Edwards.
Property Consultants

Soft Strip Out Specification

at

New Century, 34 Hanover Street, Manchester
M4 4AH

for

One Plus Four Limited

BCD/No.106

Date 21s July 2026

26 King Street, Manchester, M2 6AY
0161 833 9991

1. INTRODUCTION

1.1 This Soft Strip Out Specification details the works that are required to the interior of the ground floor of the Grade II listed New Century Hall building to facilitate the proposed works to remove modern fittings and reconfigure the south side of the space.

1.2 A Listed Building Consent application and Planning Permission application have been submitted to MCC to agree the full extent of the proposed works and Change of Use which focus on the construction of a new dividing wall and associated MEP alterations to split the ground floor space into a separate bar and music venue.

1.3 The proposed soft strip works, which do not require Listed Building Consent, involve the strip out of modern fabric to the pot wash area, section of the bar, removal of the partition and door to the cleaner's store, strip out of the food concession units, removal of wall finishes in the green room, removal of the stage including acoustic fittings, including some lighting and power fittings, and the strip out of elements of the HVAC system.

1.4 The above elements are all part of the existing fit-out to the ground floor and are mostly free standing and will be easy to remove and dispose of without causing any disrepair to the listed building fabric.

1.5 A selection of photographs are included, showing what areas and elements that are to be stripped out.

1.6 Following the strip out works, a temporary hoarding will be installed, adjacent to where the new partition will be constructed, separating the construction works from the bar.

1.7 Floor plans showing what is to be stripped out can be found in Appendix A.

1.8 Approximate temporary hoarding line – Appendix B.

2. SOFT STRIP OUT WORKS

2.1 Pot Wash

2.1.1 The pot wash area is to be stripped out. This includes all equipment, and wall and floor finishes. Most of the equipment is freestanding. All services will be isolated, capped and removed back to source where appropriate.

2.1.2 Refer to photographs 1 – 3 and Building Fabric Soft Strip Out plan.

2.2 Urinal / Cleaners Store

2.2.1 The partition and door to the cleaner's store is to be removed. This is effectively a demountable partition and doesn't extend to the concrete soffit.

2.2.2 Refer to photograph 4 and Building Fabric Soft Strip Out plan.

2.3 Bar

2.3.1 The end section of the bar, and all associated equipment, and floor finishes are to be removed. The bar is effectively freestanding and will be carefully dismantled. All services will be isolated, capped and removed back to source where appropriate.

2.3.2 Refer to photographs 5 – 7 and Building Fabric Soft Strip Out plan.

2.4 Food Concessions

2.4.1 The three food concessions to the rear are to be removed, including all equipment, partitions, ceiling slats, wall finishes and floor finishes. These are freestanding and will be carefully taken apart. All services will be isolated, capped and removed back to source where appropriate

2.4.2 The two food concessions to the front are to be stripped out, but partitions to remain. The equipment is all freestanding.

2.4.3 Refer to photographs 8 – 16, 21 - 29 and Building Fabric Soft Strip Out plan.

2.5 Green Room

2.5.1 The wall finishes and soft furnishings in the green room are to be removed.

2.5.2 Refer to photographs 17 and 18.

2.6 Stage

2.6.1 The stage is effectively demountable and will be carefully dismantled and removed. The acoustic finishes to the stage, and some of the power and lighting will be stripped out.

2.6.2 Refer to photographs 19 and 20.

2.7 HVAC Systems

2.7.1 Sections / parts of the HVAC systems are to be stripped out/ relocated. Systems that are being relocated will be removed and set aside. Redundant fixings will be left in situ for re-use or carefully removed. Sympathetic repairs will be completed on any removed fixings, subject to approval. Scope to be determined following removal of equipment.

2.7.2 Refer to photographs 30-38 and HVAC Soft Strip out Plan.

2.8 General Notes

2.8.1 Waste streams will be carefully managed within the space and removed carefully from the building out to the rear loading bay or stair A1, to avoid disruption to the operational side of the space. To avoid disruption during peak operational hours, subject to management coordination, it may be necessary to store waste onsite until appropriate to remove. Waste will be managed and removed via a wait-and-load system and therefore no skips will be required.

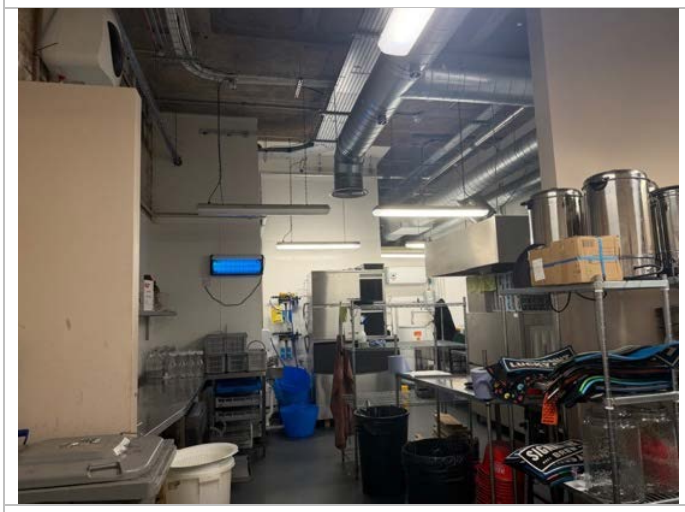
2.8.2 Some lighting track, cable trays and curtains will be temporarily removed and set aside for re-use.

2.8.3 The building fabric will be protected during the soft strip out, using materials such as Correx sheeting where necessary.

2.8.4 A mobile elevating work platform will be used for high level access where required.

2.8.5 Temporary hoarding will be installed to separate the bar from the construction site, with access being maintained to the toilets. The hoarding will be of plywood, with a sealed dust sheet above, and self-supporting to avoid unnecessary fixings. Refer to Appendix B.

3. PHOTOGRAPHS



1 – Pot Wash Area – All equipment and wall and floor finishes to be stripped out



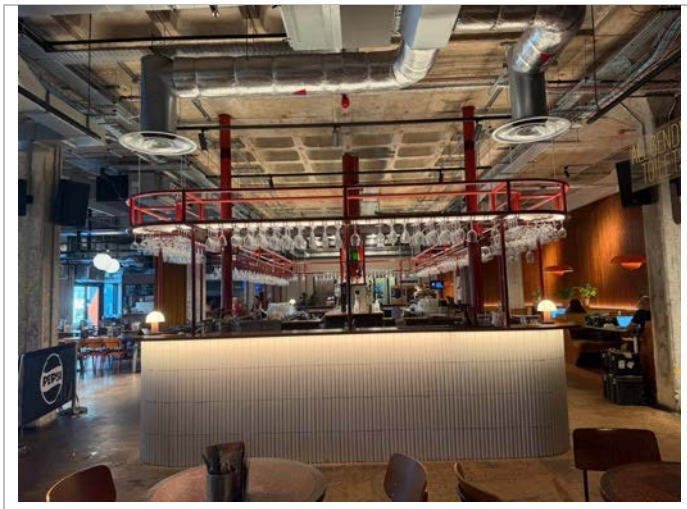
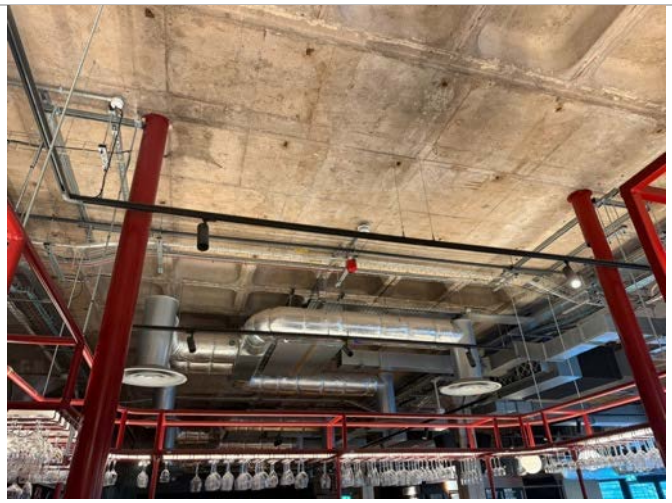
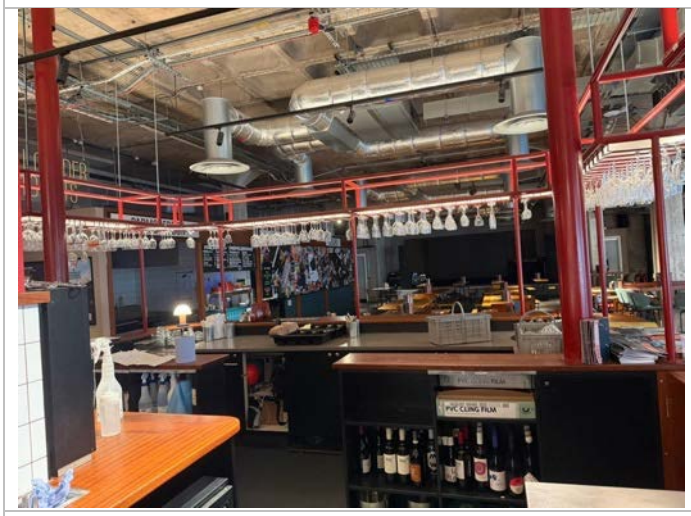
2 – Pot Wash Area - All equipment and wall and floor finishes to be stripped out

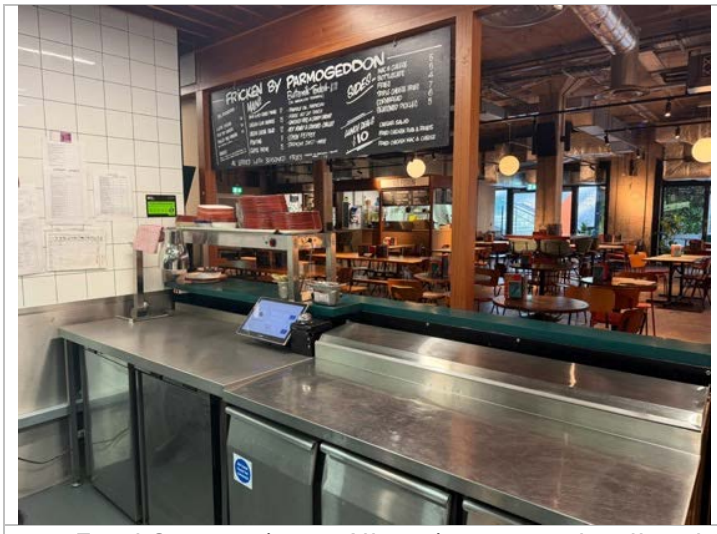


3 – Pot Wash Area - All equipment and wall and floor finishes to be stripped out



4 – Urinal and Cleaners Store – Partition and door forming storage room to be removed

	
5 – Bar – End section of bar and floor finishes to be removed	6 – Bar - End section of bar and floor finishes to be removed
	
7 – Bar - End section of bar and floor finishes to be removed	8 – Food Concessions
	
9 – Food Concessions – Partitions to be removed	10 - Food Concessions – All equipment and wall and floor finishes to be removed



11 - Food Concessions - All equipment and wall and floor finishes to be removed



12 - Food Concessions – Partitions to be removed



13 - Food Concessions - All equipment and wall and floor finishes to be removed



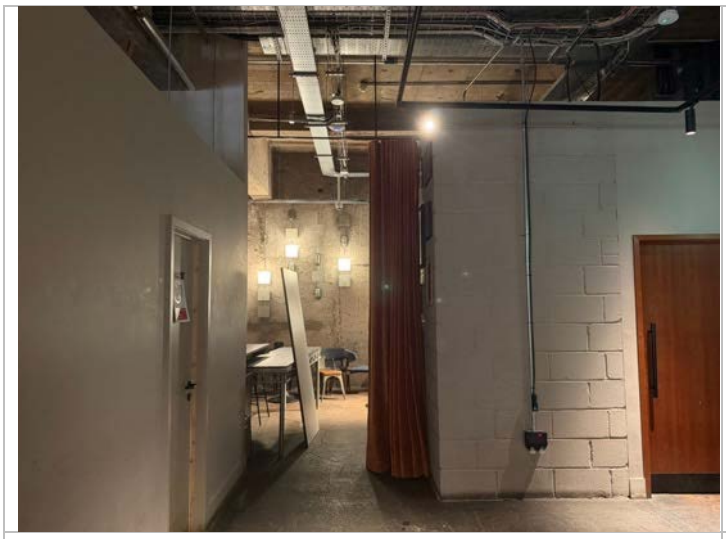
14 - Food Concessions - All equipment and wall and floor finishes to be removed



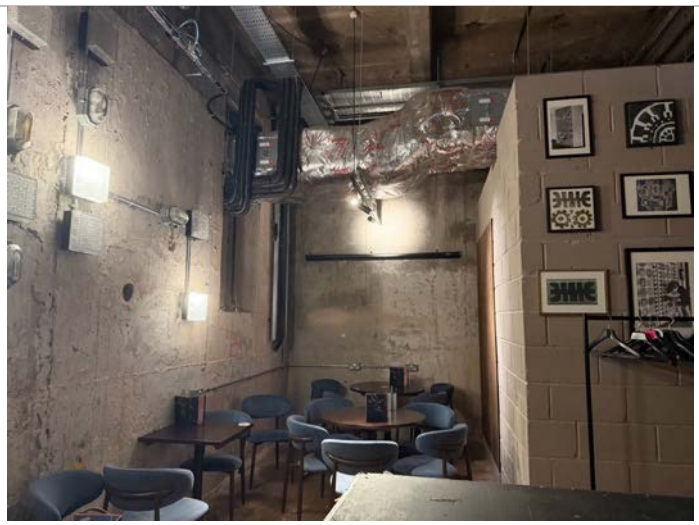
15 - Food Concessions – Partitions to be removed



16 - Food Concessions – Partitions to be removed



17 – Green Room – Wall finishes and soft furnishes to be removed



18 – Green Room – Soft furnishes to be removed



19 – Stage – Stage and acoustic finishes to be stripped out



20 – Stage - Some of the power and lighting to be stripped out



21 - Food Concessions



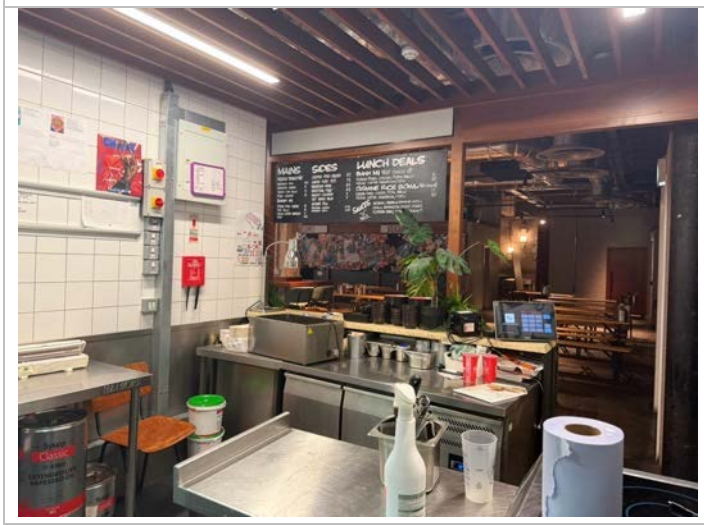
22 - Food Concessions – Partitions to remain



23 - Food Concessions – Slats to ceilings to remain



24 - Food Concessions- All equipment and wall and floor finishes to be removed



25 - Food Concessions - - All equipment and wall and floor finishes to be removed



26 - Food Concessions – Partitions to remain



27 - Food Concessions – Partitions to remain



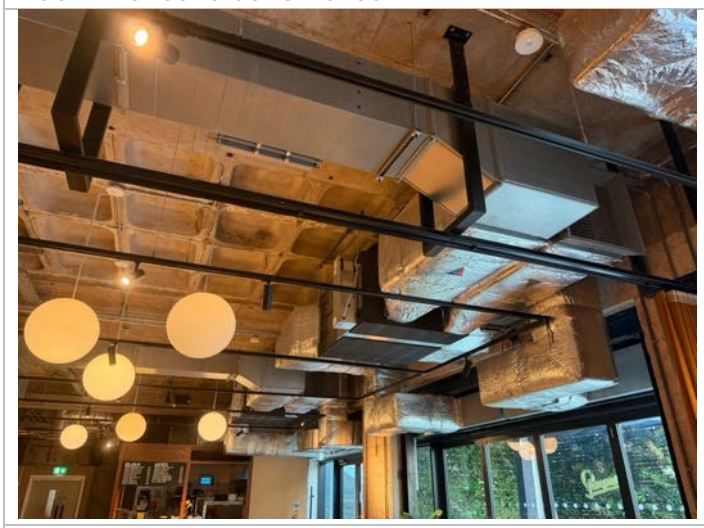
28 - Food Concessions - All equipment and wall and floor finishes to be removed



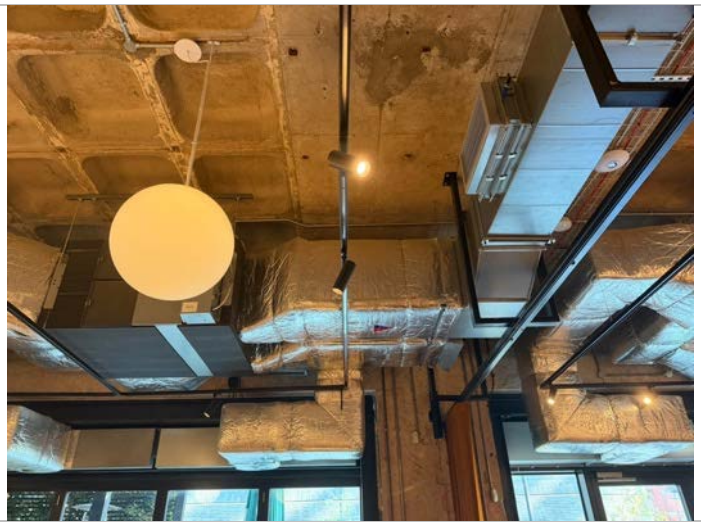
29 - Food Concessions - All equipment and wall and floor finishes to be removed



30 – HVAC Systems – To be stripped out / relocated



31 - HVAC Systems - To be stripped out / relocated



32 - HVAC Systems - To be stripped out / relocated



33 - HVAC Systems - To be stripped out / relocated



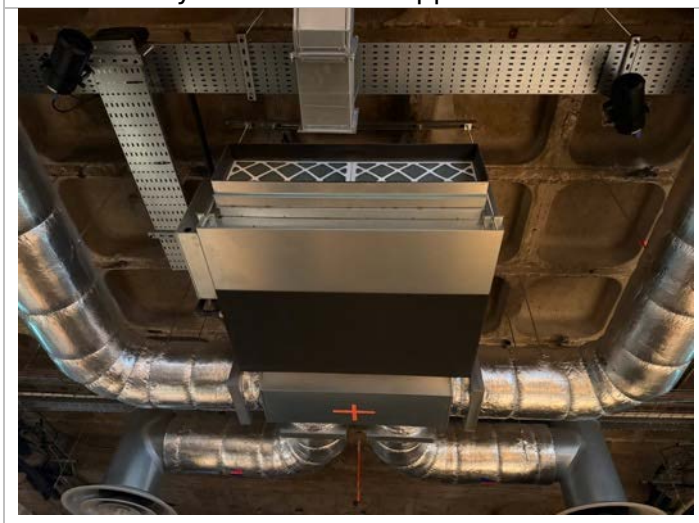
34 - HVAC Systems - To be stripped out / relocated



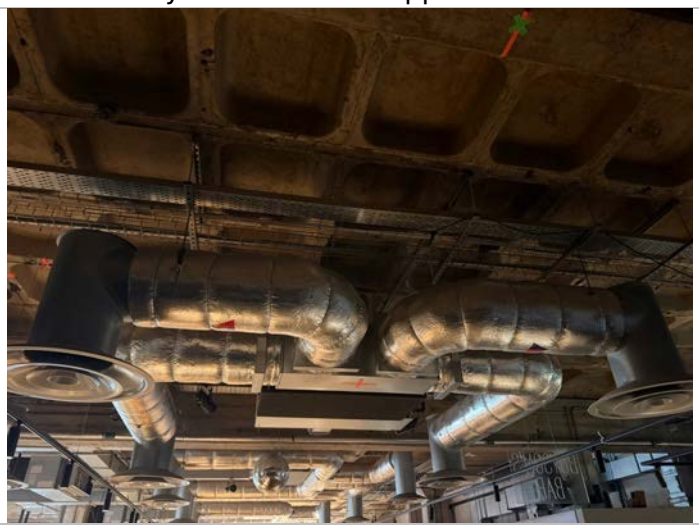
35 - HVAC Systems - To be stripped out / relocated



36 - HVAC Systems - To be stripped out / relocated



37 - HVAC Systems - To be stripped out / relocated



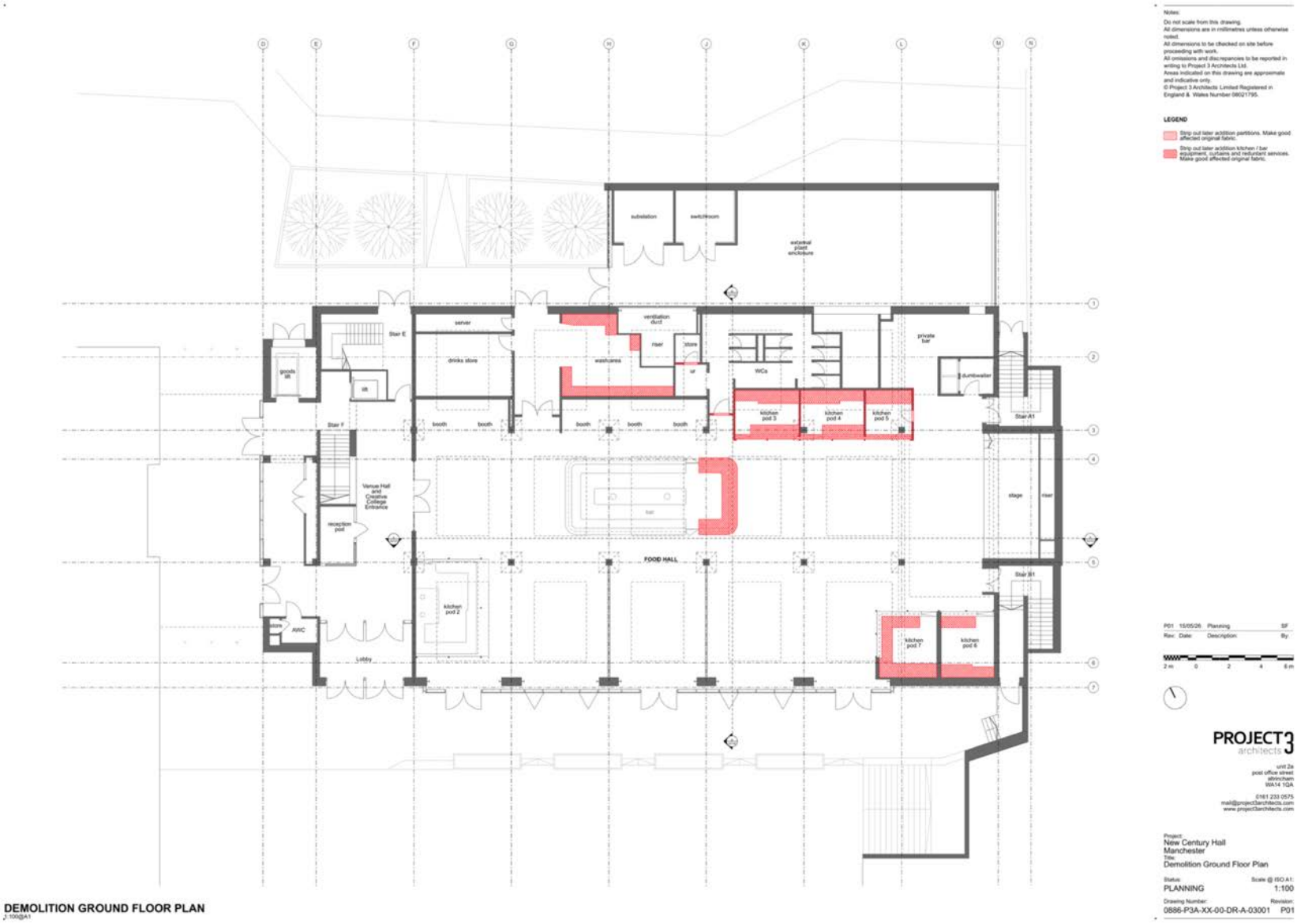
38 - HVAC Systems - To be stripped out / relocated

APPENDIX - A

FLOORPLANS

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Building Fabric – Soft Strip Out



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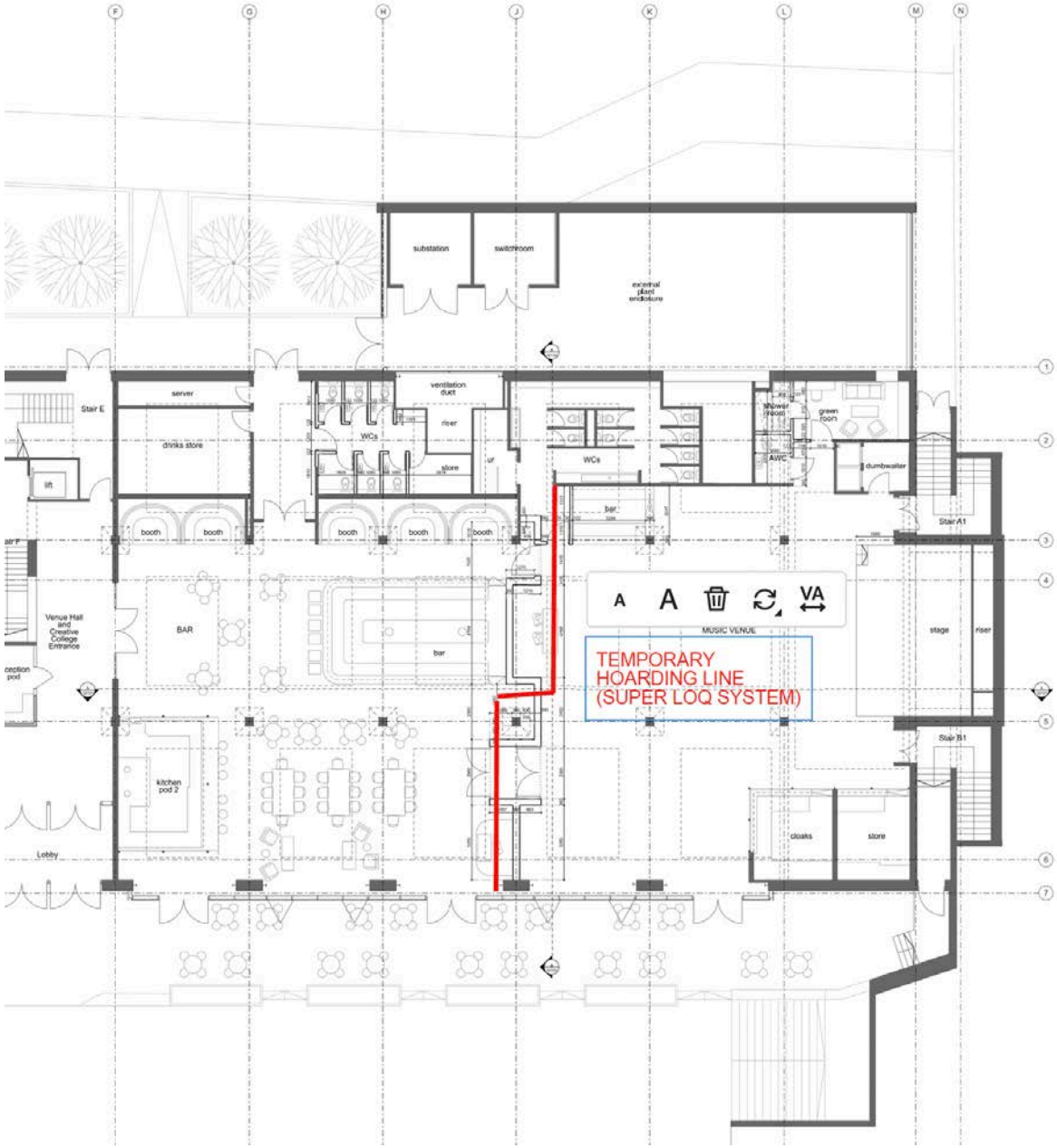
HVAC – Soft Strip Out



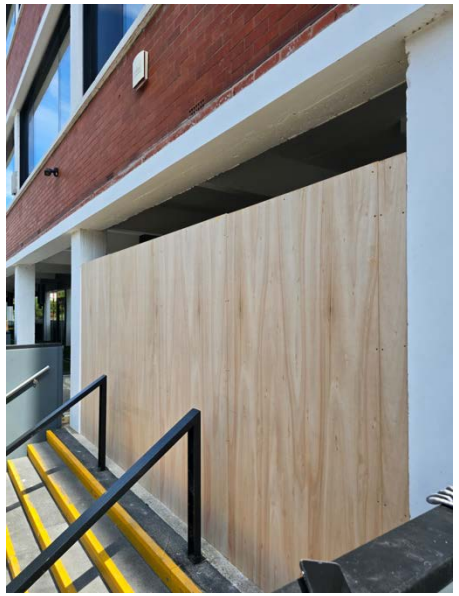
APPENDIX B

TEMPORARY HOARDING LINE

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All dimensions are in millimetres unless otherwise noted.
All dimensions to be checked on site before proceeding with work.
All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd.
Areas indicated on this drawing are approximate and indicative only.
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EXAMPLE OF TEMPORARY HOARDING

Rev:	Date:	Description:	By:
I01	03/06/26	Info	SF

2 m 0 2 4 6 m

PROJECT 3 architects
unit 2a
post office street
altrincham
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0161 233 0575
mail@project3architects.com
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Project:
New Century Hall
Manchester
Title:
Proposed Ground Floor Plan