

Architectural Specification

Schedule of Works

For Listed Building Consent Requirement

56 Faulkner Street, Manchester, M1 4FH

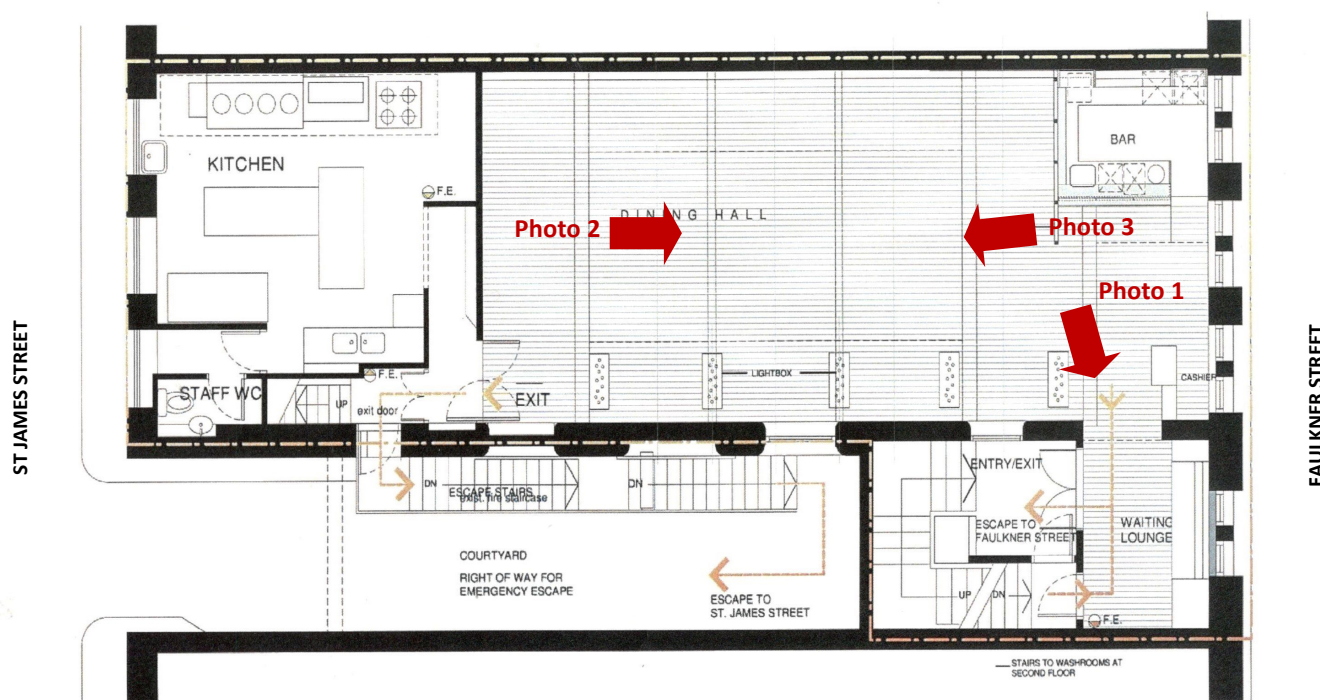


1. Introduction

This Schedule of Works has been prepared to accompany for the works carried out at the premises, First & Second Floor A3 Use (Restaurant), 56 Faulkner Street, Manchester, M1 4FH
List Entry No: 1200832 (Grade II)

An application for Full Planning Approval and Listed Building Consent will be submitted where deemed required

The existing building on the application site is Grade II listed and is currently occupied by tenant running planning A3 class restaurant. Following a change of tenancy to proposed tenants, the A3 classification of use as restaurant and the internal spaces will remain unaffected. The proposal for any change at the premises under the new tenant comprises partial removal of modern additions, internal replacement of furniture and replacement of light fittings and audio equipment. The external work will involve changing the name of the business (within the existing sign box and assembly)



Existing First Floor Layout



Photo 1
Existing Entrance / Counter Area



Photo 2
Restaurant Area



Photo 3
Restaurant Area

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1.0 External Front Elevation Work

- **Facing brickwork** - This remain unaffected by the application
- **Front elevation timber side hung sash windows** - This remain unaffected by the application
- **Door opening** - The entrance door is on the first floor. The ground floor opening have the staircase leading up to the first floor. Vertical roller shutter is on the external elevation line. These will not be affected by this application
- **Roof & gutter/ down pipes** - ill all remain untouched and unaffected
- **Signage**

The external signage on the premises will be replaced with sign of the new business name. The projecting sign box will remain the sane size and projection. The sign above the entrance opening will be removed and replace with new sign design more sympathetic with the historic brick arch opening. Please refer to drawing L2001-010 for the Proposed elevation which shows the signage proposal.

2.0 Rear Elevation

No work will be carried out to the rear elevation. This will remain unaffected and unchanged.

The rear elevation and courtyard house the externally mounted air conditioning and mechanical extract fan which was installed in the premises from when the building occupied as a restaurant in the 1990's. some of these externally mounted air conditioning compressors will have been replace with new units when the former tenant occupied the building from 2006.

This application and fitting out of the building will not after any of the mechanical and air conditioning units / arrangement.

These mechanical plant will be inspected and serviced by the required specialist engineers prior to commissioning of the premises. Any mechanical plant which require replacement or alteration, the work will be informed and carried out in strict accordance with the planning authority.

3.0 Internal Work

The business premises occupy the 1st & 2nd floor of the building. The previous plan shows the layout of the existing arrangement for the first floor. Photos of the existing interior is attached for reference.

- **Floor** - The timber plank floor will be carefully removed. New plywood deck will be installed onto the existing floor board and new 300mm x 600mm ceramic floor tiles will be laid for the new floor finish. The ceramic tiles will utilise a flexible adhesive and flexible grout suitable for the timber floor. The tiles will be scribed and cut up to the timber skirting board and will be sealed along the skirting.
- **Walls** - the internal wall finish is a combination of painted finish or wallpaper finish.
- **Ceiling** - the internal ceiling on the 1st and 2nd floor consist of a combination of suspended plasterboard ceilings and suspended tiled grid ceiling. The grid ceiling appear to be an upgraded ceiling installed by the former tenant which occupied the building from 2006 and is fixed to the soffit of the main ceiling / joists. The ceiling finish is a painted finish

The internal work will involve three main categories, these being:-

1/ Replacement of internal loose furniture

Loose Dining Tables and Chairs will be replace with new Dining Tables and chairs. The existing table and chairs have been in the premises approx. 5 years by the former tenant who occupied the premises from 2006

Kitchen equipment will be replaced with new (Fridge, gas cooker, fryer, worktop and tables). The existing equipment have been in the premises approx. 5 years by the former tenant who occupied the premises from 2006

2/ Removal of modern additions /fittings

These fittings have been installed in the premises for approx 5 years)

The main area this affect are:-

a/ the internal floating floor (timer / vinyl laminate interlock system on underlay insulation). The existing solid timber floor will be sanded down and finished varnish re applied onto the surface to finish.

The store room floor is a laminated timber interlocking floor and is damaged. This will be carefully taken off and replace with a new floating timber floor to a commercial grade.

b/ Internal partition walls will be repainted and new wallpaper applied. This will be carefully carried out to ensure minimum disruption to the original walls

c/ Internal suspended ceiling - all internal ceilings will not be affected by the application. The arrangement and layout of the ceiling will remain as existing. The finish (painted) to the ceiling will be repainted to new colours to match the proposed interior design aspirations

3/ Replacement of modern added light fittings

Existing light fittings and lamp shades will be replaced with new lamp shades to suit the new colour scheme and interior design for the restaurant. Light switch Arrangement will remain as existing and will not be altered.

We will carry out a full servicing of the electric and mechanical ventilation / extract system to ensure this is all in working order. Any areas which required replacements to new systems which are different in size, position, fixing to structure, these will be submitted for approval.

4/ Staircase

The staircase leading from ground floor to 1st floor and 2nd floor comprise of the following:-

Floor - Ceramic tiled floor

Walls - Painted walls and Wallpaper in certain area

Ceiling - Painted

Handrails - Timber handrails

The floor within the staircase will remain unaffected. The floor will be thoroughly cleaned and repaired where required

Walls will have new paint and wallpaper to suit the interior design aspirations for the new design.

Ceilings will be repainted with new paint

Handrails will be cleaned and timber will be repainted where required

Lighting to the staircase will be new light fittings and shades replacing the existing lights to provide a better illuminated staircase area