existing C20th paint grade door retained and sealed shut behind new plasterboard panelling on s/w noggings

existing boarding retained / reinstated to existing sash window

high level wine display / shop on tubular square black painted steel sections

retain existing steps and wrought iron handrail

retain + extend existing timber benchwork over staircase to basement

new bench seating

new storage cupboard above existing steps

wine sales

removal tables and chairs - retractable canopy over

existing benching converted to seating

Retain existing steps and all handrails/ balustrades

dumb waiter

service void to be cut in existing floor for dumb waiter - subject to struct. eng. details

high poseur table

bar service

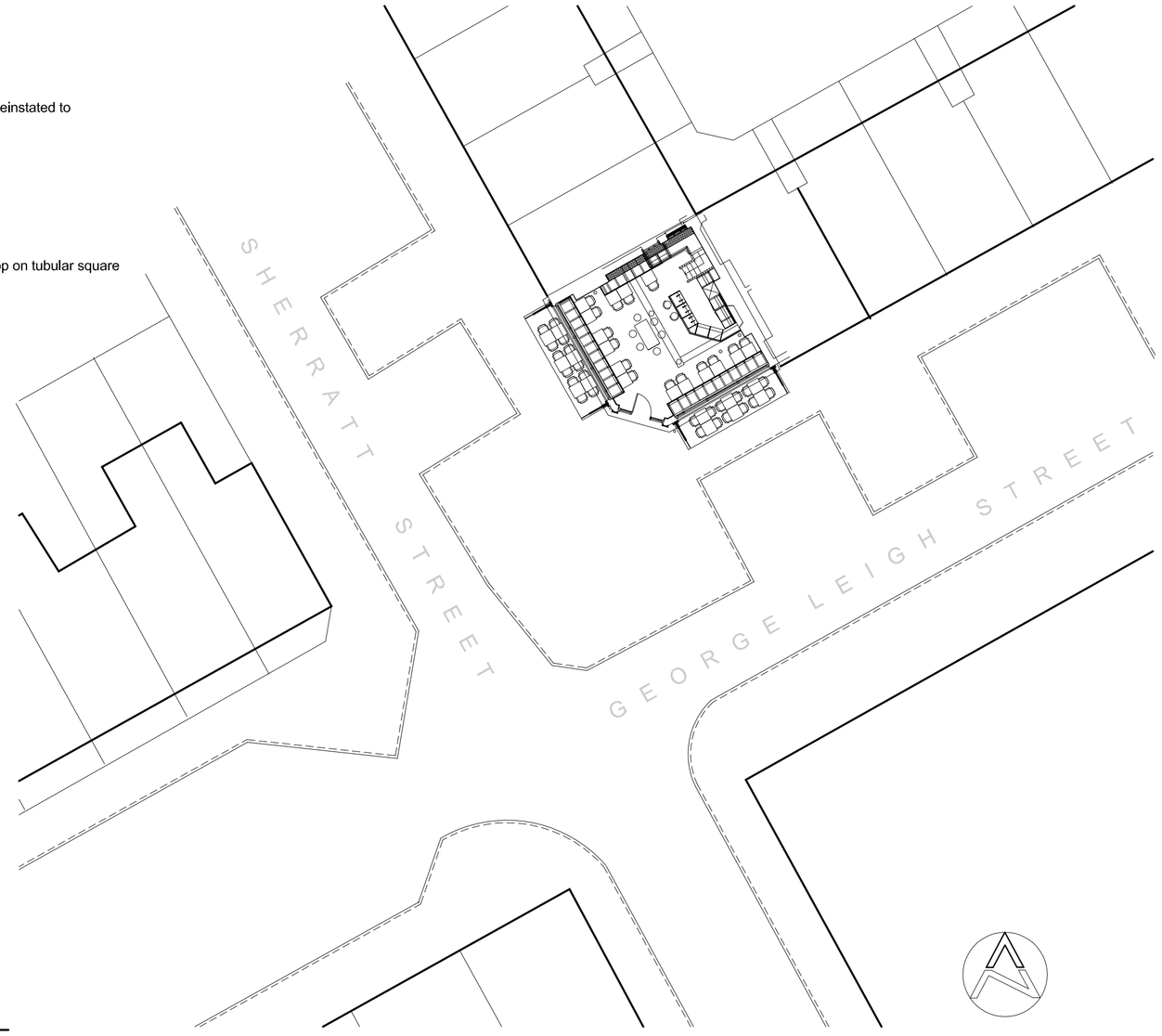
retain existing timber parquet floor , lightly sand and re-varnish

remove solid timber mid panels to screen either side of door and replace with clear glass

existing benching converted to seating

Lamp post

removal tables and chairs - retractable canopy over



CONTEXTUAL PLAN - Scale 1:200

Works to existing fabric

1. All existing 4mm 'armalite' glazing / vacant / broken to be replaced with new 10.8mm laminated acoustic glass - Optiphon by Pilkingtons . Existing frames to be routed 8mm to accept new laminated glazing.

2. 2no. layers of Bristish Gypsum Soundbloc Plasterborard, joints staggered, taped and filed with skim finish

   Min. 50mm mineral wool acoustic insulation over plasterboard ceilings
   Min dimension between u/s of existing soffit and underside side of p/board - 110mm

3. Existing stall riser platforms to be retained and 90mm insulated plasterboard to be applied to rear of existing timber boarding

4. Existing cast iron columns to be retained and exposed , to receive intumescent paint to give 1hr fire resistance

5. Existing wrought rain balustrade and handrail to have all C21st coverings removed and be retained fully exposed with all ironwork to receive a proprietary metal paint finish

6. Existing herringbone timber floor to be retained , lightly sanded , sealed and to receive 3 coats of Morrells clear varnish. Existing stone floor slab and hearth stone to fireplace to be retained

7. Cast iron downpipes
   Remove all caulking and clean all exposed surfaces down pipes and brackets using VorT, Thermatech, or sand blasting systems. Surface to be cleaned to the standards set by BS 7078 Part A1 1989Sa 2. Replace any failed components with matching components on the instruction of the architects. Prime surfaces with 2 coats of Dulux ICI Zinc phosphate primer and then apply 2 coats of Dulux ICI Metalshield Satin - all to match existing downpipes

   Replacement pipe and gutter sections.to match existing and be supplied by J & J W Longbottom Ltd 01484 682141

8. New terracotta faience mouldings inserted to match existing as pointed specification by Priory Terracotta Conservation , Preston , mob. 07748 966035

9. Following lime plaster repairs as specification , walls to receive Aglaia natural emulsion over primer / isolating layer as specification

68 COVERS - 36 Internal , 32 External

REVISION	DESCRIPTION	DATE	INITIALS
B	EXTERNAL SEATING REDUCED	30.03.21	SAF
A	CONTEXTUAL PLAN ADDED	16.02.21	SAF

CLIENT
JAMES SPALDING

PROJECT
GOB, VICTORIA SQUARE , NORTHERN QUARTER , MANCHESTER

TITLE
PROPOSED GROUND FLOOR PLAN

DRAWING NO.	REVISION	SCALE	DRAWN BY	DATE
933.PL.03	B	1 : 20@A1	SAF	07.08.20

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