

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

SCHEDULE OF WORKS - DRAWING NUMBER 4007-PL04D

EXTERNAL WORKS - REFER TO NUMBER ON PLAN

1. DEMOLISH EXISTING REAR CONSERVATORY & ENTRANCE LOBBY STRUCTURE AND REPLACE WITH NEW SINGLE STOREY PITCHED ROOF EXTENSION WITH BI-FOLD DOORS, NEW ROOF SLATES & RENDER FINISH TO MATCH EXISTING BUILDING FINISHES - AS DETAILED ELSEWHERE
2. FORM NEW REPLACEMENT REAR ENTRANCE / LOBBY STRUCTURE WITH GABLE END ROOF ALL TO MATCH NEW EXTENSION AND AS DETAILED ELSEWHERE
3. REMOVE THE EXISTING TIMBER OUTSIDE SMOKING STRUCTURE
4. PROVIDE 1NO. PART COVERED FIXED TIMBER PERGOLA STRUCTURE WITH FIXED SEATING & 7NO. WALL LIGHTS TO REAR BEER GARDEN AREA
5. PROVIDE 1NO. FIXED GAZEBO STRUCTURE TO REAR BEER GARDEN AREA
6. FORM NEW CUSTOMER ACCESS FROM THE FRONT CAR PARK TO THE REAR EXTERNAL BEER GARDEN WITH NEW METAL GATES / FEATURE ARCH / BRASS LANTERN & REPLACEMENT LOW BRICK DWARF GUARD WALL. THERE IS THE LOSS OF 1 PARKING SPACE WHICH IS TO BE PROVIDED TO THE REAR CAR PARK
7. LOCALISED AREAS OF PATCH RENDER REPAIRS TO BE PROVIDED TO THE BUILDING FASCAD E WHICH IS THEN TO BE RE-PAINTED IN HERITAGE PAINT AS DETAILED ELSEWHERE
8. WINDOWS, DOORS, FASCIAS & SOFFITS TO BE REDECORATED USING HERITAGE PAINT AS DETAILED ELSEWHERE
9. NEW 'LIKE FOR LIKE' REPLACEMENT FIXED TIMBER WINDOW BOXES
10. 2NO. FRONT FIXED JUMBRELLAS RETAINED & TIMBER BASES REPAIRED & REDECORATED
11. REAR CAR PARK ADAPTED WITH STORE STRUCTURE REMOVED & GARAGE STRUCTURE RE-POSITIONED AS INDICATED IN ORDER TO FORM AN ADDITIONAL CAR PARKING SPACE. THEREFORE THE SAME NUMBER OF PARKING SPACES ARE PROVIDED - 27 NO.
12. 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. FORM NEW REAR EXTENSION WITH NEW LIGHTING / ELECTRICS / FLOOR FINISHES & DECORATIONS TO THIS AREA
- B. FORM NEW REAR ENTRANCE LOBBY WITH NEW LIGHTING / ELECTRICS / SCREENS / 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 THE TIMBER RAISED FLOOR & REPLANNING THE AREA TO PROVIDE A LARGER LADIES 1 TOILET AREA. PROVIDE NEW SANITARYWARE, WALLS, DOORS, LIGHTING / ELECTRICS, FLOORING, WALL TILING & DECORATIONS
- G. REMOVE THE BAR DINING TIMBER RAISED FLOOR AND PROVIDE NEW FIXED SEATING, TIMBER GLAZED SCREENS, NEW FLOORING & DECORATIONS
- 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 FIXED 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 SHELVE
- N. RETAIN & REUPHOLSTER EXISTING FIXED SEATING IN FRONT BAR AREA
- O. THE EXISTING CARPET FLOOR FINISH TO THE ORIGINAL AREA OF BUILDING / FRONT BAR AREA IS TO BE REMOVED AND, SUBJECT TO INSPECTION & ITS CONDITION, THE ORIGINAL FLOOR WILL EITHER BE RETAINED & REPAIRED OR IF IT IS TOO DAMAGED IT WILL BE REPLACED / COVERED WITH A NEW TIMBER FLOOR
- P. OTHERWISE PROVIDE NEW REPLACEMENT FLOOR FINISHES TO ALL MAIN BAR / DINING AREAS & CUSTOMER TOILETS
- 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 PANELLING 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

SCHEDULE OF WORKS - DRAWING NUMBER 4007-PL04F

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 FASCAD E 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
- 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 SHELVE
- N. RETAIN & REUPHOLSTER EXISTING FIXED SEATING IN FRONT BAR AREA
- O. THE EXISTING CARPET 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 PANELLING 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