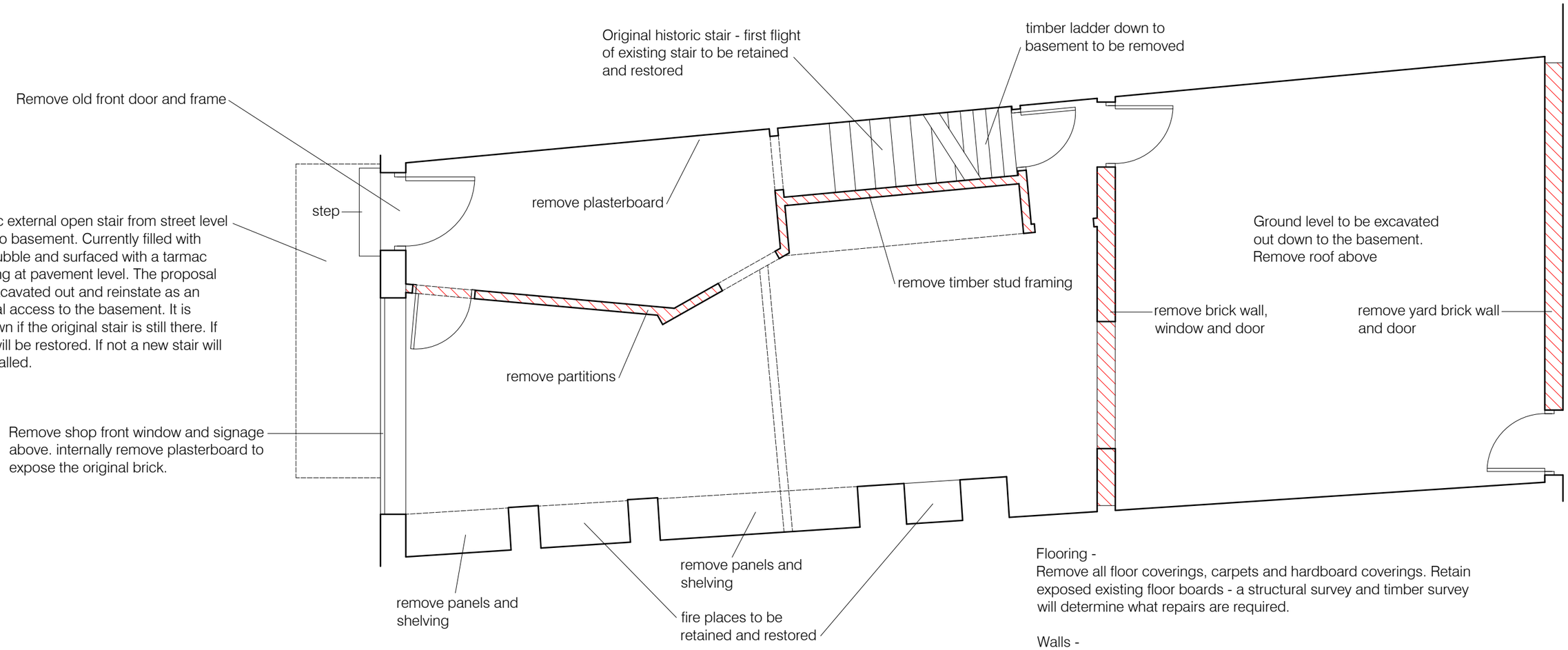


Ground Plan 1:50 62.7 Msq (675 sq ft)

Flooring -
Remove all floor coverings, carpets and hardboard coverings. Retain exposed existing floor boards - a structural survey and timber survey will determine what repairs are required.

Walls -
Internal
The existing street facing brick wall will be exposed, cleaned and re-pointed. Any structural requirements are yet to be determined. The intention is to leave the side party walls exposed. This may not be possible as Building Regulations require sound insulation for Change of Use to residential.

External
Front facade - Remove paint to reveal original brick and re-point. Rear facade - clean brick and re-point. A structural survey is required to determine if any repairs are required.

Ceiling -
The plasterboard ceiling will be removed to expose original timber joists and boards. A full structural assessment and timber survey is required to determine what repairs may be required.

Fire Places -
All to be left exposed, cleaned and brickwork re-pointed. Cast iron to be cleaned and restored.

exist-001
35 Liverpool Road
Existing Plans
Ground Floor Plan
Scale 1:50 @ A3
12 July 21

Studio Maurice Shapero 2H, Second Floor, Beehive Mill, Jersey Street, Ancoats, Manchester. M4 6JG. 07830 153 229. info@mauriceshapero.com