



Project Fact Sheet  
Australasia Restaurant Manchester



# Australasia Restaurant - Manchester



**Project:** Australasia Restaurant - Fit Out  
**Value:** €1,050,000  
**Client:** Living Ventures -UK  
**Stage:** Completed

## FACTFILE

### AUSTRALASIA RESTAURANT - MANCHESTER

FIT OUT OF THE WORKS AT AUSTRALASIA INVOLVED THE DEMOLITION, STRUCTURAL ALTERATION AND FIT OUT AN EXISTING BASEMENT BELOW AN OCCUPIED 4 STOREY OFFICE BLOCK IN THE SPINNINGFIELDS DEVELOPMENT OF MANCHESTER CITY CENTRE.

## SCOPE OF WORKS

ABM were involved both in direct works and Project Management of specialist trades and suppliers namely Electrical, Mechanical, Ventilation, Audio, Kitchen subcontractors and specialist suppliers.

The works took in 2 weeks over a 12 weeks period. Demolition and structural alterations were completed in 2 weeks during December 2010 and the fit out works for 10 weeks between mid February and Mid April 2011.

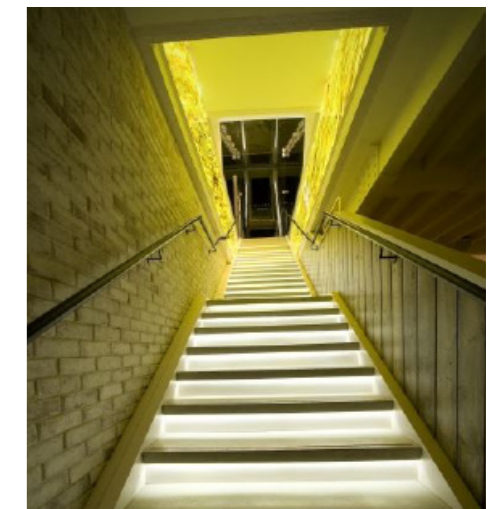
The restaurant opened in early May 2011.



Phase 1 Demolition and Structural Alterations involved the removal of concrete block walls, the widening of existing structural openings, the installation of a new staircase to access the basement from ground level, infilling of an existing stair void left in the ground floor and the construction of an acoustic ceiling to front of house areas circa 360 sq m. Access was severely restricted in getting materials into and out of the basement. Conveyors were used to remove rubble from the demolished walls whilst a bespoke platform was designed to load onto and transport the acoustic plasterboard sheets.

Phase 2 involved the decorative finishes and building services installation. Brick slips were used to clad the majority of the front of house block work walls to give a Victorian appearance to the basement. The acoustic plasterboard ceiling was clad in imitation timber beams whilst the flooring to the dining area was Douglas Fir solid floor boards with a Lye and White Soap finish.

Polished concrete floor tiles 1000mm x 1000mm were laid in the bar and corridor areas, with the bar area having a hardwood timber joist between tiles. The concrete tiles were also used as wall cladding between the diningroom area. The project was completed on time and budget to a very high standard.



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