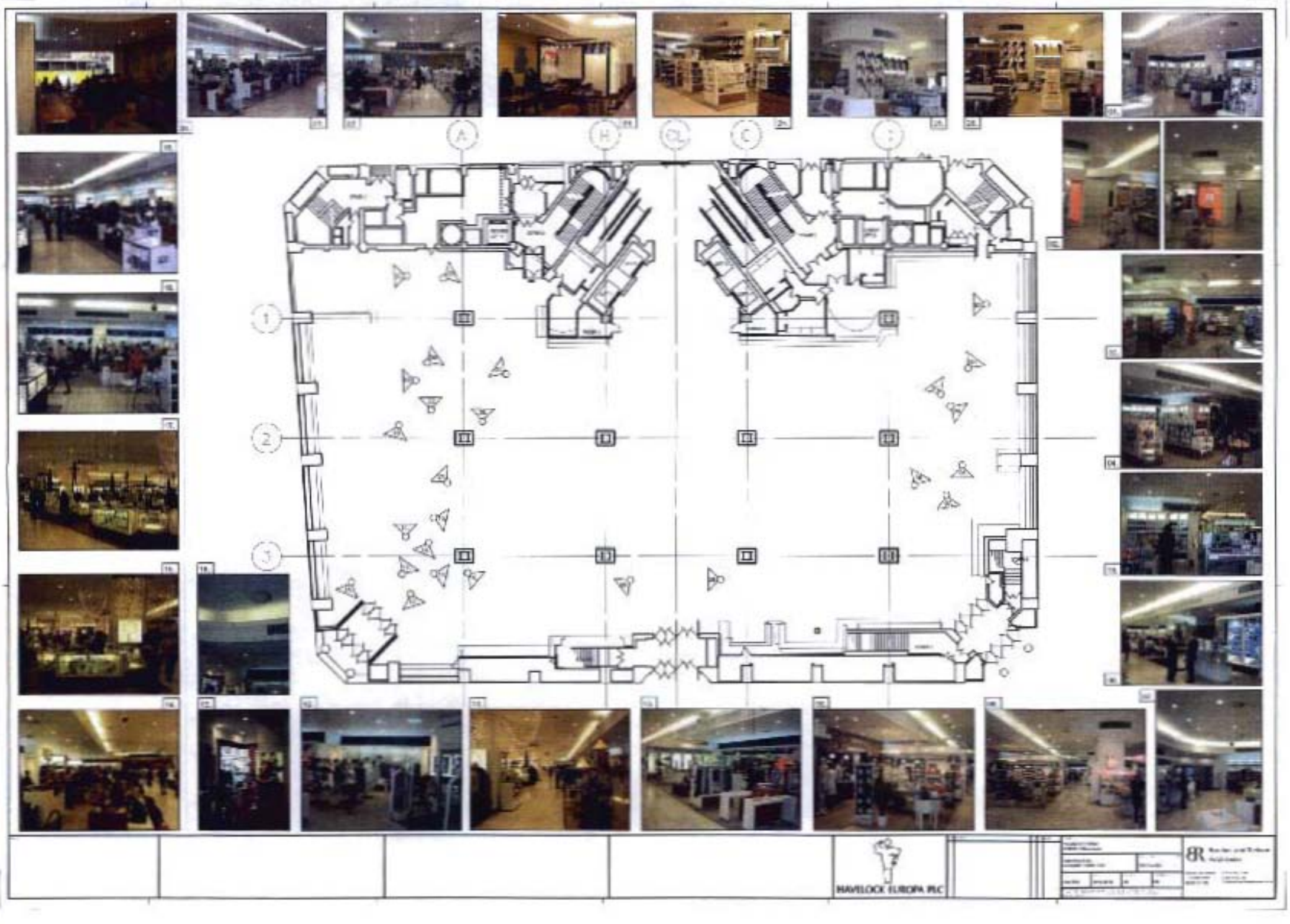
7.0 Conclusion

House of Fraser has made a commitment to Kendals to retain and reconstruct the fabric and the defining features of the building. We have shown that the proposed interventions are not in conflict with the known history of the building.

The starting point of the refurbishment has to be the department store as a living retail environment and not the building as an empty shell. Kendals has been in continual use for more than sixty years. The character of the building cannot be separated from its function as a department store and the shopfitting and access requirements that supports it. If the building does not retain the flexibility that is so vital for a retail space of our day, we can not say that the conservation of the building has been ensured. The use of the building is to display and sell merchandise. Without the flexibility of changing and arranging shopfitting items according to the demands of the modern customer, the economically viable use of the building can not be guaranteed in the long term. The proposed works are a continuation of the 2000 and 2003 refurbishmant works and maintain the corporate House of Fraser appearance for the Ground Floor high profile sales areas. The works have no impact on the historic fabric of the building, being non structural and limited to the removal and or replacement of subsequent shopfitting or entrance doors.

The alterations and revised entrances will give a cohesive appearance to the ground floor facade which has been lacking since the additional entrances were installed.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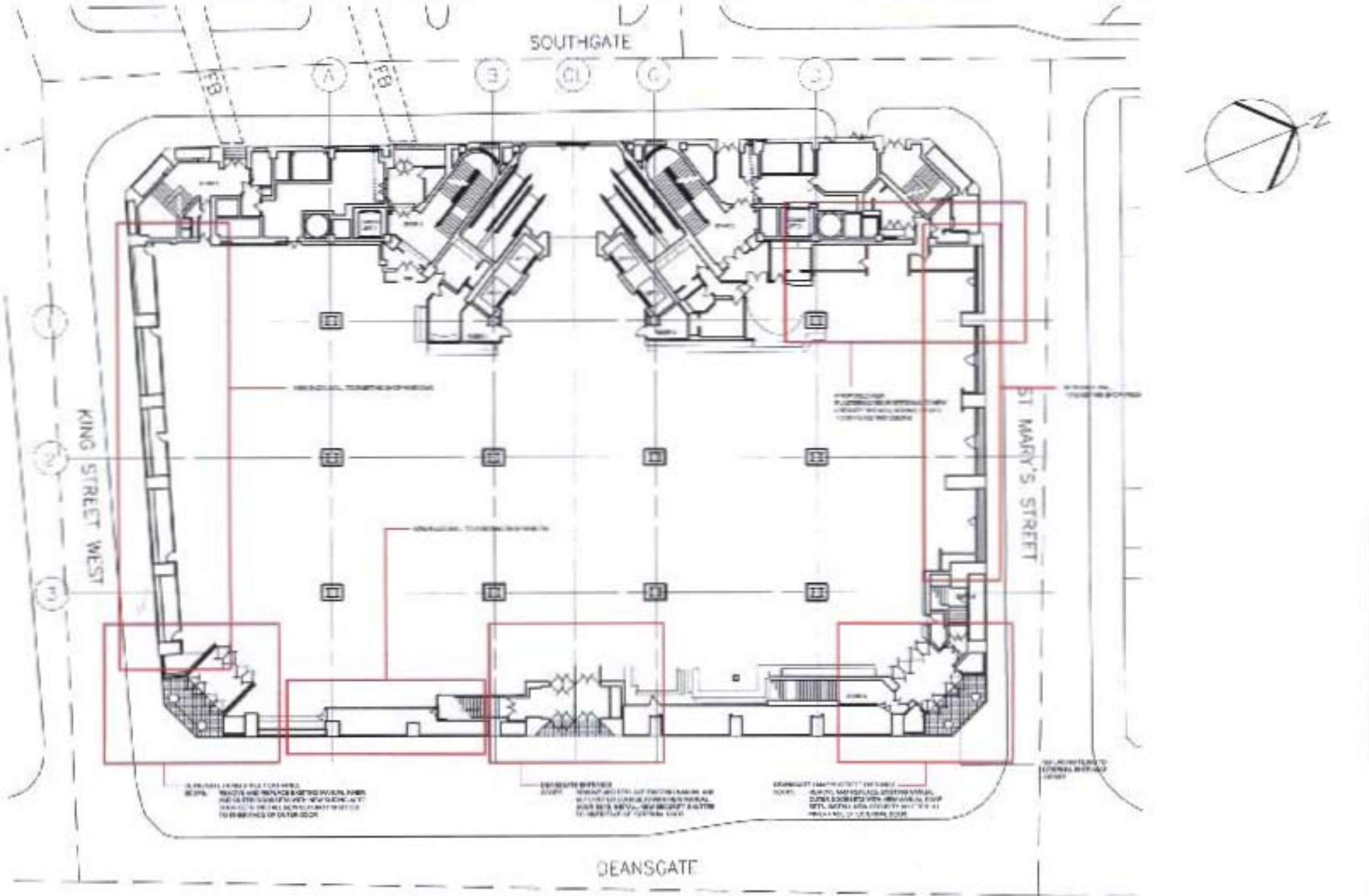
HAVELOCK EUROPA PLC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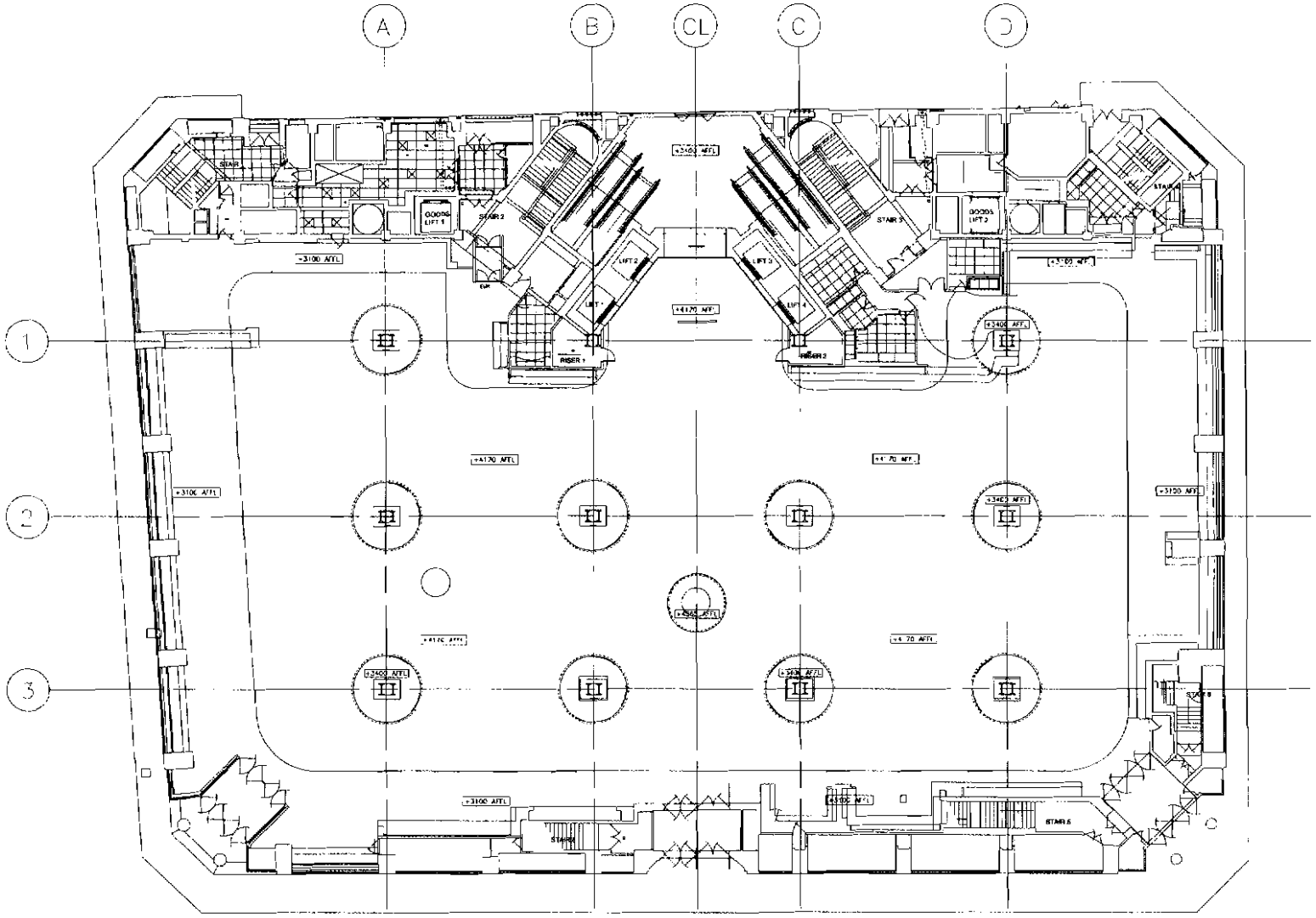
KING STREET WEST
ST MARY'S STREET
DEANSGATE
HAVELOCK EUROPA PLC



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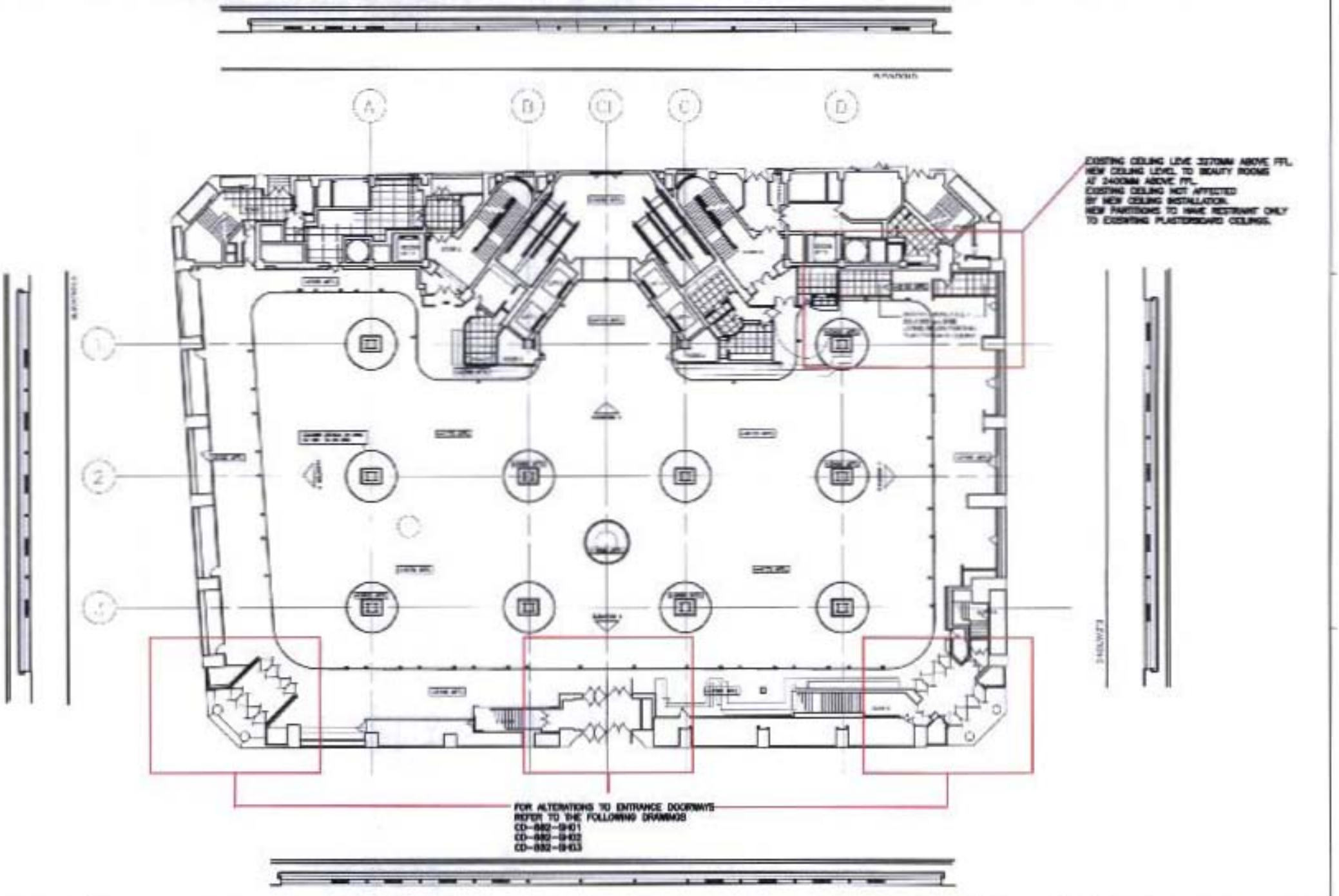
Barber and Reddan



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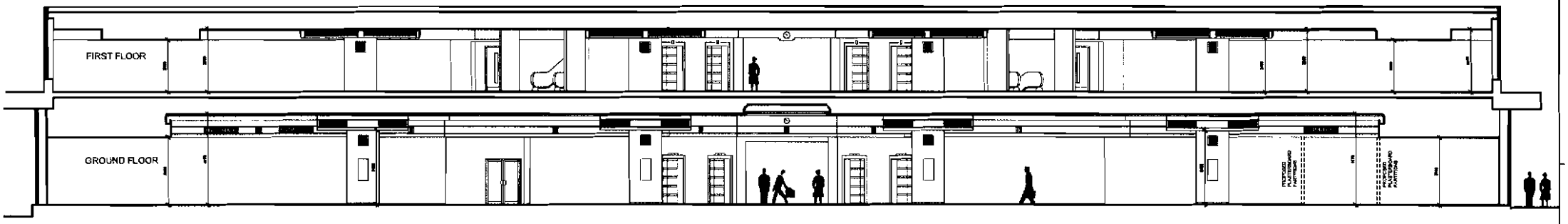

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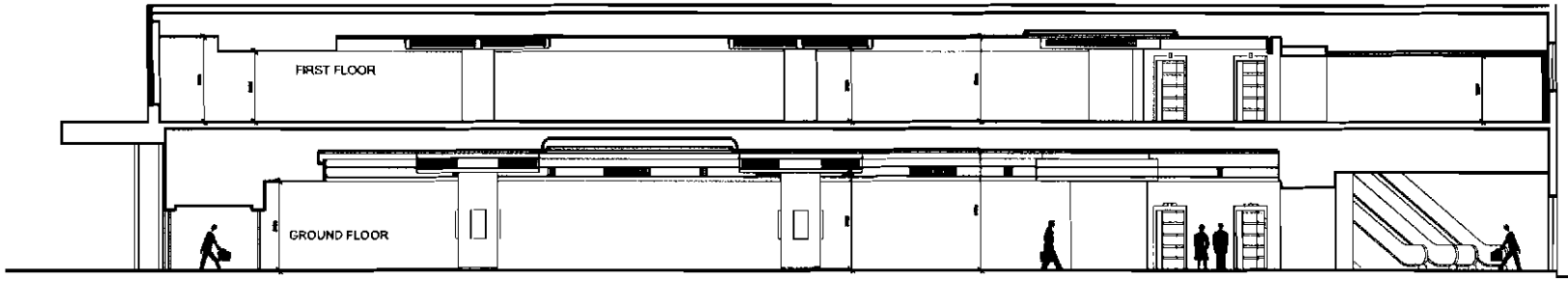

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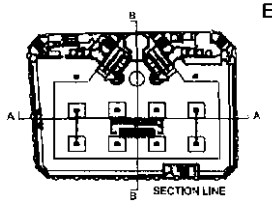
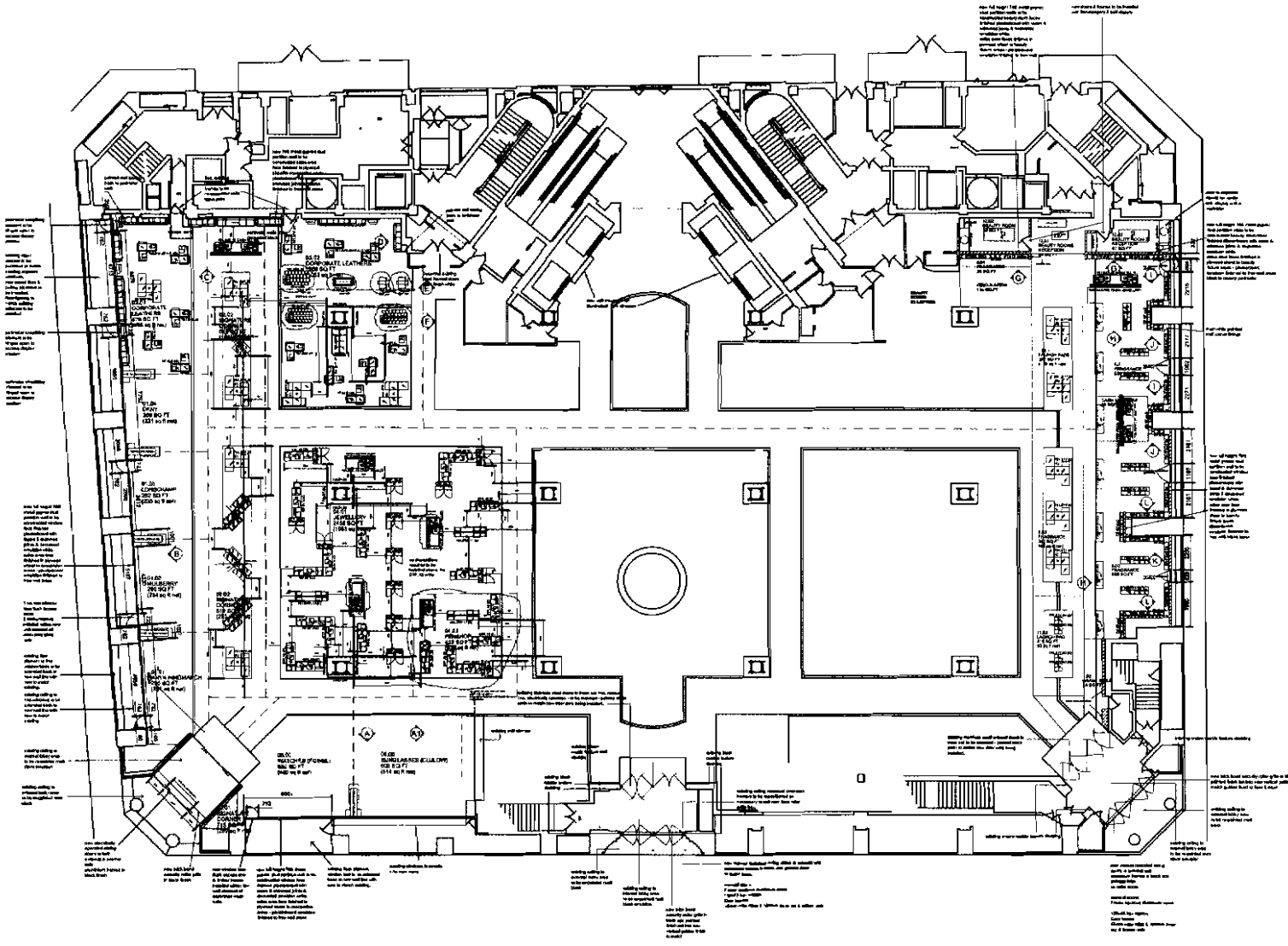


HAVELOCK EUROPA PLC

Bamber and Reeder
Architects



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Client: HOUSE OF FRASER

Project: KENDALS MANCHESTER

Title: GROUND FLOOR FIXTURE LAYOUT PLAN

Scale	1:100
Drawn By	M. HILL
Approved By	
Drawing No	OD-622-GF-01
Revision No	
Job No.	

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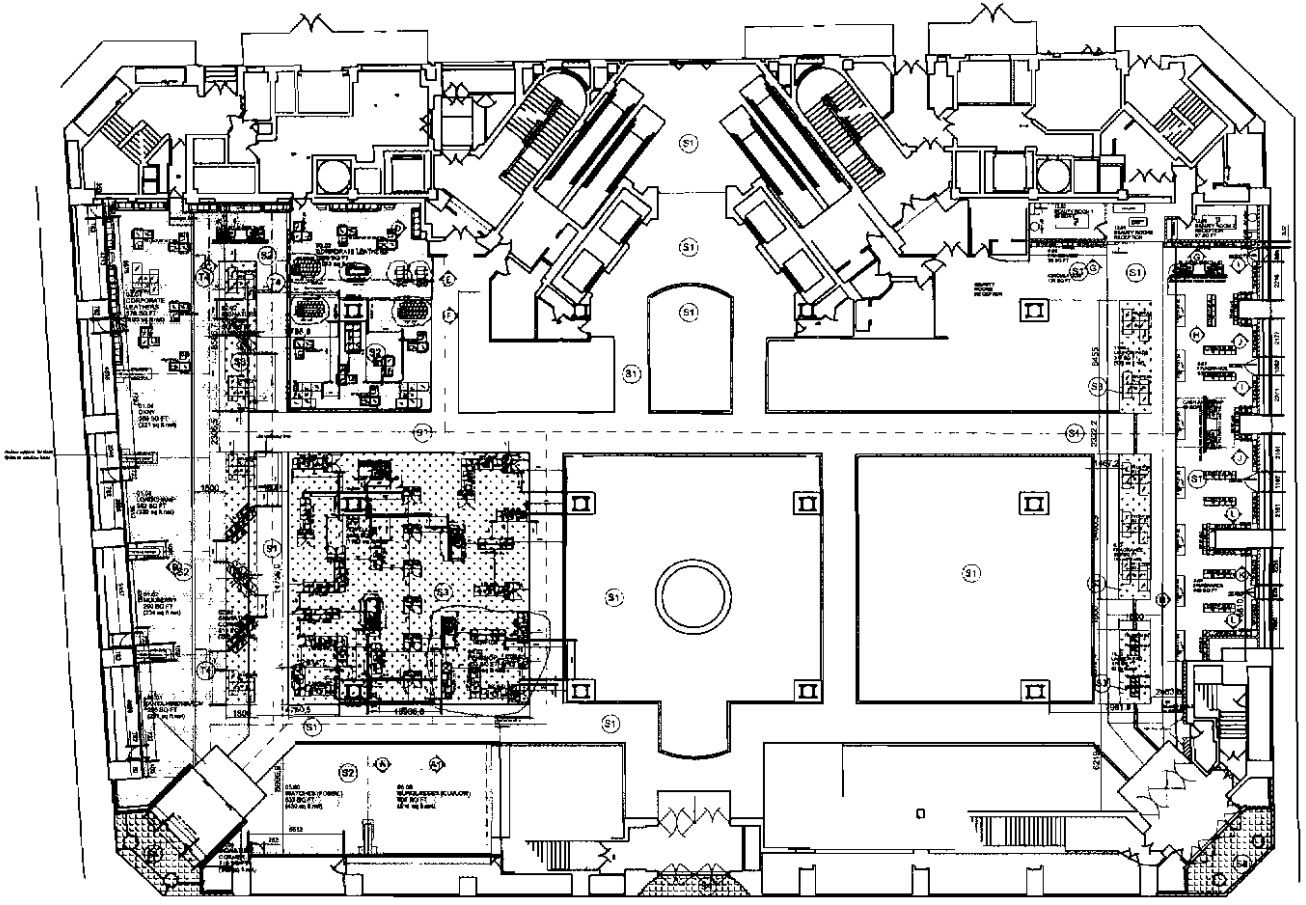

FLOOR FINISH LEGEND

S1 EXISTING CREAM MARBLE TILE

S2 EXISTING CARPET/TIMBERWOOD FLOORING REMOVED & REPLACED WITH NEW CREAM MARBLE TILE TO MATCH EXISTING

S3 NEW 600X600 NOMINAL STELLA MEGRO BLACK TILE (AS PER OXFORD STREET)

T4 DEMARCATION TO WALKWAY - INSTALL SLIP TILE TO MATCH EXISTING CREAM MARBLE TILE ADJACENT

S4 NEW NON SLIP BLACK TILE TO ENTRANCE FLOOR SPECIFICATION TBC

REV A 10.09.2008 CC
CASE LAYOUT FOR BEAUTY AND FRAGRANCE TRANSFERED ONTO HAVELOCKS PLAN

REV B 05.02.2009 MHL
EXTERNAL ENTRANCE TO FRONT TO BE SELECTED.
DEMARCATION STRIPS TO BE IN MARBLE FLOOR IDENTIFIED

REV C 10.07.2009 MH
New silkscreen pane wall (3rd shape on the 2D.70 version (East))

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Client: HOUSE OF FRASER

Project: KENDALS MANCHESTER

Title: GROUND FLOOR FLOORING LAYOUT

Scale	1:100
Drawn By	M HILL
Approved By	
Drawing No.	CD-822-GF-02
Revision No.	C
Job No.	

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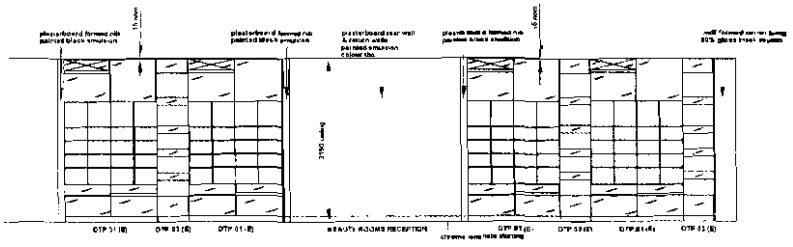
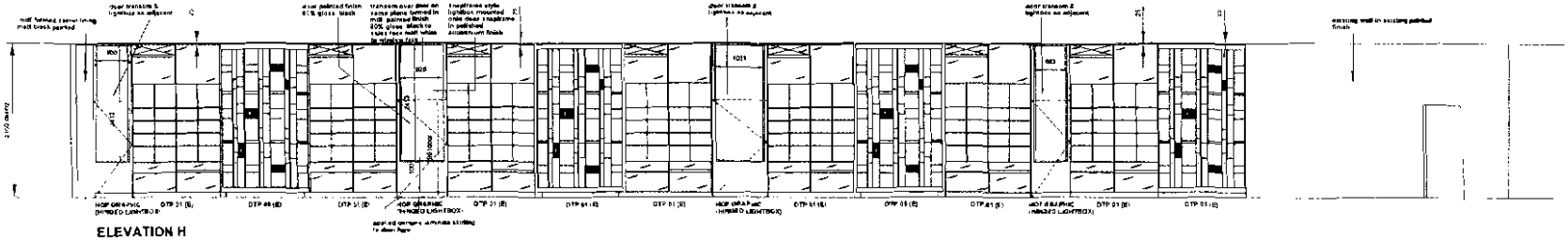


ELEVATION G



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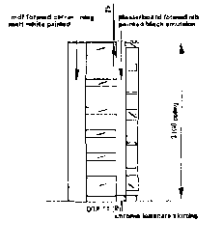
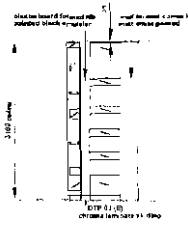


ELEVATION I



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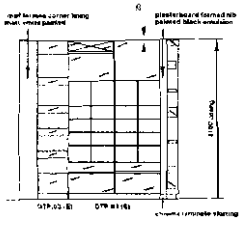
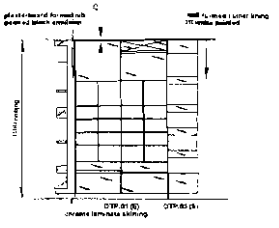


ELEVATION K



ELEVATION L

Rev A 24 July 08
Lightboxes to window entrance doors detail added
Transom over doors detail added.

Rev B 4 August 08
Lightboxes to window entrance doors position revised to align to ceiling
Lightbox height increased to suit

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Client
HOUSE OF FRASER

Project
KENDALS MANCHESTER

Title
GROUND FLOOR FRAGRANCE
PERIMETER ELEVATIONS

Scale 1:50
Drawn By M HILL
Approved By
Drawing No CD-822-GF-05
Revision No B
Job No

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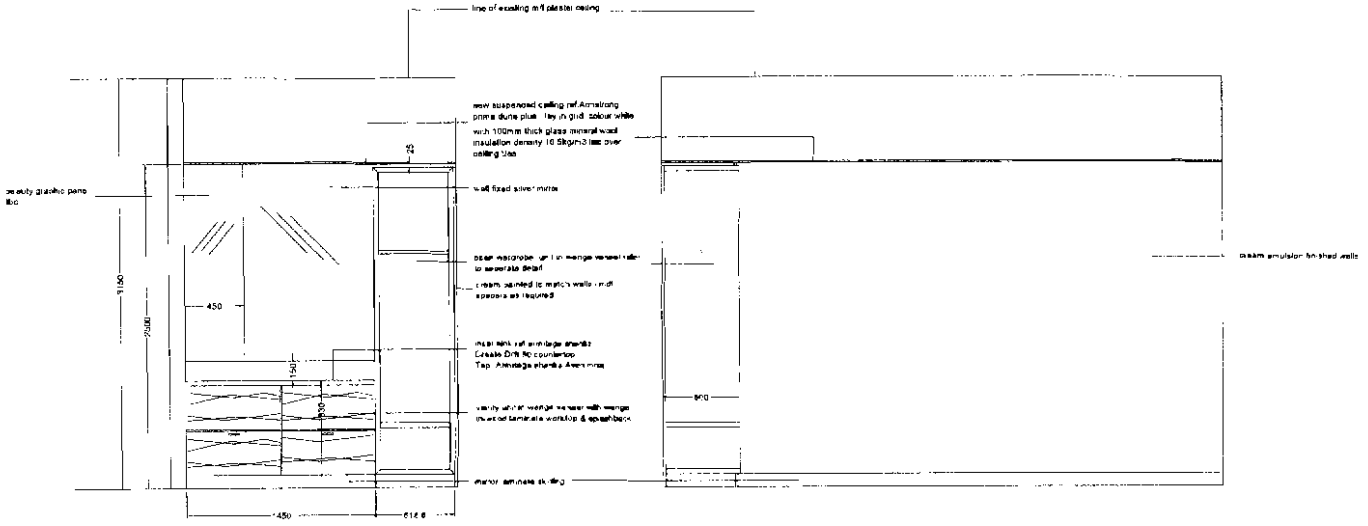
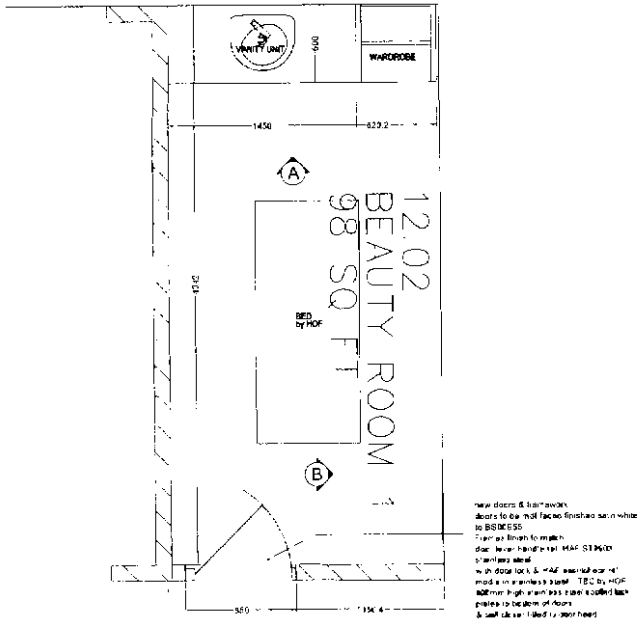


ELEVATION A

ELEVATION B



new doors & frame work
doors to be m/f faced finished satin white to BS0IESS
Frame finish to match
door lever handle ref HAF S13500 stainless steel
with door lock & HAF escutcheon ref mod a mortise stainless steel TBC by HOF
900mm high chamfered satin stainless steel kick plates to be given to doors & self close fitted to door head

Europa PL

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Client	HOUSE OF FRASER
Project	KENDALS MANCHESTER
Title	BEAUTY ROOM 1
Scale	1:20
Drawn By	M HILL
Approved By	
Drawing No	CD-822-GF-08
Revision No	
Job No	

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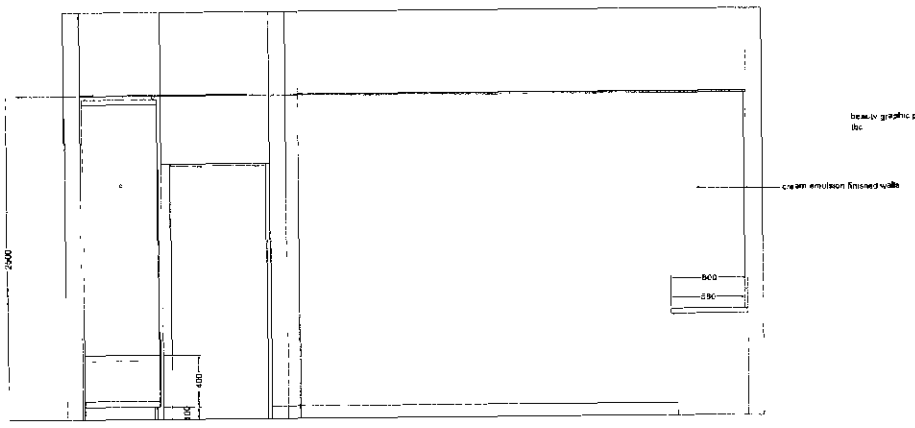

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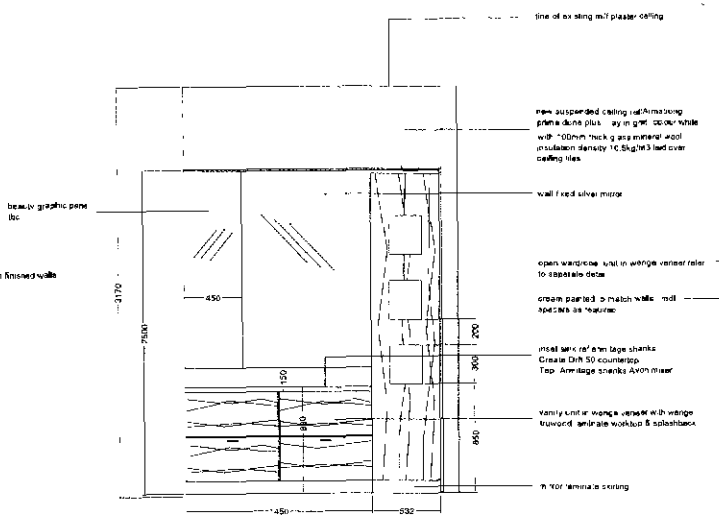
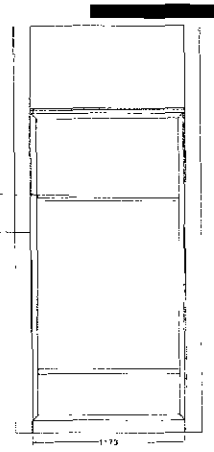
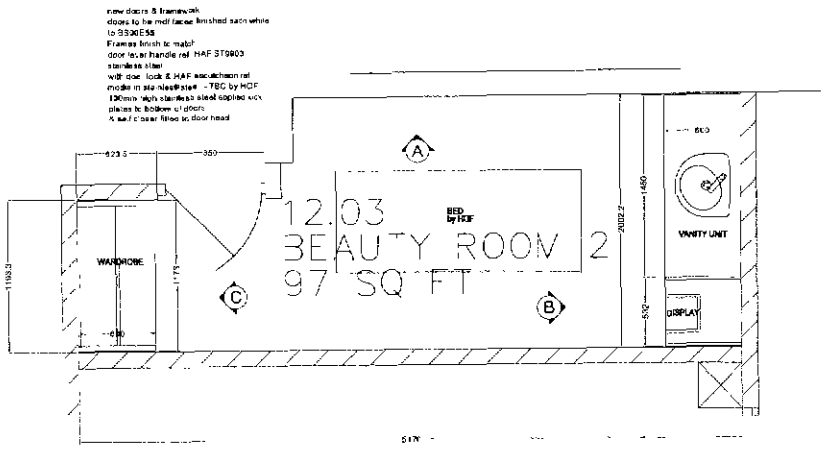


ELEVATION B



ELEVATION C



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Client: HOUSE OF FRASER

Project: KENDALS MANCHESTER

Title: BEAUTY ROOM 2

Scale: 1:20

Drawn By: M HILL

Approved By:

Drawing No: CD-822-G-07

Version No:

Job No:

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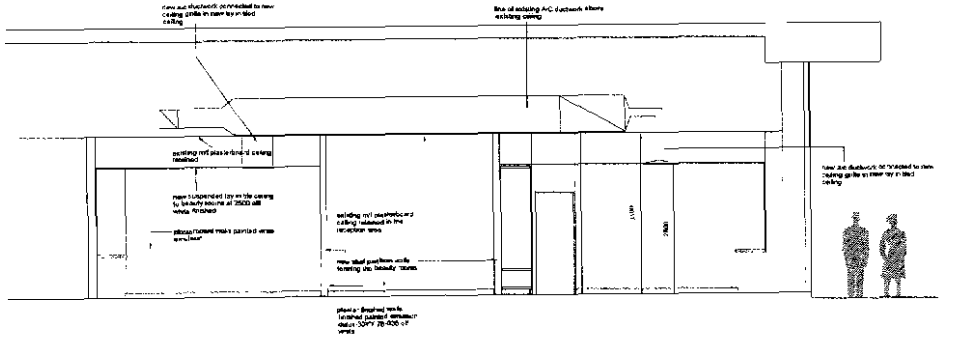
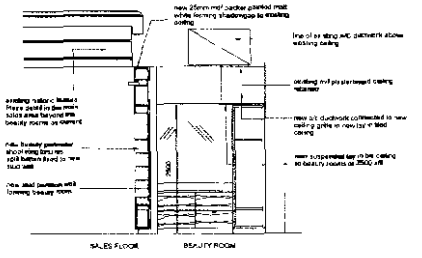
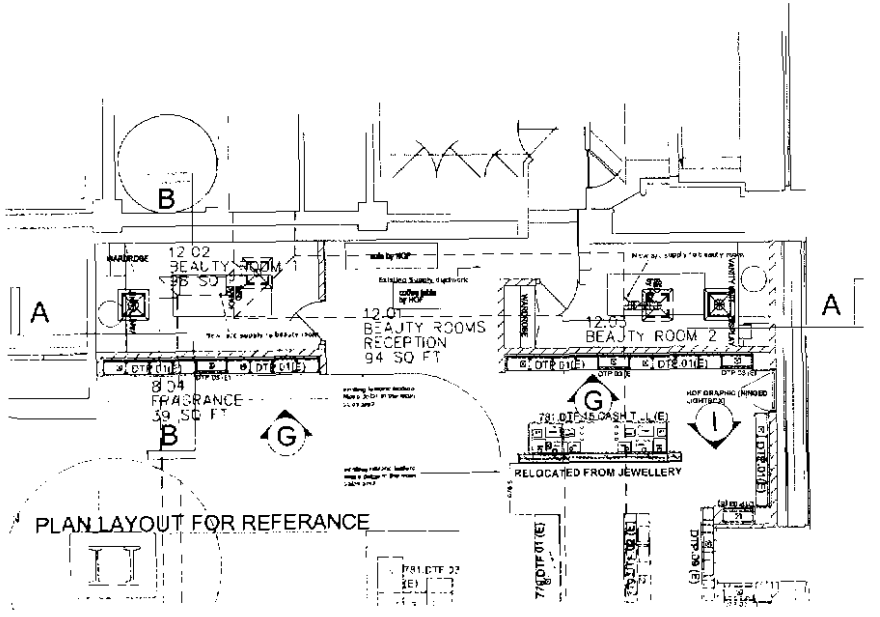


SECTIONAL ELEVATION A.A



SECTIONAL ELEVATION B.B



PLAN LAYOUT FOR REFERANCE

Rev A 15 AUGUST 08
Section A.A revised to show ceiling a/c ductwork

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Client
HOUSE OF FRASER

Project
KENDALS MANCHESTER

Title
GROUND FLOOR FRAGRANCE
SECTIONS THROUGH BEAUTY ROOMS

Scale 1:50

Drawn By M HILL

Approved By

Drawing No CO-822-GF-23

Revision No A

Job No

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18 AUGUST 08

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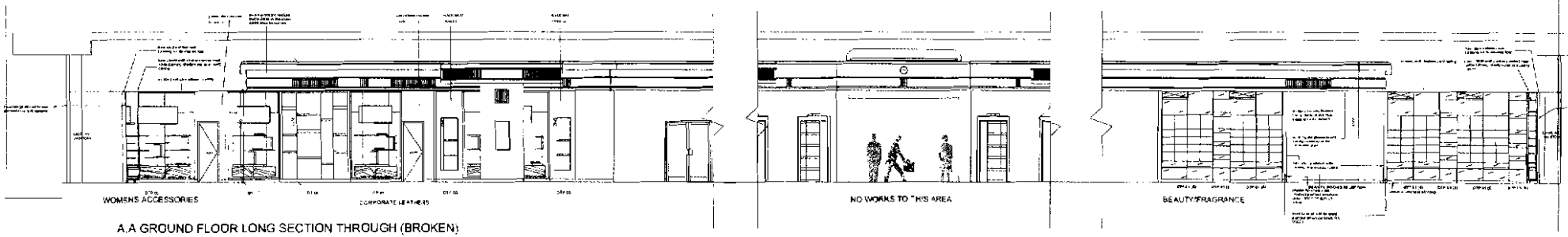
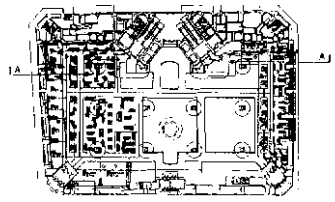


A.A GROUND FLOOR LONG SECTION THROUGH (BROKEN)



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Project
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Title
GROUND FLOOR SECTION THROUGH

Scale 1:50

Drawn By M HILL

Approved By

Drawing No CD-522-GF-2

Job No

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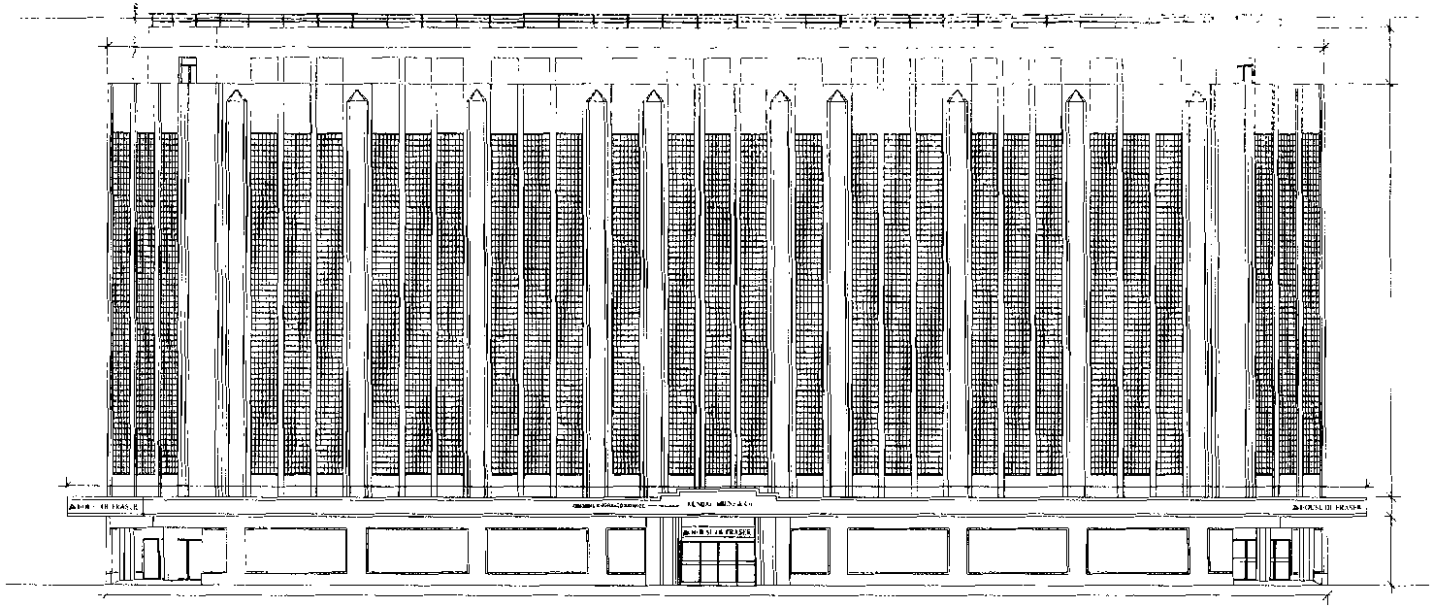
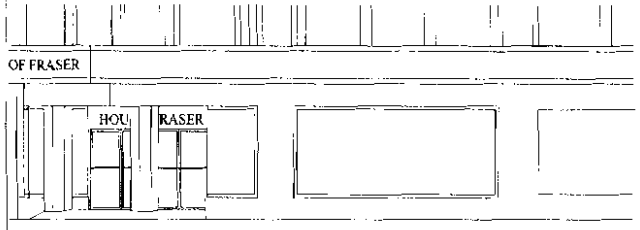
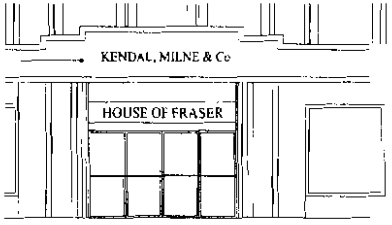


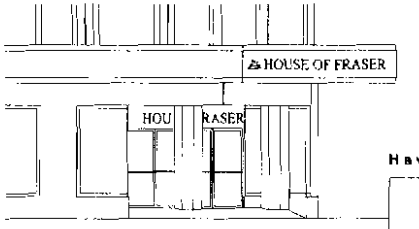
DEANSGATE ELEVATION



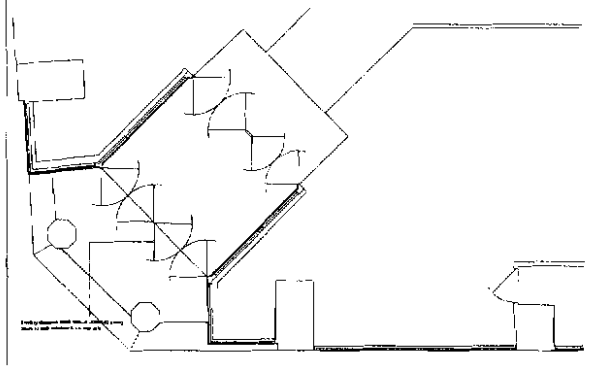
DEANSGATE/KING STREET ENTRANCE ELEVATION



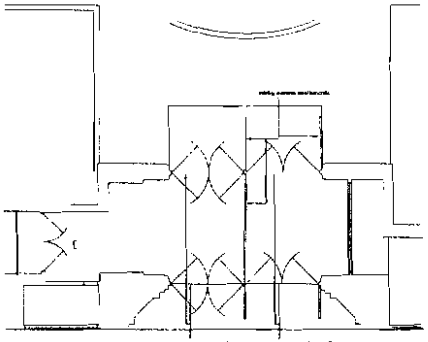
DEANSGATE ENTRANCE ELEVATION



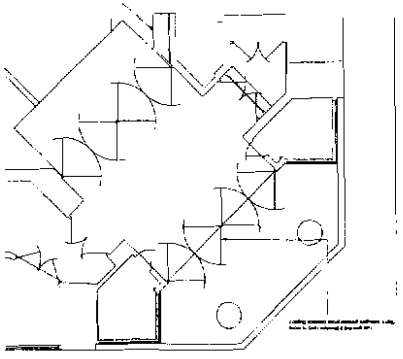
DEANSGATE/ST. MARYS STREET ENTRANCE ELEVATION



DEANSGATE/KING STREET ENTRANCE PLAN



DEANSGATE ENTRANCE PLAN



DEANSGATE/ST. MARYS STREET ENTRANCE PLAN

Revisions

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Client
HOUSE OF FRASER

Project
KENDALS
MANCHESTER

Title
EXISTING SHOPFRONT
DOORS TO DEANSGATE

Scale 1:100, 1:50

Drawn By M. HILL

Approved By

Drawing No CD-862-SH01

Revision No. A

Job No

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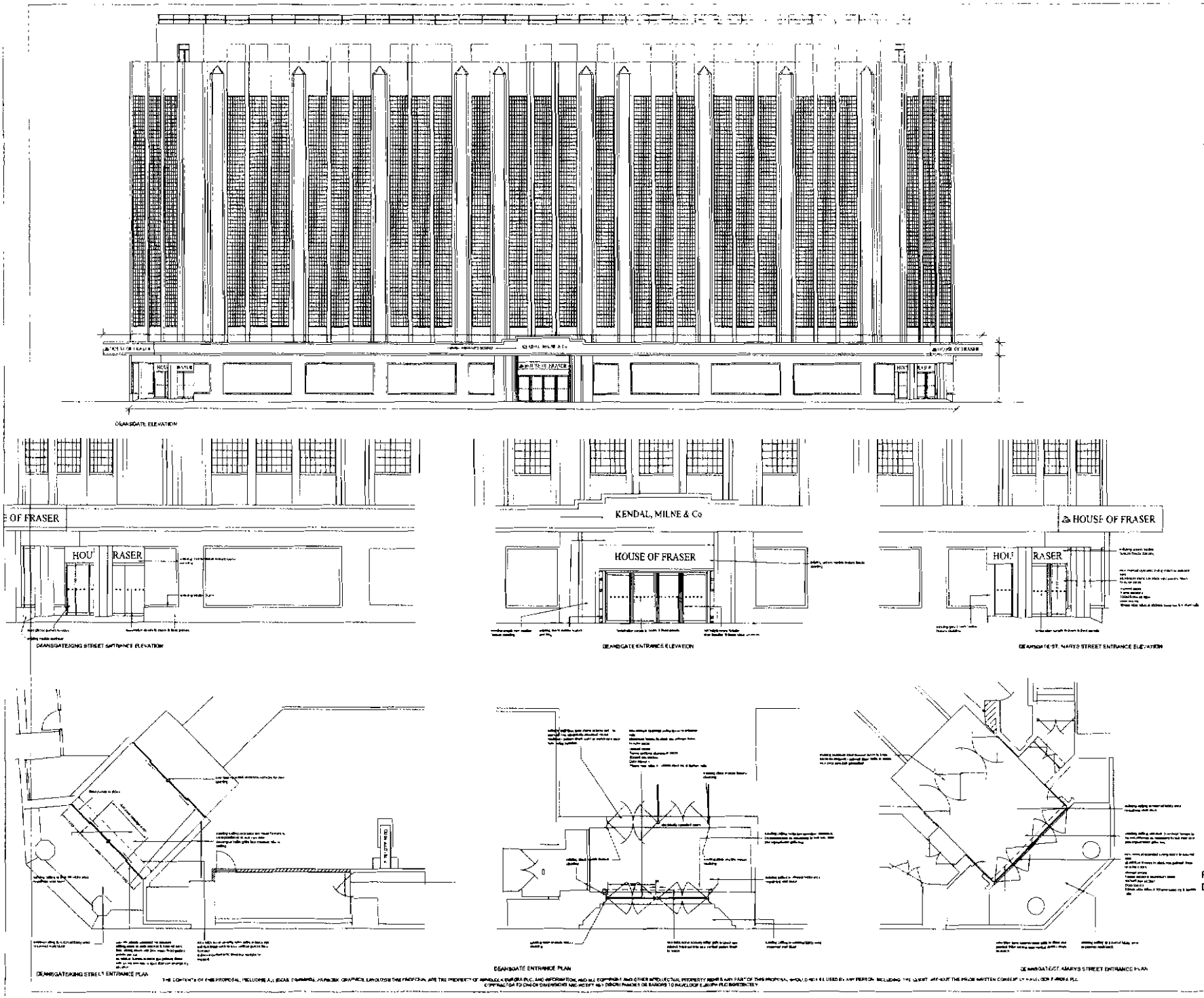

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Client
HOUSE OF FRASER

Project
KENDALS
MANCHESTER

Title
PROPOSED NEW SHOPFRONT
DOORS TO DEANSGATE

Scale 1:100, 1:50

Drawn By M. HILL

Approved By

Drawing No CD-882-SH02

Revision No. B

Job No

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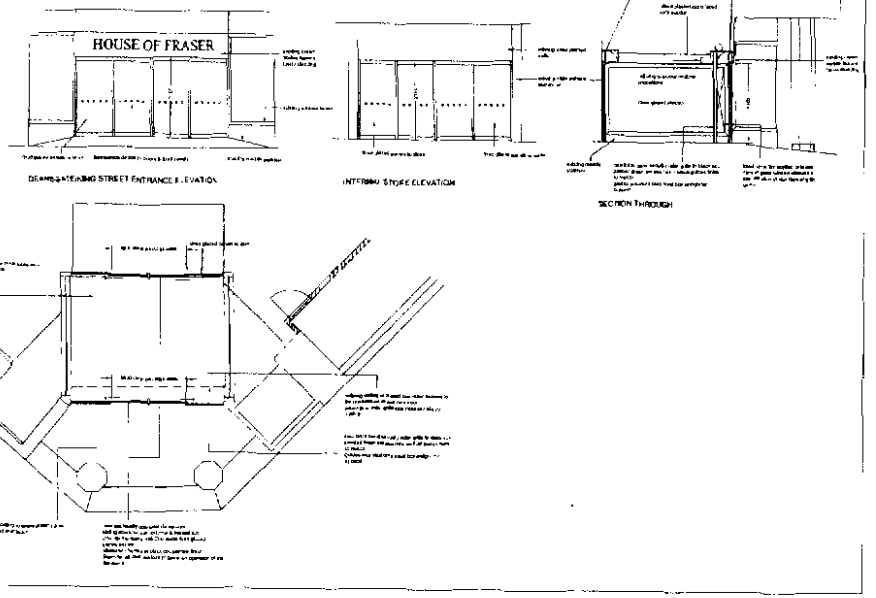

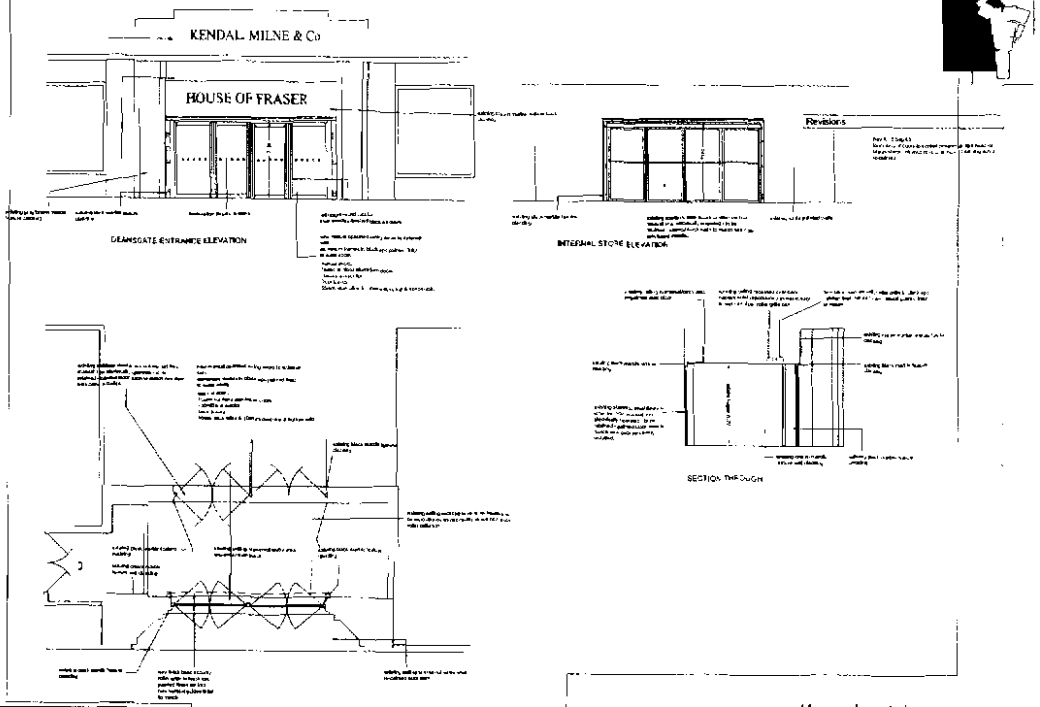

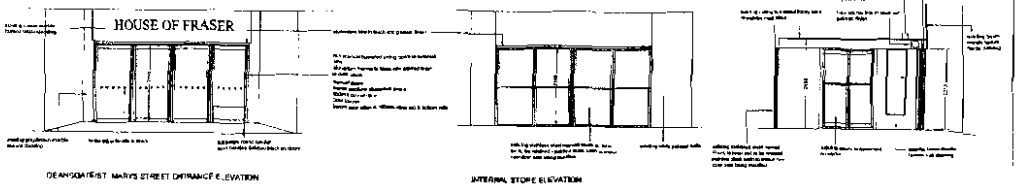

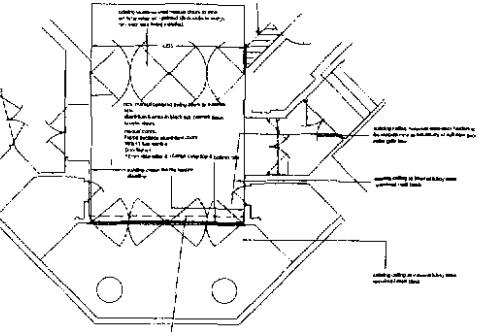

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Client: HOUSE OF FRASER

Project: KENDALS MANCHESTER

Title: PROPOSED NEW SHOPFRONT DOORS TO DEANSGATE - DETAIL

Scale: 1:50

Drawn By: M. HILL

Approved By:

Drawing No: CD-882-SH03

Revision No: A

Job No:

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8.0 Notes and References

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