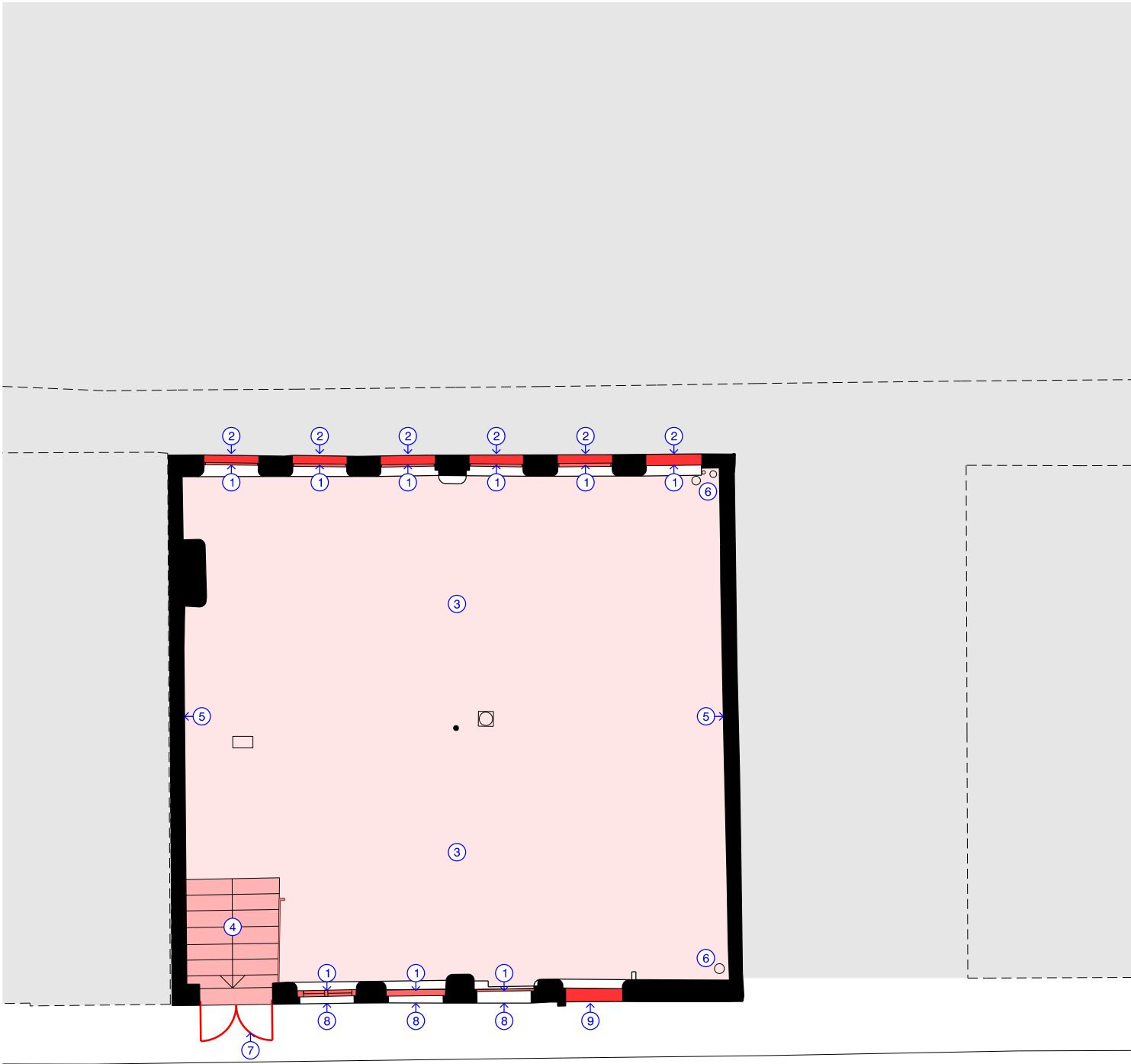




Lower Ground Floor Plan

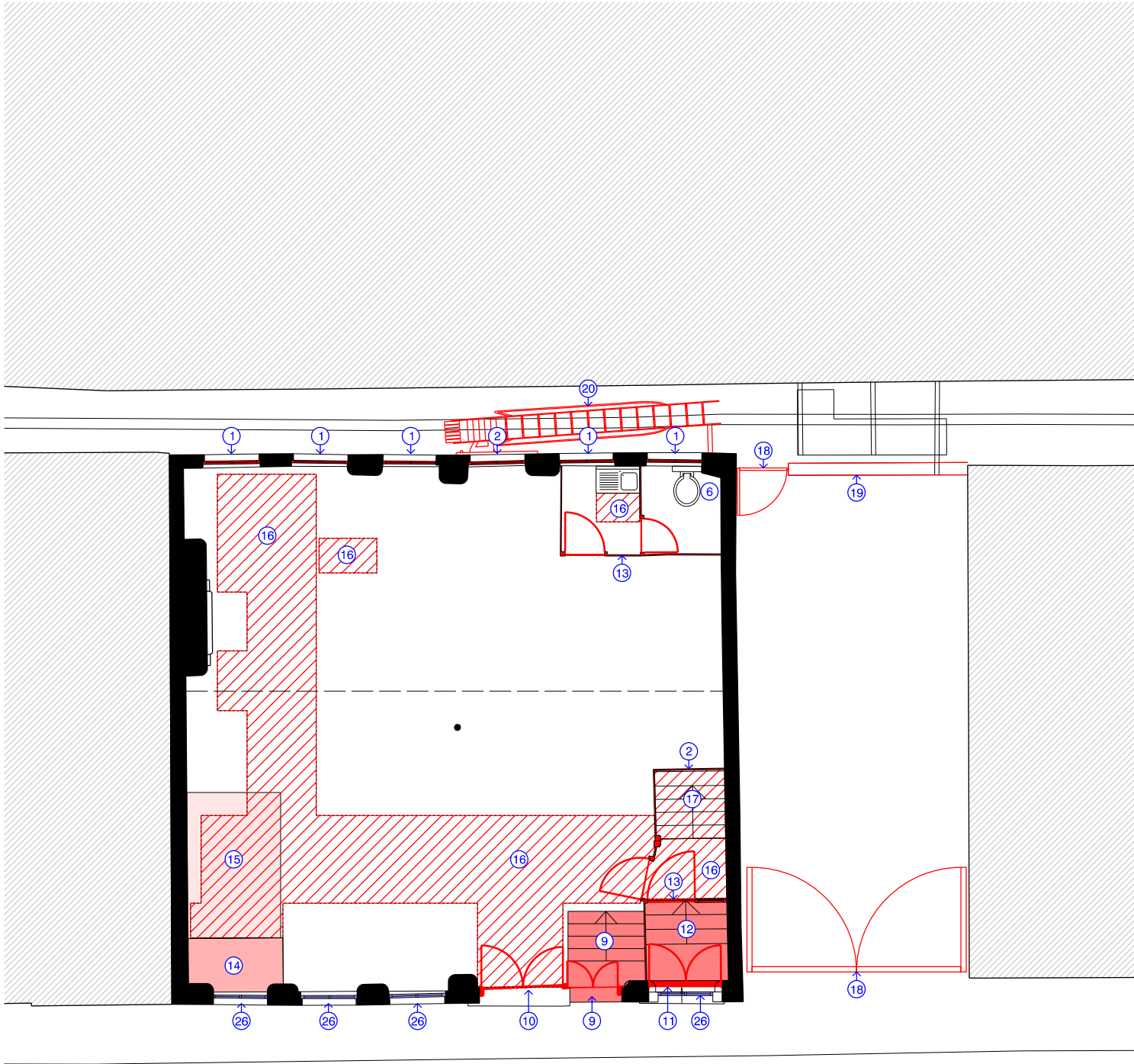
- 1 Existing single glazed timber windows to be removed
- 2 Non-original brickwork blocking original window openings to be removed and windows reinstated
- 3 Non-original concrete slab to be removed and replaced with new slab to SE detail and spec
- 4 Existing brick stair with stone treads to be removed and rebuilt
- 5 Non-original pointing and brickwork with significant spalling to be raked out/removed and replaced where necessary
- 6 Existing drainage to be removed
- 7 Non-original steel security doors to be removed
- 8 Existing iron railings to be removed and replaced like for like
- 9 Existing loading bay steps to be removed and basement window added
- 10 Loading bay door to be removed and stored for reuse
- 11 Existing front door to be removed

- 12 Existing single glazed timber windows to be removed
- 13 Internal partition walls and doors to be removed
- 14 Existing boxing out above basement level entrance door to be removed
- 15 Floor joists and boards to be removed
- 16 Non-original timber treads/facings to original treads to be removed
- 17 Non-original timber treads/facings to original treads to be removed
- 18 Security gate to be removed
- 19 Boundary wall to be removed
- 20 Escape stair to be removed. Gallows brackets to be retained if possible to be used for the proposed balconies
- 21 Steps to be removed/reworked into new stair orientation
- 22 Non-original escape door to be removed

Key

- Existing building fabric to be removed
- Existing building fabric to be removed in order to restore or reuse

revision: date: note:
P01 20221223 preliminary first issue
P02 20230210 general planning update



Upper Ground Floor Plan

- 23 masonry piers to be removed and rebuilt as per SE recommendation, detail and spec
- 24 Original workbench to be removed and stored. Bench to be reinstated during works
- 25 Location of proposed rooflights
- 26 Existing windows to be retained, removed, stripped and repainted



project
51-53 richmond st, manchester
job no.
7593
title
Proposed Lower + Upper Ground Floor Demolition Plans
scale
1:100 @ A3
drawing no.
al(05)0050

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