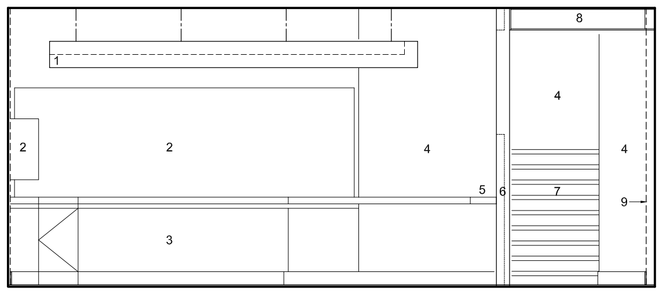
A1 Size

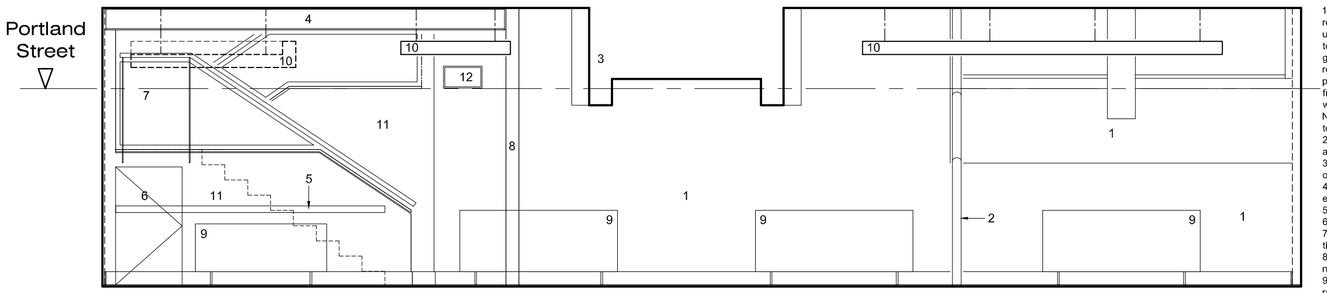
FOR PLANNING PURPOSES ONLY, USE FIGURED DIMENSIONS ONLY. SUBJECT TO SITE SURVEY AND ALL NECESSARY CONSENTS. ALL DIMENSIONS TO BE CHECKED BY USER AND ANY DISCREPANCIES, ERRORS OR OMMISSIONS TO BE REPORTED TO THE ARCHITECT BEFORE THE WORK COMMENCES. THIS DRAWING IS TO BE READ WITH ALL OTHER RELEVANT MATERIALS

Revision	Notes	Date	Drawn
A	Updated following meeting with LPA	13.3.14	PD
B	'Floating' ceiling panels in restaurant area reduced as LPA request	26.3.14	PD
C			



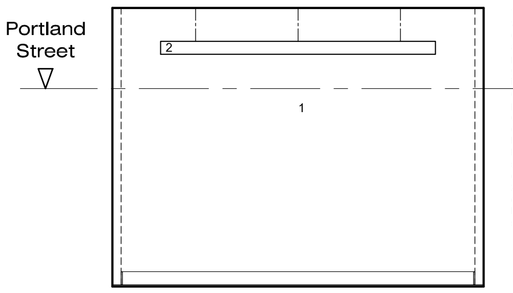
1. Proposed new 'floating' plaster ceiling panel above bar, suspended at ceilling level above, to contain all light & service fittings etc
2. New back-bar fittings to detail
3. New standalone counter
4. New plasterboard drylining adhered to stripped brick to internal walls c/w timber painted timber skirting boards
5. Proposed shelving to Waiting Area
6. New steel column supporting existing floor opening over
7. New hardwood treads & risers fixed to existing steel stairs
8. New steel beam supporting existing floor opening over
9. Existing finishes to external walls to be removed to determine condition of underlying brickwork and/or remedial works to tackle possible ingress of damp through ground adjacent. Possible insulated drylining required comprising Independent stud partitions spanning from floor to ceiling and free of contact with external walls. Remedial works to be agreed with LPA
New painted softwood timber skirting boards to be fixed to base of walls in all events
10. Existing non-original plaster finishes to be removed

Proposed Elevation 1



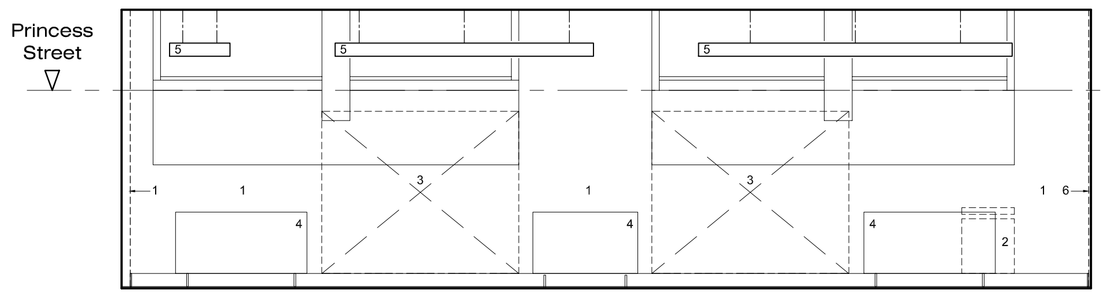
1. Existing finishes to external walls to be removed to determine condition of underlying brickwork and/or remedial works to tackle possible ingress of damp through ground adjacent. Possible insulated drylining required comprising Independent stud partitions spanning from floor to ceiling and free of contact with external walls. Remedial works to be agreed with LPA
New painted softwood timber skirting boards to be fixed to base of walls in all events
2. Existing pipe to be thoroughly cleaned and to remain exposed
3. New smooth plaster to beams to stairway over
4. New exposed steel beam supporting existing opening in Ground floor over
5. Proposed shelving to Waiting Area
6. Existing door re plasterboarded
7. New steel and glass balustrading c/w timber handrail
8. New exposed steel column supporting new beams to existing opening in floor over
9. Proposed new wall mounted panel radiators
10. Proposed new 'floating' plaster ceilling panels, suspended at ceilling level above, to contain all light & service fittings etc
11. Flush-plastered drylining to base of entrance stairs
12. New escape light fitting

Proposed Elevation 2



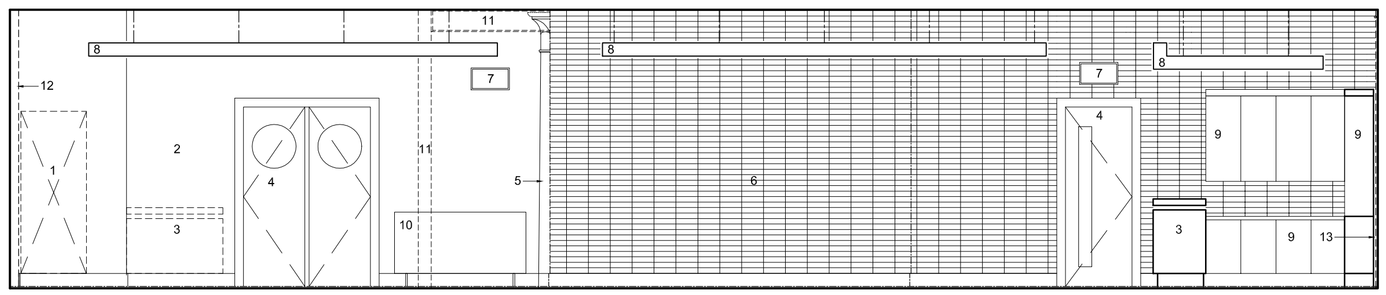
1. Existing finishes to external walls to be removed to determine condition of underlying brickwork and/or remedial works to tackle possible ingress of damp through ground adjacent. Possible insulated drylining required comprising independent stud partitions spanning from floor to ceilling and free of contact with external walls. Remedial works to be agreed with LPA,
New painted softwood timber skirting boards to be fixed to base of walls in all events
2. Proposed new 'floating' plaster ceilling panel, suspended at ceilling level above, to contain all light & service fittings etc

Proposed Elevation 3



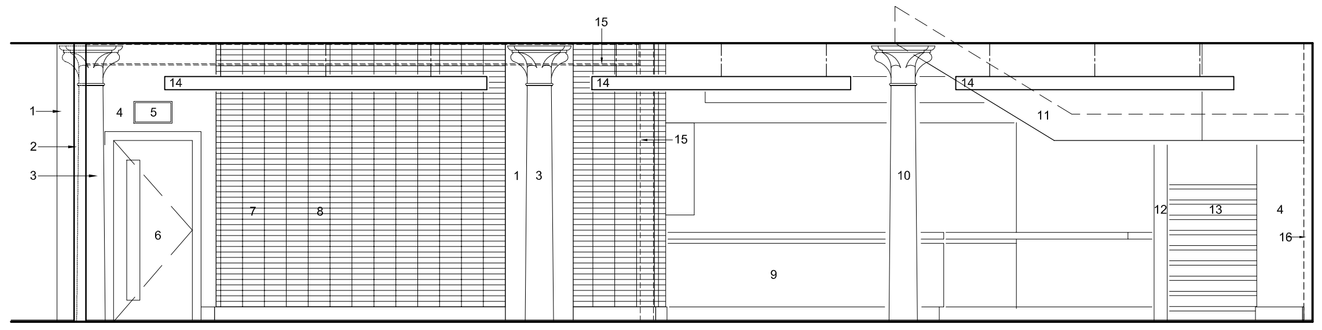
1. Existing finishes to external walls to be removed to determine condition of underlying brickwork and/or remedial works to tackle possible ingress of damp through ground adjacent. Possible insulated drylining required comprising independent stud partitions spanning from floor to ceilling and free of contact with external walls. Remedial works to be agreed with LPA
New painted softwood timber skirting boards to be fixed to base of walls in all events
2. New standalone counter
3. New standalone chilled display units
4. Proposed new wall mounted panel radiators
5. Proposed new 'floating' plaster ceilling panels, suspended at ceilling level above, to contain all light & service fittings etc
6. Remove existing rough-plaster finishes & adhere new plasterboard drylining c/w painted timber skirting boards. Decorate with new matt emulsion paint finishes

Proposed Elevation 4



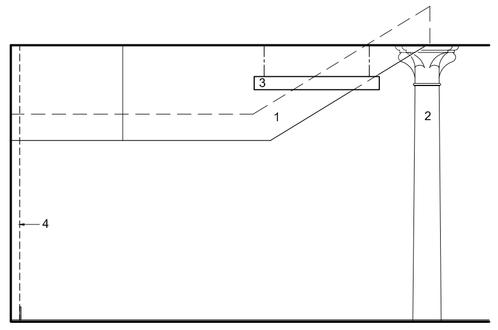
1. New standalone chiller display units
2. New smooth plasterboard wall finishes c/w timber skirting boards
3. New standalone counter
4. New veneered doors c/w glazed vision panels and painted wooden architraves
5. Exposed original steel column throughly cleaned & painted to approved colour
6. New wall tiling to interior wall
7. New escape light fitting
8. Proposed new 'floating' plaster ceilling panels, suspended at ceilling level above, to contain all light & service fittings etc
9. New back-bar fittings to detail
10. Proposed new wall mounted panel radiators
11. New exposed steel column & beam [requirement TBC post strip out]
12. Existing finishes to external walls to be removed to determine condition of underlying brickwork and/or remedial works to tackle possible ingress of damp through ground adjacent. Possible insulated drylining required comprising Independent stud partitions spanning from floor to ceilling and free of contact with external walls. Remedial works to be agreed with LPA.
New painted softwood timber skirting boards to be fixed to base of walls in all events
13. Internal walls: Existing non-original/redundant services to be removed. Remove existing rough-plaster finishes & adhere new plasterboard drylining c/w painted timber skirting boards. Decorate with new matt emulsion paint finishes. New decorative wall-tilling to new plasterboarding to detail

Proposed Elevation 5



1. New pressed polished stainless steel surround to rear of column from floor to ceiling
2. Non-original partition c/w new smooth plaster linings
3. Original steel column exposed
4. New plasterboard drylining adhered to stripped brick to internal walls c/w timber painted timber skirting boards
5. New escape light fitting
6. New veneered door c/w glazed vision panel and painted wooden architraves
7. Internal walls: Existing non-original/redundant services to be removed. Remove existing rough-plaster finishes & adhere new plasterboard drylining c/w painted timber skirting boards. Decorate with new matt emulsion paint finishes. New decorative wall-tilling to new plasterboarding to detail
8. New tiled access hatch to lift shaft in existing opening
9. New standalone counter
10. Original steel column exposed [TBC]
11. Smooth plasterboard to beams to stairway over
12. New steel column supporting existing floor opening over
13. New hardwood treads & risers fixed to existing steel stairs
14. Proposed new 'floating' plaster ceilling panels, suspended at ceilling level above, to contain all light & service fittings etc
15. New exposed steel column & beam [requirement TBC post strip out]
16. Existing finishes to external walls to be removed to determine condition of underlying brickwork and/or remedial works to tackle possible ingress of damp through ground adjacent. Possible insulated drylining required comprising Independent stud partitions spanning from floor to ceilling and free of contact with external walls. Remedial works to be agreed with LPA.
New painted softwood timber skirting boards to be fixed to base of walls in all events

Proposed Elevation 8



1. Flush plastered finishes to beams & stairway
2. Cast columns to be confirmed post strip out, To be exposed by removal of existing surrounding brickwork. Columns thoroughly cleaned and painted to approved colour.
3. Proposed new 'floating' plaster ceilling panels, suspended at ceilling level above, to contain all light & service fittings etc
4. Existing finishes to external walls to be removed to determine condition of underlying brickwork and/or remedial works to tackle possible ingress of damp through ground adjacent. Possible insulated drylining required comprising independent stud partitions spanning from floor to ceilling and free of contact with external walls. Remedial works to be agreed with LPA.
New painted softwood timber skirting boards to be fixed to base of walls in all events

Proposed Elevation 9

Scale 1:50

0 1m 2m 3m 4m 5m 6m

FA+D

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Project: Basement, No.103 Portland Street, Manchester

Client: Daniel Chen

Content: Proposed Elevations

Scale	Drawn	Checked	Date	Contract No.	Dwg No.	Rev
1:50 @ A1	PD	-	Dec '13	**1129**	**3.02**	B