained, refurbished and re-decorated.	00.05	1073-TGA-XX-00-DR-A-95061
P.26	Former entrances to be replaced with full height new glazing.	00.04; 00.22A	1073-TGA-XX-00-DR-A-95061
P.27	New door to original external opening to form fire escape.	00.27	1073-TGA-XX-00-DR-A-95061

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Proposed

Works Ref.	Description	Room	Drawing Ref.
P.28	Location of original removed stairs expressed within proposed floor finishes.	00.05; 00.04	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-00-DR-A-95232
P.29	New glazed door within existing wall to provide entry to new glazed courtyard.	00.04	1073-TGA-XX-00-DR-A-95061
P.30	Skirting boards to match original to be reinstated throughout to suit proposed layouts.	All Rooms.	1073-TGA-XX-00-DR-A-95232
P.31	Surviving plaster corbel to be retained. Mould to be taken and replicated corbel to be installed on other side of opening to match.	00.22A	1073-TGA-XX-00-DR-A-95092
P.32	Re-install lath and plaster ceiling underdrawn with fire resisting board and skim finish.	00.01; 00.01A; 00.03; 00.22; 00.22A; 00.22B	1073-TGA-XX-00-DR-A-95092
P.33	Install new fire resisting plasterboard ceiling to structural soffit with dropped service zones where indicated.	00.04; 00.05; 00.21; 00.27	1073-TGA-XX-ZZ-DR-A-95090 1073-TGA-XX-00-DR-A-95092
P.34	Retain, refurbish and re-decorate original staircase and associated handrail and balusters.	00.01A	1073-TGA-XX-00-DR-A-95061 1073-TGA-XX-ZZ-DR-A-95069

FIRST

P.35	Replacement of windows with new glazed units to match original 8:8 sashes with internal secondary glazing. Existing panelling below windows retained, adjusted where required, refurbished and re-decorated.	01.01; 01.02; 01.02A; 01.03; 01.04; 01.04A; 01.05; 01.14; 01.14A	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-01-DR-A-95066
P.36	Retention of original floor boards where possible.	01.01; 01.02; 01.03; 01.04; 01.05; 01.14; 01.17; 01.18; 01.19	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-ZZ-DR-A-95230
P.37	Install new replica fire surrounds to chimney breast of an architectural style appropriate to the building.	01.01; 01.02A; 01.03A; 01.04; 01.14A; 01.18	1073-TGA-XX-01-DR-A-95062
P.38	New window to replicate original sash to original opening. Fixed shut with fire rated secondary glazing to the guestroom side.	01.18; 01.19	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-ZZ-DR-A-95067

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P.39	Replace missing panelled door to match original.	01.01A; 01.16	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-ZZ-DR-A-95068
P.40	Replace missing panelled door with new to match original and fix shut. Insulate, plasterboard line and skim to room side.	01.16	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-ZZ-DR-A-95068
P.41	Retain, refurbish and re-decorate original panelled door and fix shut. Insulate, plasterboard line and skim to room side.	01.01A	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-ZZ-DR-A-95068
P.42	New doors to match original panelled doors in existing and newly formed openings.	<i>All doors unless otherwise indicated.</i>	1073-TGA-XX-01-DR-A-95062
P.43	Location of original removed stairs expressed within proposed floor finishes.	01.03; 01.06	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-01-DR-A-95232
P.44	Skirting boards to match original to be reinstated throughout to suit proposed layouts.	All Rooms.	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-01-DR-A-95232
P.45	Reinstatement of cornicing and picture rails where possible.	01.01; 01.02; 01.02A; 01.03; 01.04; 01.05; 01.14	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-01-DR-A-95093
P.46	Surviving plaster corbel to be retained. Mould to be taken and replicated corbel to be installed on other side of opening to match. Insulate, plasterboard line and skim to one side.	01.14A	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-01-DR-A-95093
P.47	Remaining areas of damaged plaster to external walls to be stripped and re-instated with insulating lime plaster. Existing internal solid masonry walls to be replastered in lime renovation mix.	01.01; 01.01A; 01.02; 01.02A; 01.03; 01.03A; 01.04; 01.04A; 01.05; 01.05A; 01.14; 01.14A; 01.15; 01.17; 01.18; 01.19	1073-TGA-XX-01-DR-A-95062
P.48	Re-install lathe and plaster ceiling underdrawn with fire resisting board and skim finish. Dropped service zones where indicated.	01.01; 01.02; 01.02A; 01.14; 01.14A; 01.15; 01.17; 01.18; 01.19;	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-01-DR-A-95093

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P.49	Install new fire resisting plasterboard ceiling to structural soffit with dropped service zones where indicated.	01.03; 01.03A; 01.04; 01.04A; 01.05; 01.05A;	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-01-DR-A-95093
P.50	Repair, refurbish and re-decorate original staircase and associated handrail and balusters	01.16	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-ZZ-DR-A-95069
P.52	New internal stairs to negotiate level change within room.	01.05	1073-TGA-XX-01-DR-A-95062
P.52	Altered flooring levels to meet acoustic and fire performance requirements.	<i>All Rooms.</i>	1073-TGA-XX-01-DR-A-95062 1073-TGA-XX-ZZ-DR-A-95230 1073-TGA-XX-01-DR-A-95233
P.53	New steel frame incorporated as emergency reinstatement works following collapse of chimney. Chimney reinstated in modern lightweight studwork.	01.05	1073-TGA-XX-01-DR-A-95062
P.54	Infill existing openings within external wall with brickwork to match original.	01.05A	1073-TGA-XX-01-DR-A-95062
P.55	New glazing in existing door opening.	01.14	1073-TGA-XX-00-DR-A-95062

SECOND

P.56	Replacement of windows with new glazed units to match original 6:8 sashes with internal secondary glazing. Existing panelling below windows retained, refurbished and re-decorated.	02.01; 02.02; 02.03; 02.04; 02.05; 02.14;	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-ZZ-DR-A-95067
P.57	Retention of original floor boards where possible.	02.01; 02.02; 02.02A; 02.03; 02.04; 02.05; 02.14; 02.14A; 02.17; 02.18; 02.19	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-02-DR-A-95234
P.58	Install new replica fire surrounds to chimney breast of an architectural style appropriate to the building.	02.01; 02.02A; 02.03A; 02.14A; 02.18	1073-TGA-XX-02-DR-A-95063
P.59	New window to replicate original sash to original opening. Fixed shut with fire rated secondary glazing to the guestroom side.	02.03A; 02.18; 02.19	1073-TGA-XX-00-DR-A-95063 1073-TGA-XX-02-DR-A-95234

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P.60	Replace missing panelled door to match original.	02.16	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-ZZ-DR-A-95068
P.61	Replace missing panelled door with new to match original and fix shut. Insulate, plasterboard line and skim to room side.	02.16; 02.17	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-ZZ-DR-A-95068
P.62	New door in existing window opening; lintel; retained and re-used.	02.03	1073-TGA-XX-02-DR-A-95063
P.63	New doors to match original panelled doors in existing and newly formed openings.	<i>All doors unless otherwise indicated.</i>	1073-TGA-XX-02-DR-A-95063
P.64	Remaining areas of damaged plaster to external walls to be stripped and re-instated with insulating lime plaster. Existing internal solid masonry walls to be replastered in lime renovation mix.	All Rooms.	1073-TGA-XX-02-DR-A-95063
P.65	Install new fire resisting plasterboard ceiling to structural soffit with dropped service zones where indicated.	All Rooms.	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-02-DR-A-95094
P.66	New steel frame incorporated as emergency reinstatement works following collapse of chimney. Chimney not to be reinstated.	02.05	1073-TGA-XX-02-DR-A-95063
P.67	New internal stairs to negotiate level change within room.	02.05	1073-TGA-XX-02-DR-A-95063
P.68	Altered flooring levels to meet acoustic and fire performance requirements.	All Rooms.	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-ZZ-DR-A-95230 1073-TGA-XX-02-DR-A-95234
P.69	Repair, refurbish and re-decorate original staircase and associated handrail and balusters	02.16	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-ZZ-DR-A-95069
P.70	Infill existing openings within external wall with brickwork to match original.	02.05A	1073-TGA-XX-02-DR-A-95063
P.71	New glazing in existing door opening.	02.14	1073-TGA-XX-02-DR-A-95063
P.72	Existing rooflight over stairs to be replaced with AOV.	02.16	1073-TGA-XX-02-DR-A-95063 1073-TGA-XX-ZZ-DR-A-95069