

Existing Front Elevation



Proposed Front and Side Elevations

1 gas pipe (painted off white)
2 timber framed picture window (natural finish) with external stainless steel security grilles
3 timber door with large glazed panel (natural finish) with external stainless steel security grilles
4 timber notice box (natural finish)
5 existing painted timber signboard "philips art gallery II"
6 gas pipe – connecting to gas meter internally (painted off white)
7 original timber frame sash window (painted white)
8 render finish to external wall (painted off white)
9 projecting horizontal moulding (painted off white)
10 projecting cornice (painted off white)
11 2no. external steps (cream tile finish)
12 original timber 6-panel door (painted black)
13 telecom box
14 square fanlight (non-original glazing)
15 timber board (painted cream) with vent (at level of property above)
16 electrical wire

Proposed Scope of Works:

a existing s/s security grille to be removed and replaced with aluminium rolling grille internally (in grey); existing timber frame window to be painted in dark grey - Farrow & Ball 'down pipe no.26'.
b existing s/s security grille to remain but to be removed and stored internally during opening hours; aluminium rolling grille (in grey) to be fitted internally; existing timber frame door to be painted in dark grey - Farrow & Ball 'down pipe no.26'.
c existing timber signboard to be removed and Lissom & Muster logo to be painted onto stone lintel; if the condition of the stone lintel once exposed is too poor then a replacement timber signboard will be attached in place of the former, again painted with the L&M logo.
d original timber frame sash windows to be repainted in dark grey - Farrow & Ball 'down pipe no. 26'.
e existing fanlight glazing to be removed and replaced with frosted glass with removable transfer of L&M logo.
f original timber 6-panel door to be repainted in dark grey - Farrow & Ball 'down pipe no. 26'.
g existing tiles to be replaced with British Standard approved non-slip tiles in dark grey.
h existing render to be repainted in light grey - Farrow & Ball 'hardwick white no. 5' (or similar and approved).
j timber framed swinging sign on traditional decorative wrought iron hanging sign bracket; sign size to be 600 x 600mm; total projection 900mm

Note: Vertical dimensions based on photographic survey only

Existing & Proposed Elevations

DRAWING NO.	SCALE	ISSUE	DATE
1016/P/Ex+Pr/Elevs	**1:50 @ A3**	**Planning**	**16.01.2012**

PROJECT
Proposed new retail unit

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14 & 14A Tib Lane
Manchester
M2 4JB

CLIENT
Lissom & Muster / Mr John Rogers

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