

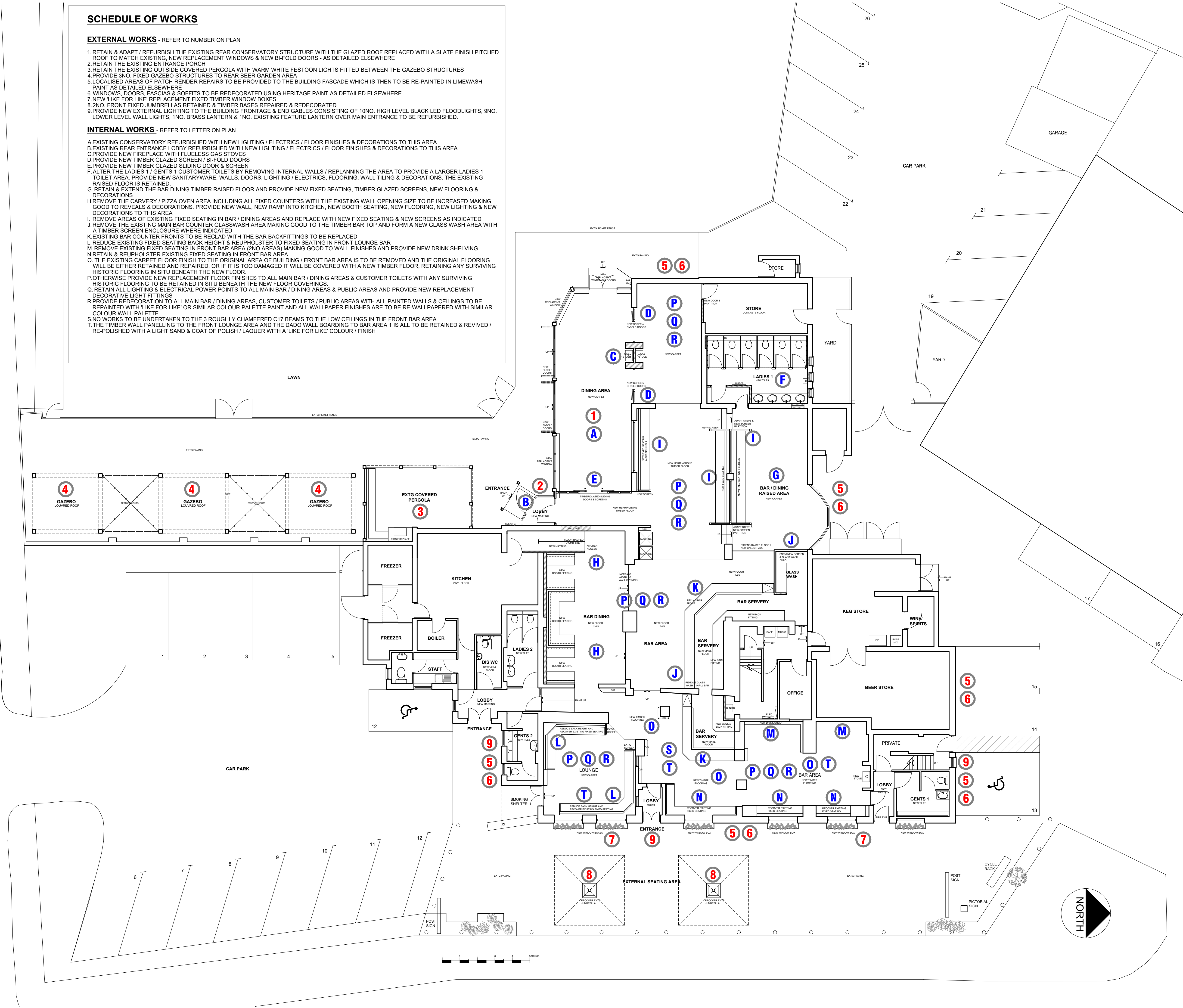
SCHEDULE OF WORKS

EXTERNAL WORKS - REFER TO NUMBER ON PLAN

1. RETAIN & ADAPT / REFURBISH THE EXISTING REAR CONSERVATORY STRUCTURE WITH THE GLAZED ROOF REPLACED WITH A SLATE FINISH PITCHED ROOF TO MATCH EXISTING, NEW REPLACEMENT WINDOWS & NEW BI-FOLD DOORS - AS DETAILED ELSEWHERE
2. RETAIN THE EXISTING ENTRANCE PORCH
3. RETAIN THE EXISTING OUTSIDE COVERED PERGOLA WITH WARM WHITE FESTOON LIGHTS FITTED BETWEEN THE GAZEBO STRUCTURES
4. PROVIDE 3NO. FIXED GAZEBO STRUCTURES TO REAR BEER GARDEN AREA
5. LOCALISED AREAS OF PATCH RENDER REPAIRS TO BE PROVIDED TO THE BUILDING FASCADIE WHICH IS THEN TO BE RE-PAINTED IN LIMEWASH PAINT AS DETAILED ELSEWHERE
6. WINDOWS, DOORS, FASCIAS & SOFFITS TO BE REDECORATED USING HERITAGE PAINT AS DETAILED ELSEWHERE
7. NEW 'LIKE FOR LIKE' REPLACEMENT FIXED TIMBER WINDOW BOXES
8. 2NO. FRONT FIXED JUMBRELLAS RETAINED & TIMBER BASES REPAIRED & REDECORATED
9. PROVIDE NEW EXTERNAL LIGHTING TO THE BUILDING FRONTAGE & END GABLES CONSISTING OF 10NO. HIGH LEVEL BLACK LED FLOODLIGHTS, 9NO. LOWER LEVEL WALL LIGHTS, 1NO. BRASS LANTERN & 1NO. EXISTING FEATURE LANTERN OVER MAIN ENTRANCE TO BE REFURBISHED.

INTERNAL WORKS - REFER TO LETTER ON PLAN

- A. EXISTING CONSERVATORY REFURBISHED WITH NEW LIGHTING / ELECTRICS / FLOOR FINISHES & DECORATIONS TO THIS AREA
- B. EXISTING REAR ENTRANCE LOBBY REFURBISHED WITH NEW LIGHTING / ELECTRICS / FLOOR FINISHES & DECORATIONS TO THIS AREA
- C. PROVIDE NEW FIREPLACE WITH FLUELESS GAS STOVES
- D. PROVIDE NEW TIMBER GLAZED SCREEN / BI-FOLD DOORS
- E. PROVIDE NEW TIMBER GLAZED SLIDING DOOR & SCREEN
- F. ALTER THE LADIES 1 / GENTS 1 CUSTOMER TOILETS BY REMOVING INTERNAL WALLS / REPLANNING THE AREA TO PROVIDE A LARGER LADIES 1 TOILET AREA. PROVIDE NEW SANITARYWARE, WALLS, DOORS, LIGHTING / ELECTRICS, FLOORING, WALL TILING & DECORATIONS. THE EXISTING RAISED FLOOR IS RETAINED
- G. RETAIN & EXTEND THE BAR DINING TIMBER RAISED FLOOR AND PROVIDE NEW FIXED SEATING, TIMBER GLAZED SCREENS, NEW FLOORING & DECORATIONS TO THIS AREA
- H. REMOVE THE CARVERY / PIZZA OVEN AREA INCLUDING ALL FIXED COUNTERS WITH THE EXISTING WALL OPENING SIZE TO BE INCREASED MAKING GOOD TO REVEALS & DECORATIONS. PROVIDE NEW WALL, NEW RAMP INTO KITCHEN, NEW BOOTH SEATING, NEW FLOORING, NEW LIGHTING & NEW DECORATIONS TO THIS AREA
- I. REMOVE AREAS OF EXISTING FIXED SEATING IN BAR / DINING AREAS AND REPLACE WITH NEW FIXED SEATING & NEW SCREENS AS INDICATED
- J. REMOVE THE EXISTING MAIN BAR COUNTER GLASSWASH AREA MAKING GOOD TO THE TIMBER BAR TOP AND FORM A NEW GLASS WASH AREA WITH A TIMBER SCREEN ENCLOSURE WHERE INDICATED
- K. EXISTING BAR COUNTER FRONTS TO BE RECLAD WITH THE BAR BACKFITTINGS TO BE REPLACED
- L. REDUCE EXISTING FIXED SEATING BACK HEIGHT & REUPHOLSTER TO FIXED SEATING IN FRONT LOUNGE BAR
- M. REMOVE EXISTING FIXED SEATING IN FRONT BAR AREA (2NO AREAS) MAKING GOOD TO WALL FINISHES AND PROVIDE NEW DRINK SHELVEING
- N. RETAIN & REUPHOLSTER EXISTING FIXED SEATING IN FRONT BAR AREA
- O. THE EXISTING CARPET TO FLOOR FINISH TO THE ORIGINAL AREA OF BUILDING / FRONT BAR AREA IS TO BE REMOVED AND THE ORIGINAL FLOORING WILL BE EITHER RETAINED AND REPAIRED, OR IF IT IS TOO DAMAGED IT WILL BE COVERED WITH A NEW TIMBER FLOOR, RETAINING ANY SURVIVING HISTORIC FLOORING IN SITU BENEATH THE NEW FLOOR.
- P. OTHERWISE PROVIDE NEW REPLACEMENT FLOOR FINISHES TO ALL MAIN BAR / DINING AREAS & CUSTOMER TOILETS WITH ANY SURVIVING HISTORIC FLOORING TO BE RETAINED IN SITU BENEATH THE NEW FLOOR COVERINGS.
- Q. RETAIN ALL LIGHTING & ELECTRICAL POWER POINTS TO ALL MAIN BAR / DINING AREAS & PUBLIC AREAS AND PROVIDE NEW REPLACEMENT DECORATIVE LIGHT FITTINGS
- R. PROVIDE REDECORATION TO ALL MAIN BAR / DINING AREAS, CUSTOMER TOILETS / PUBLIC AREAS WITH ALL PAINTED WALLS & CEILINGS TO BE REPAINTED WITH 'LIKE FOR LIKE' OR SIMILAR COLOUR PALETTE PAINT AND ALL WALLPAPER FINISHES ARE TO BE RE-WALLPAPERED WITH SIMILAR COLOUR WALL PALETTE
- S. NO WORKS TO BE UNDERTAKEN TO THE 3 ROUGHLY CHAMFERED C17 BEAMS TO THE LOW CEILINGS IN THE FRONT BAR AREA
- T. THE TIMBER WALL PANNELLING TO THE FRONT LOUNGE AREA AND THE DADO WALL BOARDING TO BAR AREA 1 IS ALL TO BE RETAINED & REVIVED / RE-POLISHED WITH A LIGHT SAND & COAT OF POLISH / LAQUER WITH A 'LIKE FOR LIKE' COLOUR / FINISH



FUSION BY DESIGN

All design work and information provided on this drawing must under NO circumstances be reproduced in any form without the prior written approval by Fusion by design.

NOTE TO ALL CONTRACTORS:-

Under NO circumstances must dimensions be scaled from this drawing. All contractors must be responsible for taking and checking all dimensions upon visiting site. All contractors must advise the DESIGNER immediately, in writing, of any discrepancies.

This drawing is to be read in conjunction with the bill of quantities / specification and any related drawing. The contractor must ensure that all items detailed on this drawing are included when tendering even if not covered by the specification. The Designer must be advised in writing of all such items. Any discrepancies between drawings and specification must be resolved with the Designer prior to commencing works.

All structural work must be carried out in strict accordance with the drawing and calculations provided by the appointed Structural Engineer. All structural work must be inspected at all relevant stages by both the Structural Engineer and Building Inspector, any changes or alterations must have their express written approval. Any costs incurred due to either claims for damages, loss of trade, etc by failing to do so will be the sole liability of the contractor.

All works must be carried out in strict accordance with all Local Authority, British & European Standards. If in doubt, it is the responsibility of the contractor to contact all relevant parties.

Under the guidance of CDM 2015, the designer will not commence work in relation to a project unless satisfied that the client is aware of their duties duly owned and obligated to them under these regulations. This drawing precludes Fusion by Design Ltd., from the role of Principal Designer unless otherwise contractually engaged.

F.	DL	DRAWING UPDATED	04.10.21
E.	DL	DRAWING UPDATED	15.09.21
D.	DL	DRAWING UPDATED	14.06.21
C.	DL	DRAWING UPDATED	11.05.21
B.	DL	DRAWING UPDATED	05.05.21
A.	DL	DRAWING UPDATED	30.04.21

Revision

BY DESIGN

FUSION BY DESIGN FABRIC HOUSE
HOLLY PARK MILLS, WOODHALL LANE, LEEDS LS28 5QS
Telephone 0113 2047788 Fax 0113 2047868
E-Mail info@fusionbydesign.co.uk Web www.fusionbydesign.co.uk

Client

J.W. LEES & CO.

Job Title

THE RED LION,
530-532 WILMSLOW ROAD,
MANCHESTER, M20 4BT

Drawing Title

PROPOSED GROUND FLOOR
PLAN

Scale

1:100 @ A1

Drawing No

4007-PL04

Revision

F

Date

APRIL 2021

Drawn By

DL