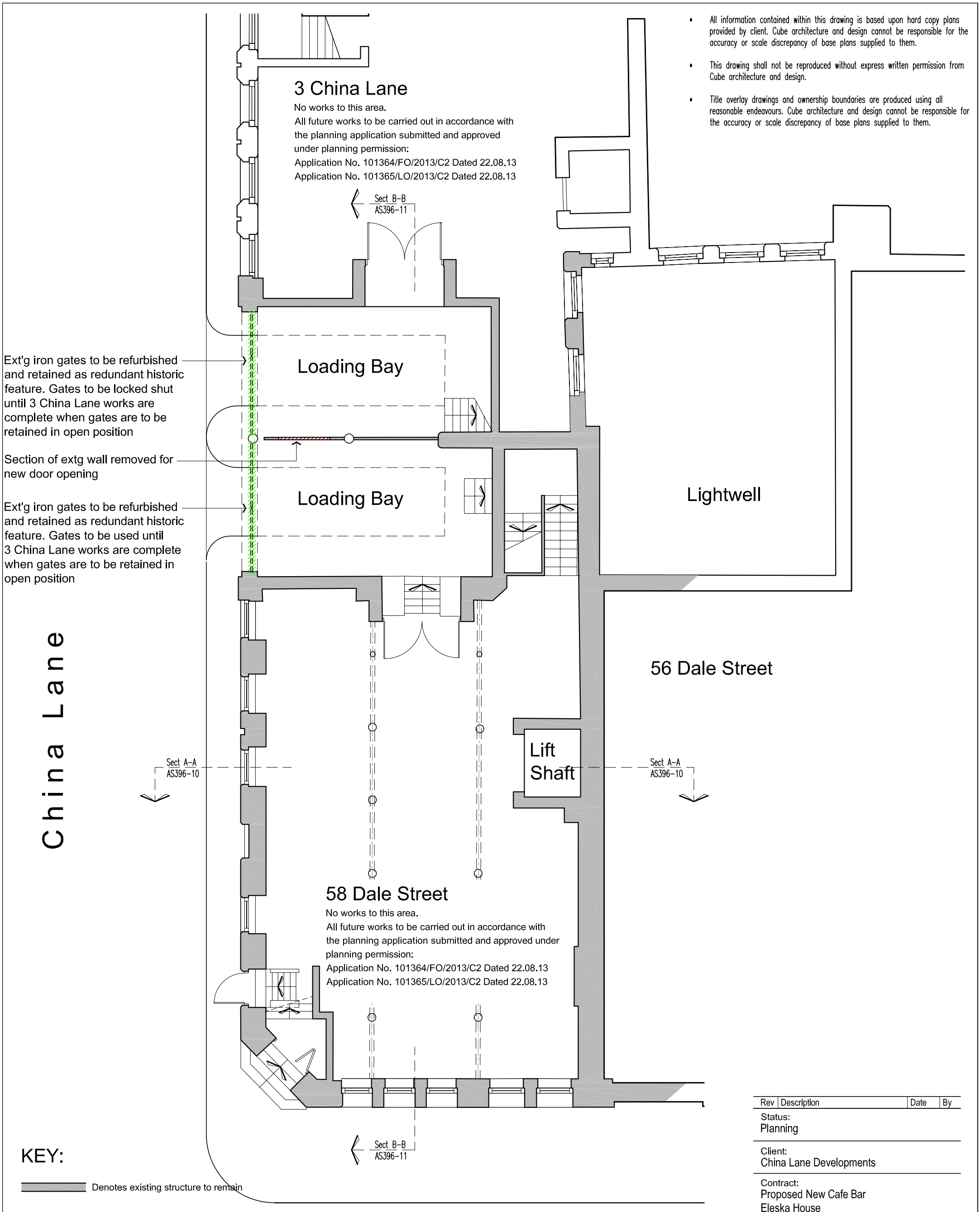
- All information contained within this drawing is based upon hard copy plans provided by client. Cube architecture and design cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- This drawing shall not be reproduced without express written permission from Cube architecture and design.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. Cube architecture and design cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



KEY:

- Denotes existing structure to remain
- Denotes elements of existing structure to be removed/stripped out
- Denotes elements of existing structure to be protected and retained
- Denotes openings to be bricked up using reclaimed brickwork to match
- Denotes new partitions with a paint/tiled finish-Details to be advised
- Denotes existing retained exposed brickwork repaired and clear sealed
- Denotes new glazed partitions

Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

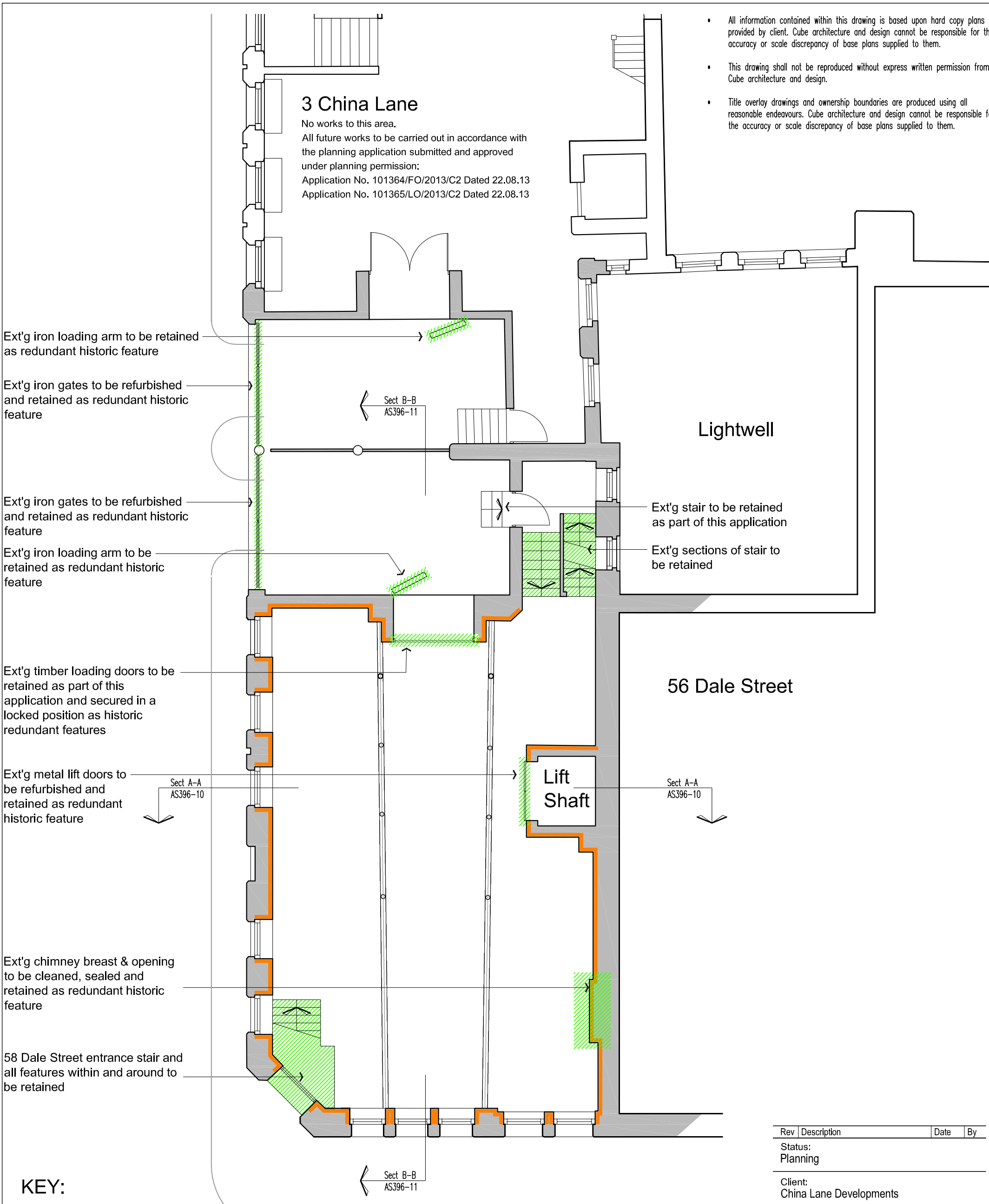
Drawing:
Existing Basement Plan

Drawing No:	Revision:	Scales:
AS396-02		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.

- All information contained within this drawing is based upon hard copy plans provided by client. Cube architecture and design cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- This drawing shall not be reproduced without express written permission from Cube architecture and design.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. Cube architecture and design cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



KEY:

- Denotes existing structure to remain
- Denotes elements of existing structure to be removed/stripped out
- Denotes elements of existing structure to be protected and retained
- Denotes openings to be bricked up using reclaimed brickwork to match
- Denotes new partitions with a paint/tiled finish-Details to be advised
- Denotes existing retained exposed brickwork repaired and clear sealed
- Denotes new glazed partitions

Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

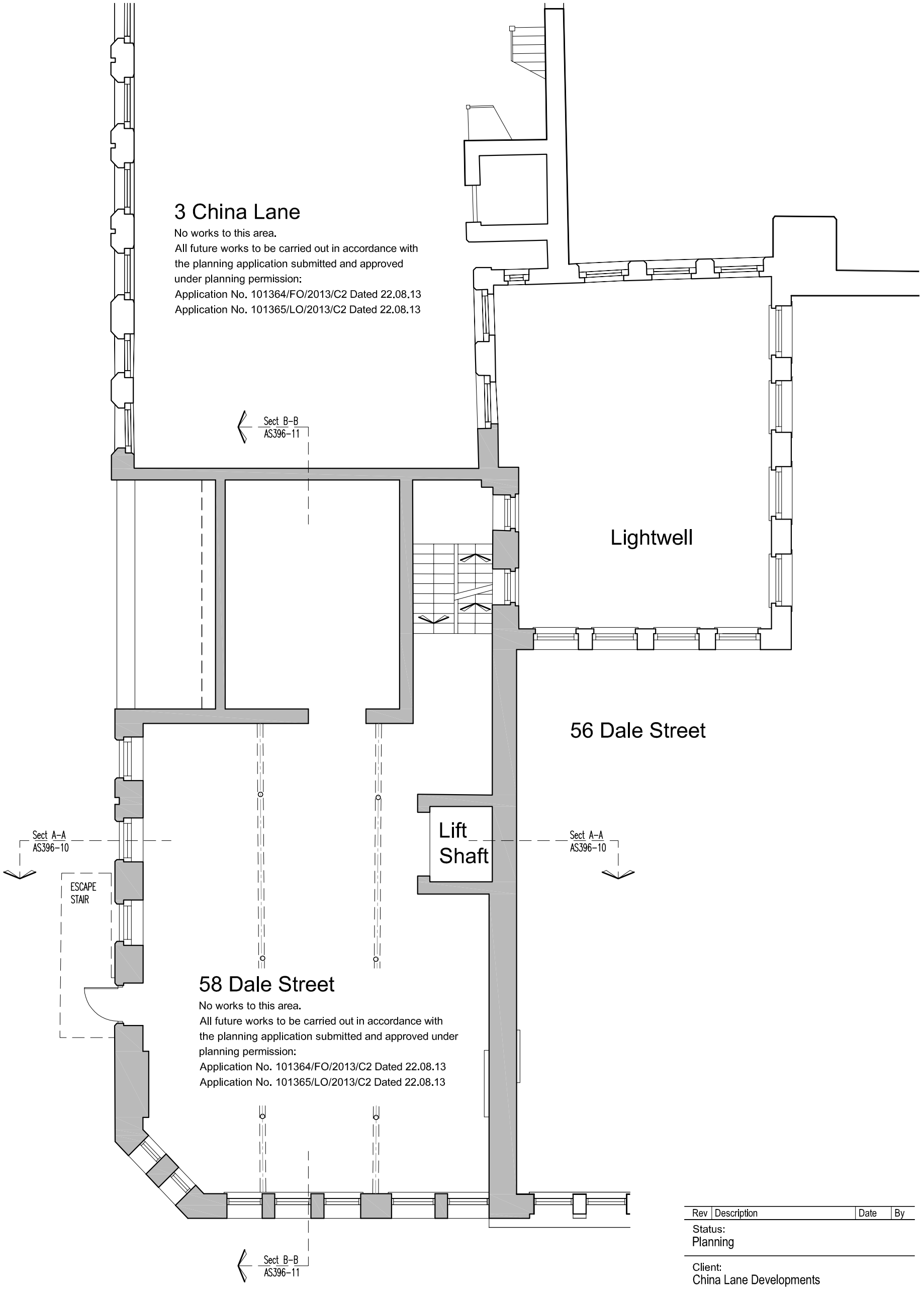
Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Ground Floor Plan

Drawing No:	Revision:	Scales:
AS396-03		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.



3 China Lane

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
Application No. 101364/FO/2013/C2 Dated 22.08.13
Application No. 101365/LO/2013/C2 Dated 22.08.13

Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

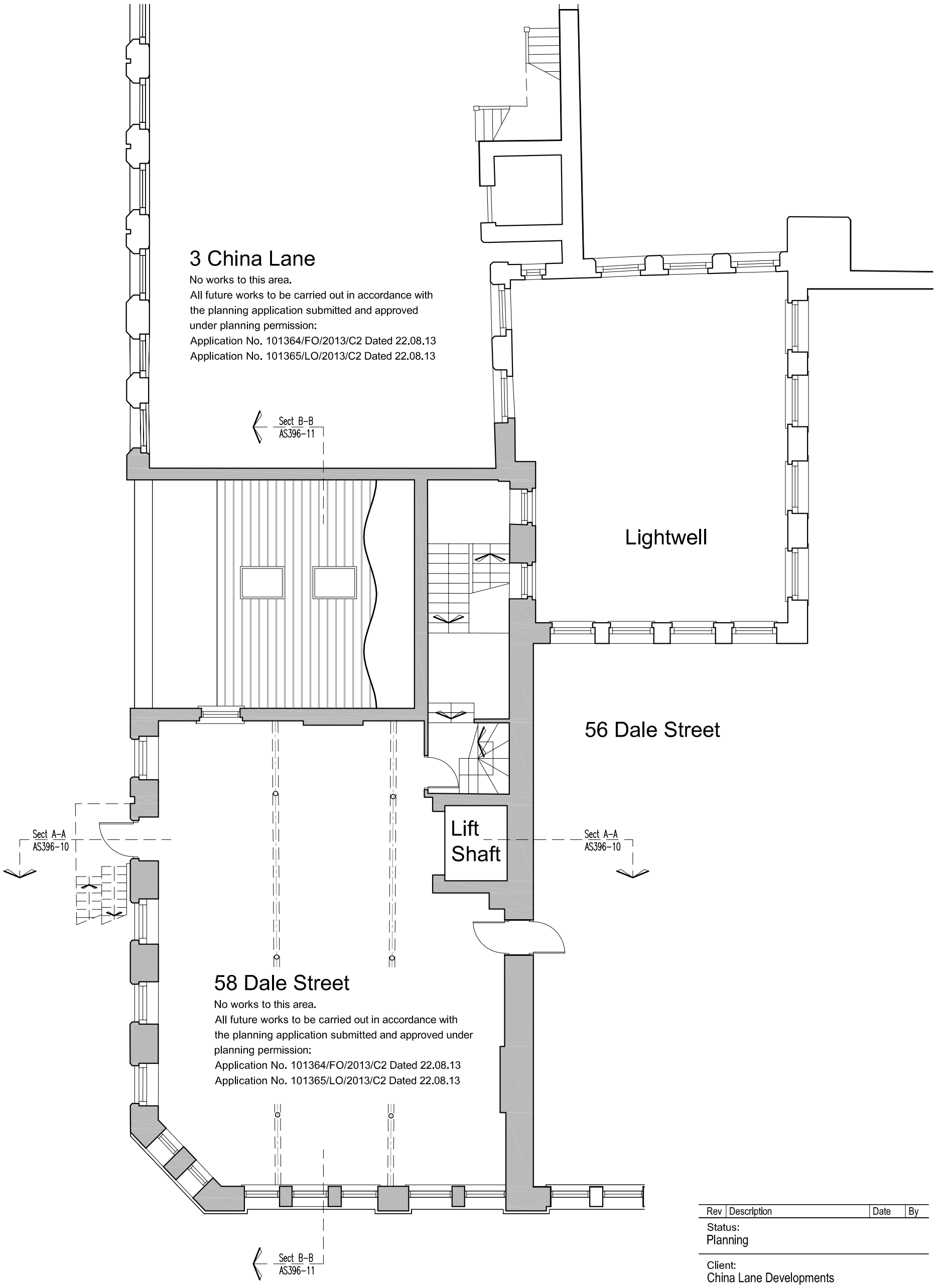
Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing First Floor Plan

Drawing No:	Revision:	Scales:
AS396-04		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.



3 China Lane

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
Application No. 101364/FO/2013/C2 Dated 22.08.13
Application No. 101365/LO/2013/C2 Dated 22.08.13

58 Dale Street

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
Application No. 101364/FO/2013/C2 Dated 22.08.13
Application No. 101365/LO/2013/C2 Dated 22.08.13

Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

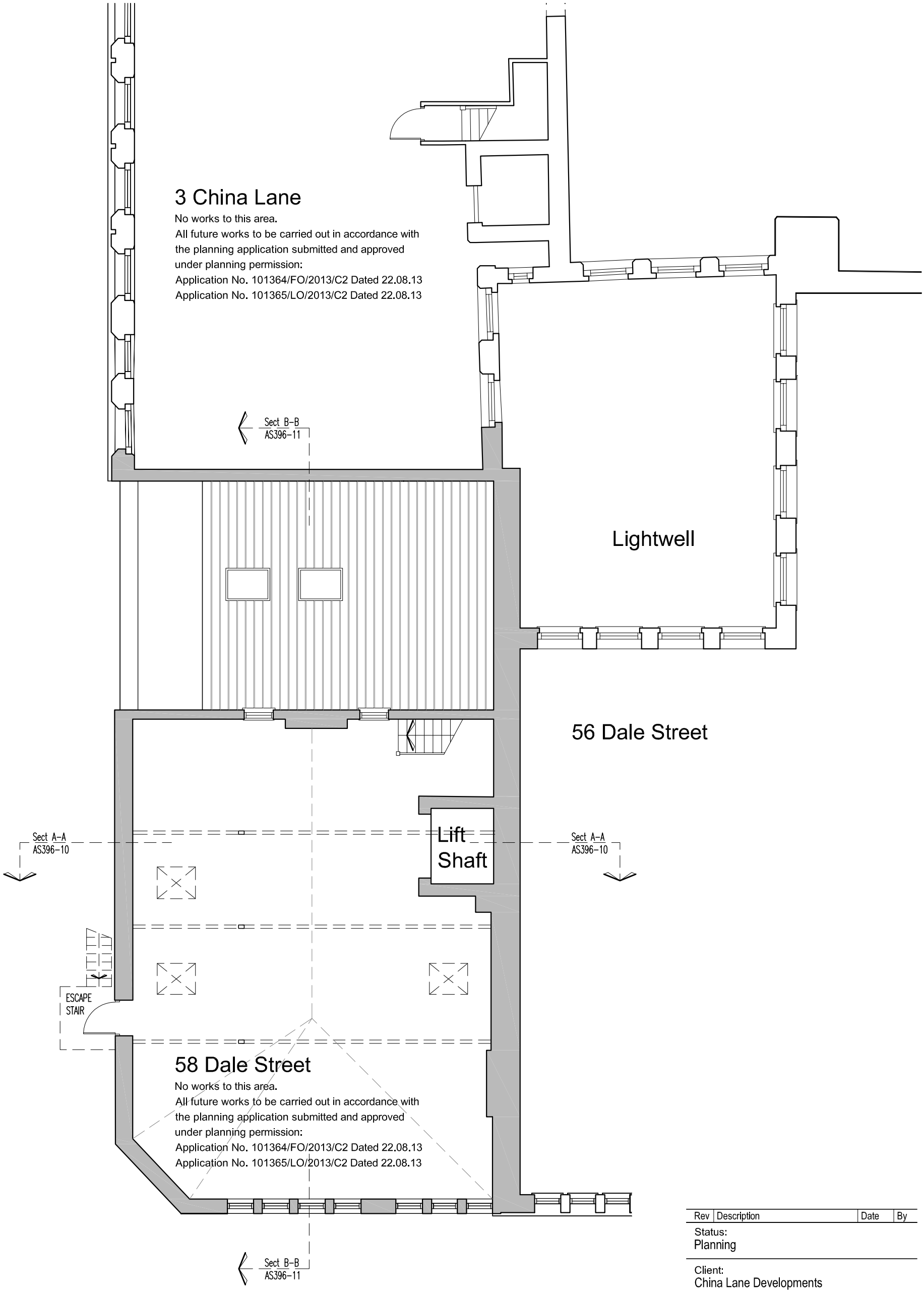
Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Second Floor Plan

Drawing No:	Revision:	Scales:
AS396-05		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.



3 China Lane

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
Application No. 101364/FO/2013/C2 Dated 22.08.13
Application No. 101365/LO/2013/C2 Dated 22.08.13

58 Dale Street

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
Application No. 101364/FO/2013/C2 Dated 22.08.13
Application No. 101365/LO/2013/C2 Dated 22.08.13

Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

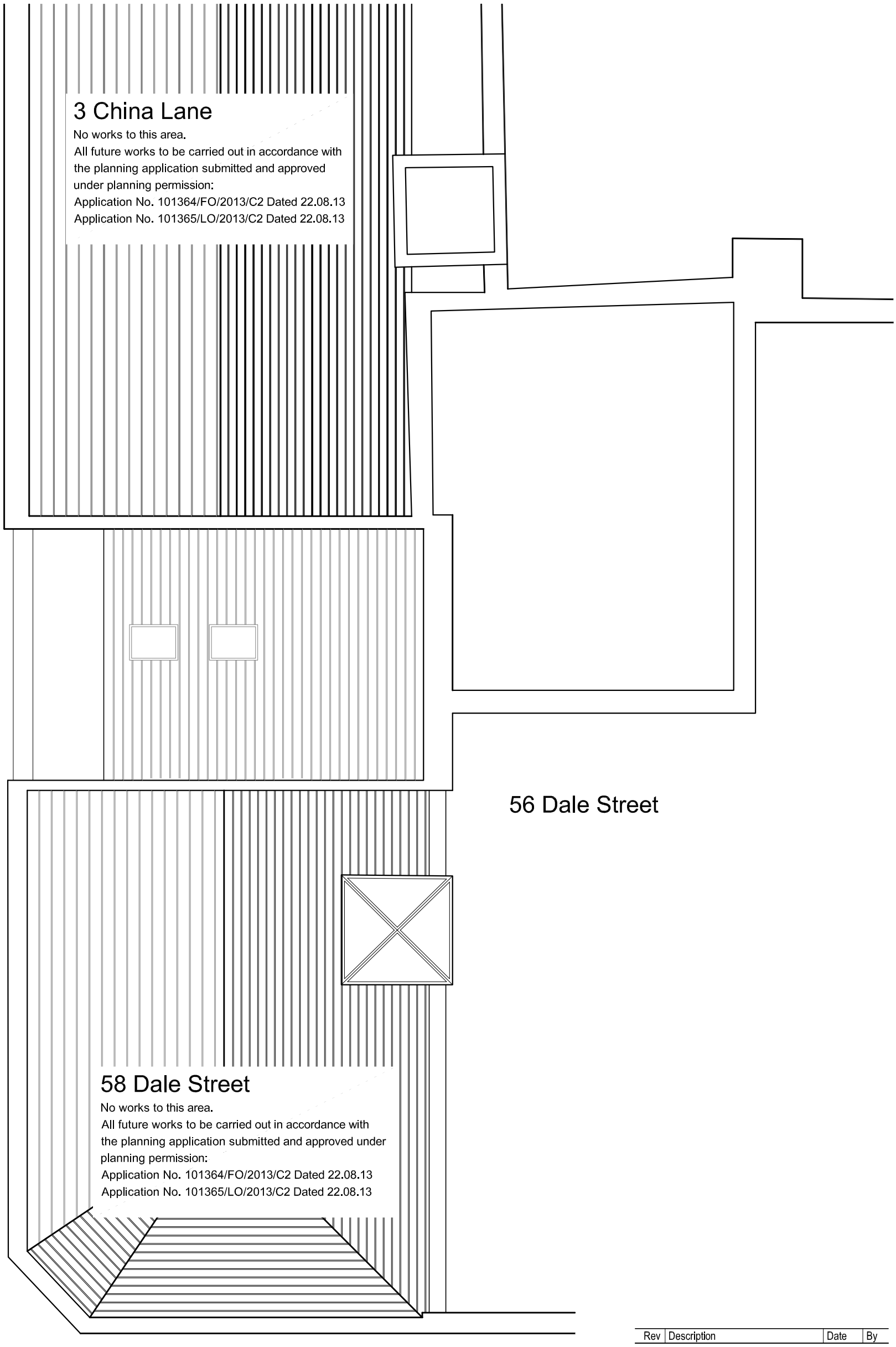
Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Third Floor Plan

Drawing No:	Revision:	Scales:
AS396-06		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.



Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Roof Plan

Drawing No:	Revision:	Scales:
AS396-07		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.

Denotes elements of existing structure to be removed/stripped out

Denotes elements of existing structure to be protected and retained

58 Dale Street (Eleska House)
Basement / 1st / 2nd & 3rd Floors -
No works to these areas.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
App No. 101364/FO/2013/C2 Dated 22.08.13
App No. 101365/LO/2013/C2 Dated 22.08.13

GENERIC ELEMENTS OF PROTECTION

All iron railings to basement storey glazing at street level to be carefully restored and retained.
Re-paint all iron work colour TBC.

Ext'g timber sash windows to be repaired as required insitu, frames to be primed and repainted. Thermal/acoustic upgrade to be achieved through the introduction of internally fixed slim line secondary glazing.

Ext'g entance to be retained as main entrance into Bar. Door to be stripped of all paintwork, primed and re-painted. Ironmongery replaced/upgraded as required.

Alarm box to be carefully remove, holes to be backfilled as required with motar to match existing.



Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Elevation along
Dale Street

Status: Planning

Drawing No: AS398-08
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.



3 China Lane

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
Application No. 101364/FO/2013/C2 Dated 22.08.13
Application No. 101365/LO/2013/C2 Dated 22.08.13

Denotes elements of existing structure to be removed/stripped out

Denotes elements of existing structure to be protected and retained

58 Dale Street (Eleska House)
Basement / 1st / 2nd & 3rd Floors -
No works to these areas.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
App No. 101364/FO/2013/C2 Dated 22.08.13
App No. 101365/LO/2013/C2 Dated 22.08.13

GENERIC ELEMENTS OF PROTECTION

All iron railings to basement storey glazing at street level to be carefully restored and retained. Re-paint all iron work colour TBC.

Ext'g timber sash windows to be repaired as required insitu, frames to be primed and repainted. Thermal/acoustic upgrade to be achieved through the introduction of internally fixed slim line secondary glazing.

Alarm box to be carefully remove, holes to be backfilled as required with motar to match existing.

Ext'g entance to be retained as main entrance into Bar. Door to be stripped of all paintwork, primed and re-painted.
Ironmongery replaced/upgraded as required.

Ext'g iron gates to be refurbished and retained as redundant historic feature. Gates to be locked shut until 3 China Lane works are complete when gates are to be retained in open position

Ext'g iron gates to be refurbished and retained as redundant historic feature. Gates to be used until 3 China Lane works are complete when gates are to be retained in open position

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

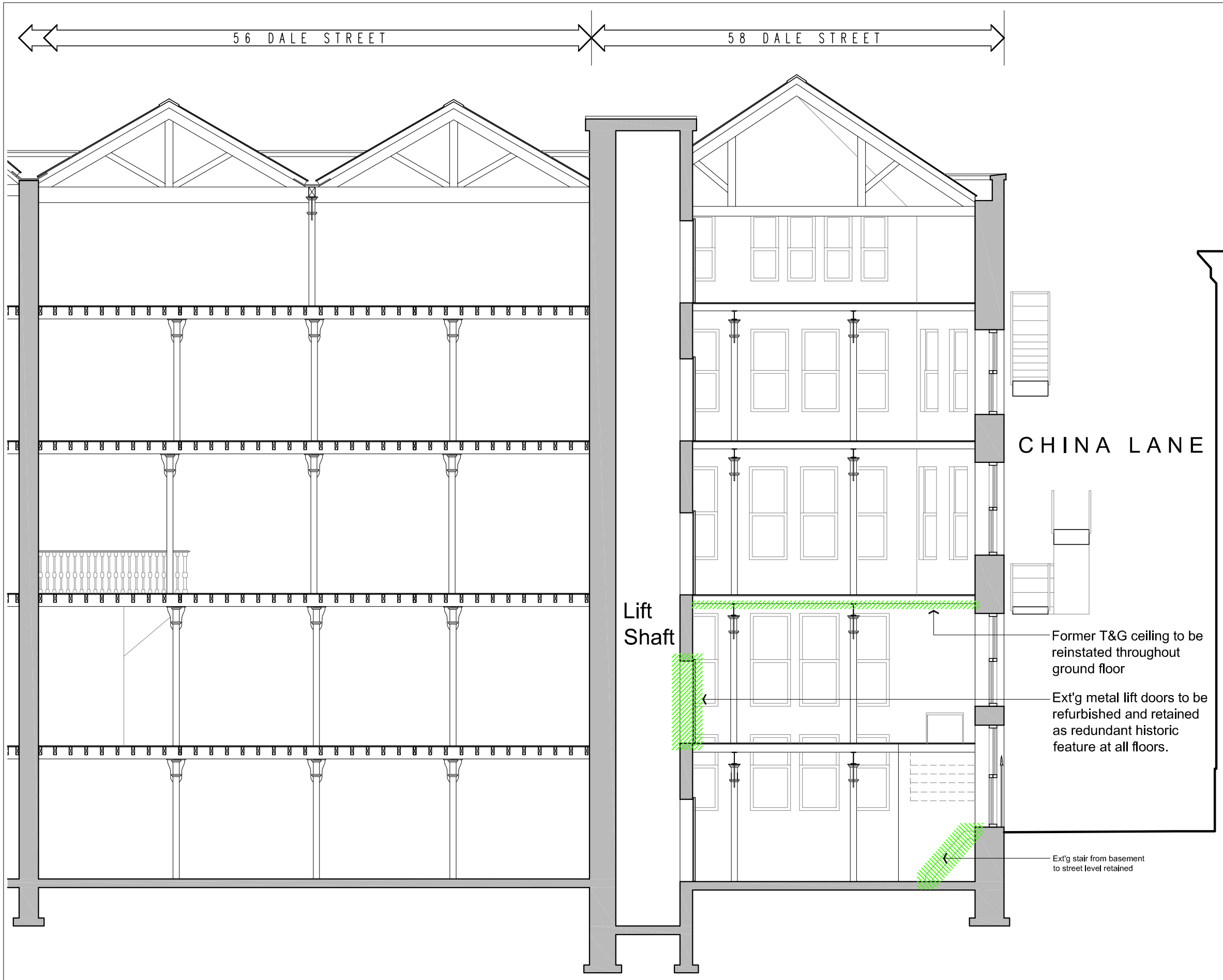
Drawing:
Existing Elevation along
China Lane

Status: Planning

Drawing No: AS398-09
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.



Denotes elements of existing structure to be removed/stripped out

Denotes elements of existing structure to be protected and retained

GENERIC ELEMENTS OF PROTECTION TO GROUND FLOOR

Ext'g iron columns to cleaned, primed and readied to receive intumescent paint to give 60 mins fire resistance. All columns to remain exposed as part of proposals.

Ext'g timber sash windows to be repaired as required insitu, frames to be primed and repainted. Thermal/acoustic upgrade to be achieved through the introduction of internally fixed slim line secondary glazing.

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Section A-A

Status: Planning

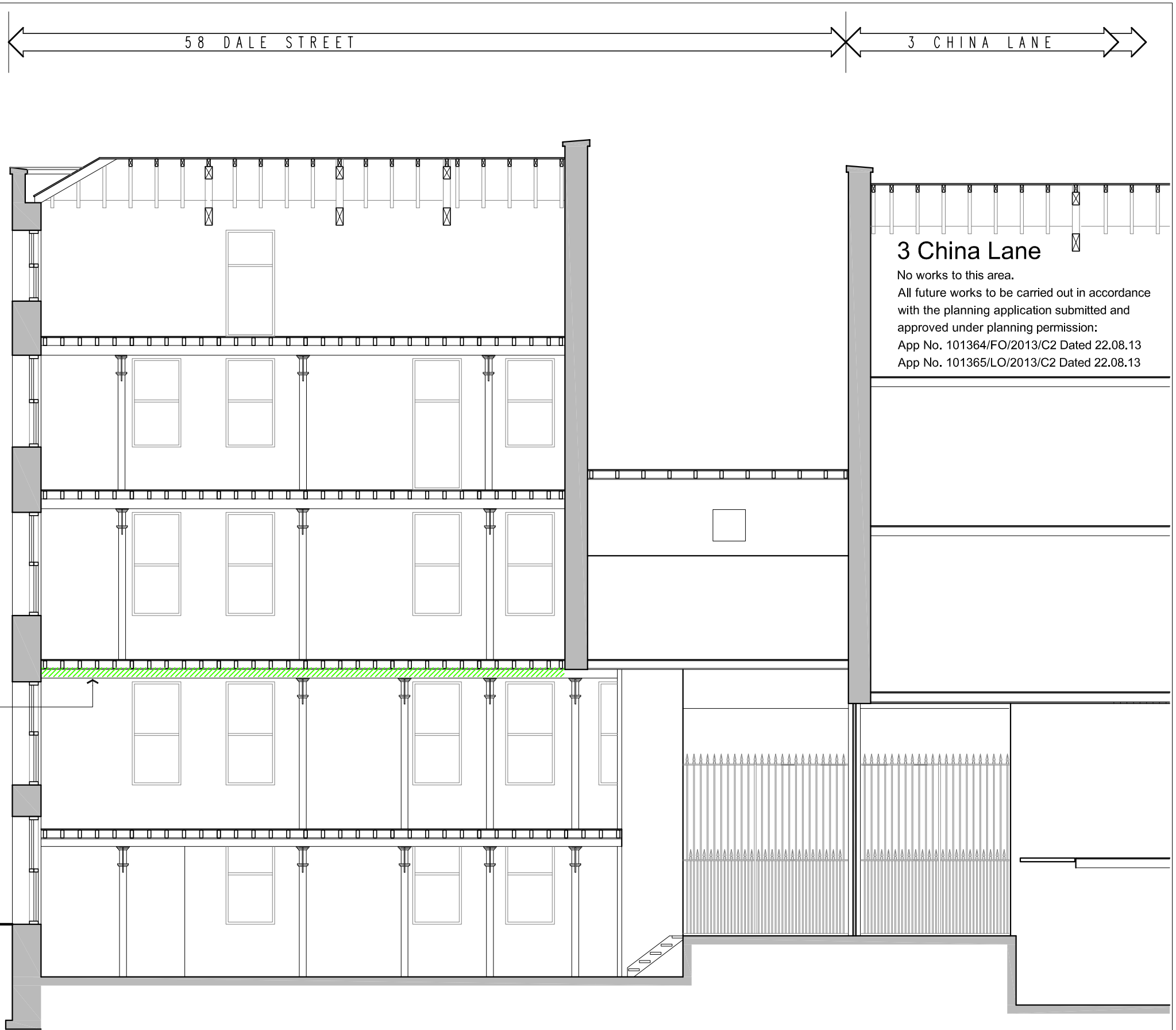
Drawing No: AS398-10
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.

58 Dale Street (Eleska House)
Basement / 1st / 2nd & 3rd Floors -
No works to these areas.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
App No. 101364/FO/2013/C2 Dated 22.08.13
App No. 101365/LO/2013/C2 Dated 22.08.13

DALE STREET



Denotes elements of existing structure to be removed/stripped out

Denotes elements of existing structure to be protected and retained

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Section B-B

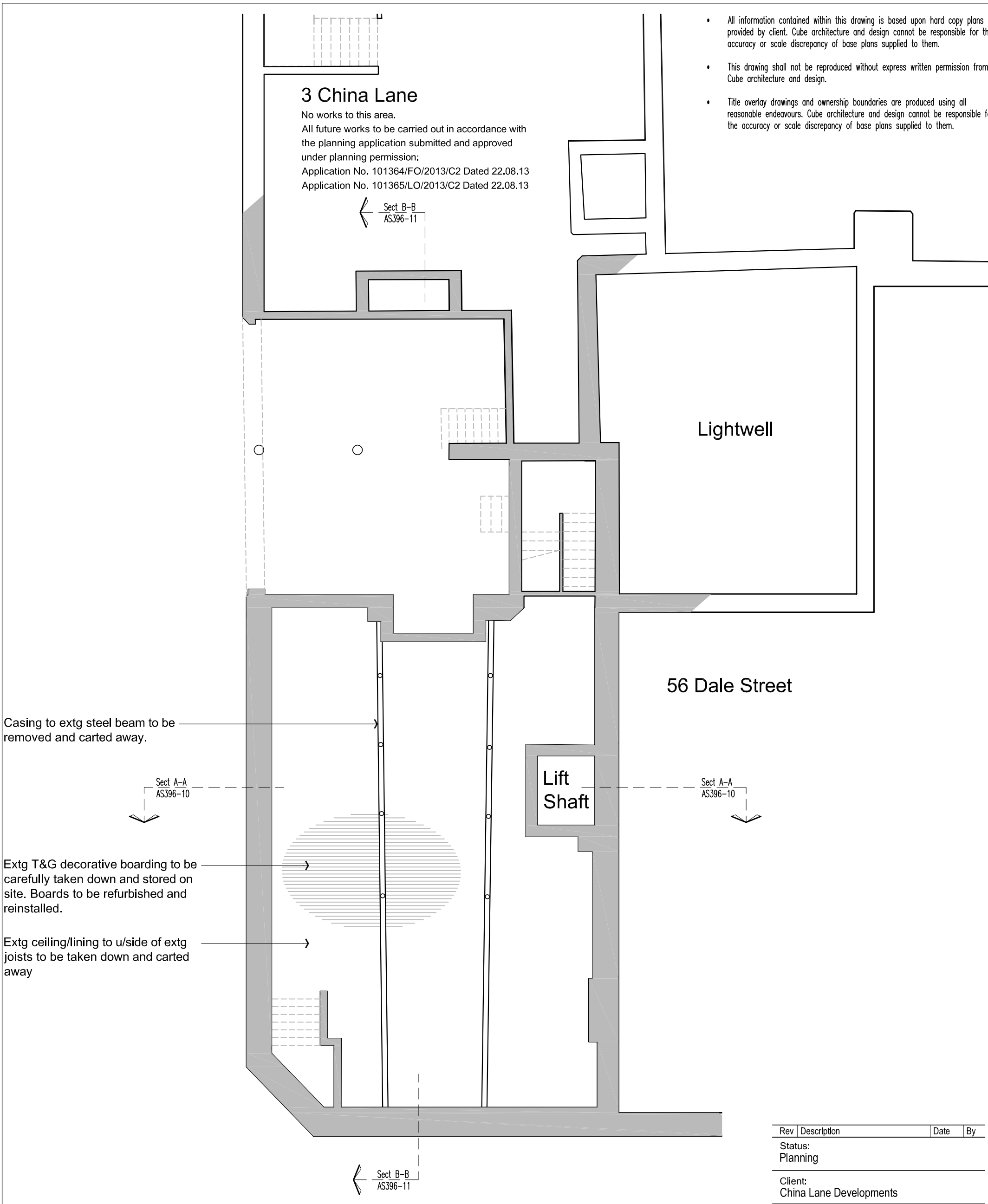
Status: Planning

Drawing No: AS398-11
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.

- All information contained within this drawing is based upon hard copy plans provided by client. Cube architecture and design cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- This drawing shall not be reproduced without express written permission from Cube architecture and design.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. Cube architecture and design cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Existing Ground Floor Ceiling Plan

Drawing No:	Revision:	Scales:
AS396-18		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.