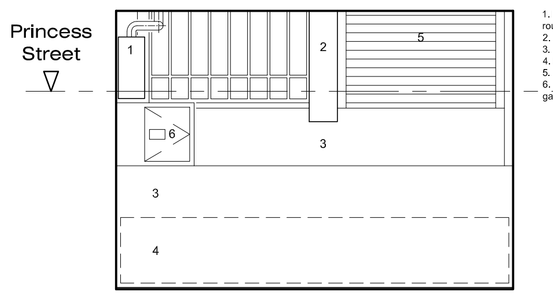
A1 Size

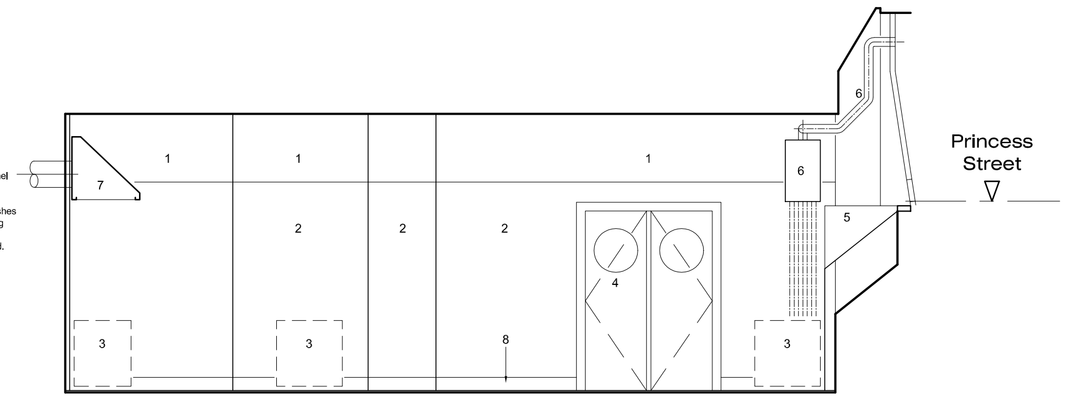
FOR PLANNING PURPOSES ONLY, USE FIGURED DIMENSIONS ONLY. SUBJECT TO SITE SURVEY AND ALL NECESSARY CONSENTS. ALL DIMENSIONS TO BE CHECKED BY USER AND ANY DISCREPANCIES, ERRORS OR OMMISSIONS TO BE REPORTED TO THE ARCHITECT BEFORE THE WORK COMMENCES. THIS DRAWING IS TO BE READ WITH ALL OTHER RELEVANT MATERIALS

Revision	Notes	Date	Drawn
A	Updated following meeting with LPA	13.3.14	PD
B			
C			



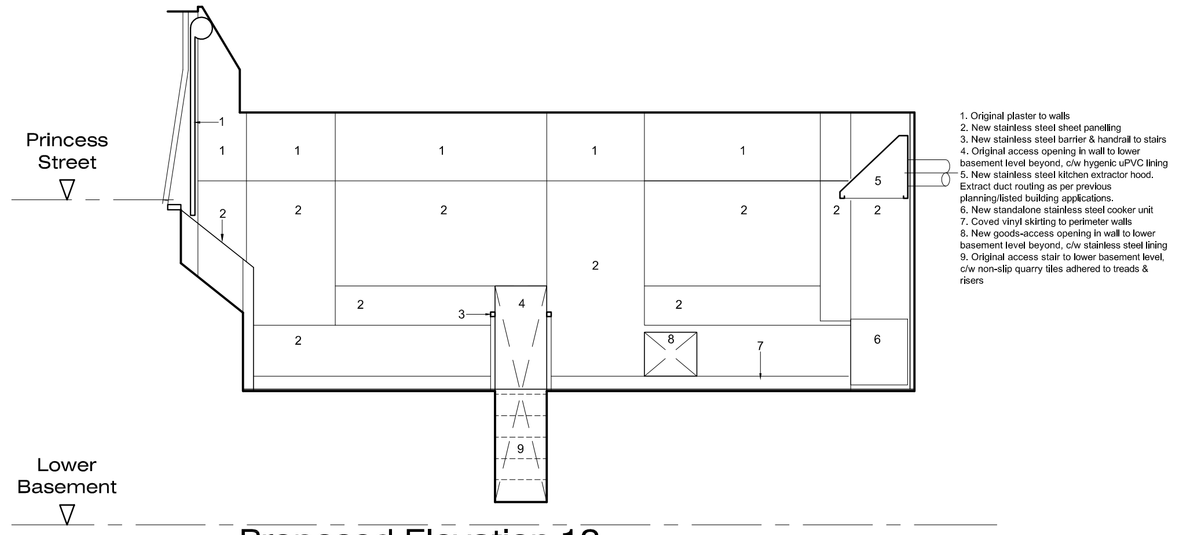
1. New boiler and associated flue via existing routing
2. New smooth plasterboard wall finishes
3. New stainless steel panelling to walls
4. New standalone stainless steel sinks unit
5. Non-original galvanised roller shutter
6. New stainless steel access door to existing gas meter & plant c/w glazed vision panel

Proposed Elevation 10



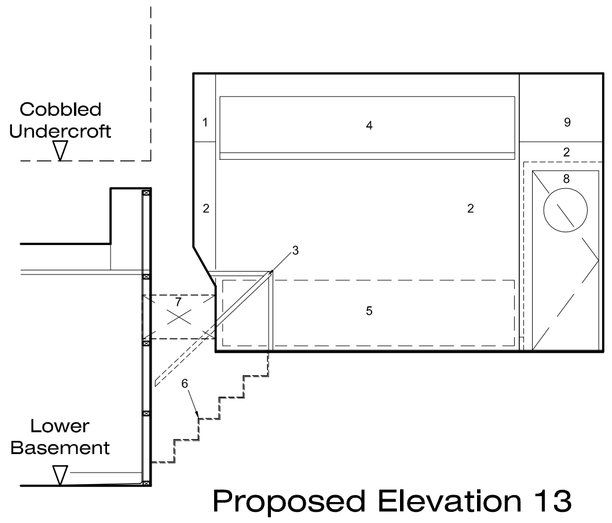
1. Existing plaster to existing partition
2. New stainless steel sheet panelling to non-original partition
3. New standalone stainless steel sinks/cooker/fridge units
4. New veneered door c/w glazed vision panel and painted wooden architraves
5. Exiting modified housing containing gas meter/plant. New stainless steel surface finishes
6. New boiler and associated flue via existing routing
7. New stainless steel kitchen extractor hood. Extract duct routing as per previous planning/listed building applications.
8. Coved vinyl skirting to perimeter walls

Proposed Elevation 11



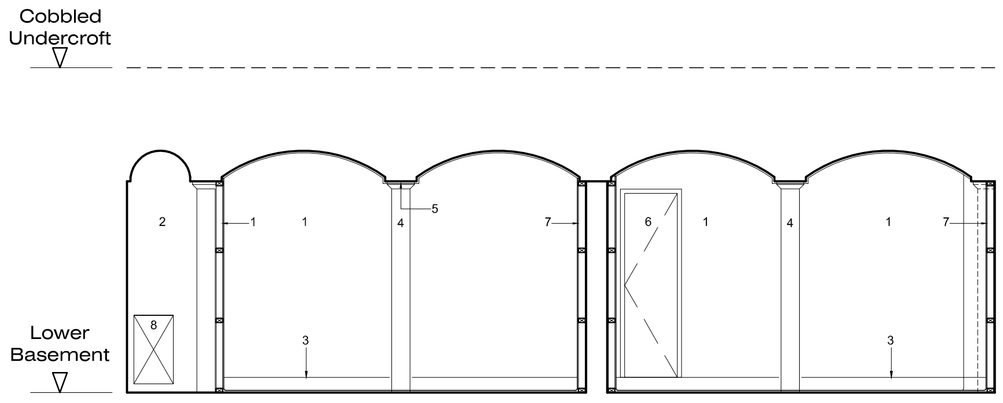
1. Original plaster to walls
2. New stainless steel sheet panelling
3. New stainless steel barrier & handrail to stairs
4. Original access opening in wall to lower basement level beyond, c/w hygenic uPVC lining
5. New stainless steel kitchen extractor hood. Extract duct routing as per previous planning/listed building applications.
6. New standalone stainless steel cooker unit
7. Coved vinyl skirting to perimeter walls
8. New goods-access opening in wall to lower basement level beyond, c/w stainless steel lining
9. Original access stair to lower basement level, c/w non-slip quarry tiles adhered to treads & risers

Proposed Elevation 12



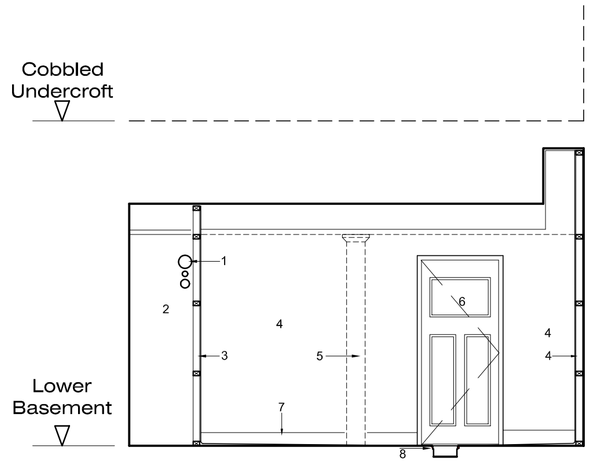
1. Original plaster to walls
2. New stainless steel sheet panelling
3. New stainless steel barrier & handrail to stairs
4. New stainless steel kitchen extractor hood. Extract duct routing as per previous planning/listed building applications.
5. New standalone stainless steel cooker unit
6. Orlginall access stair to lower basement level, c/w non-slip quarry tiles adhered to treads & risers
7. New goods-access opening in wall to lower basement level
8. New painted timber door c/w glazed vision panel and painted wooden architraves
9. New stud partition c/w door opening to escape corridor

Proposed Elevation 13



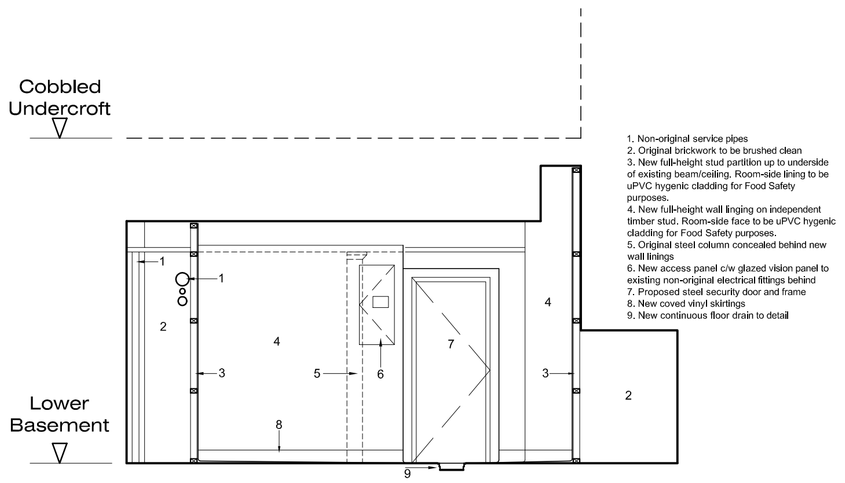
1. New full-height stud partition up to underside of existing beam/ceiling. Room-side lining to be uPVC hygenic cladding for Food Safety purposes.
2. Orlginal brickwork to be brushed clean
3. Coved vinyl skirtings
4. Orlginal steel columns
5. Existing beams to be cleaned and painted to approval
6. Void access door in new stud partition
7. New full-height wall llinging on independent timber stud. Room-side face to be uPVC hygenic cladding for Food Safety purposes.
8. Existing plant & pipework to remain in position behind the new Prep Kitchen enclosure.

Proposed Elevation 14



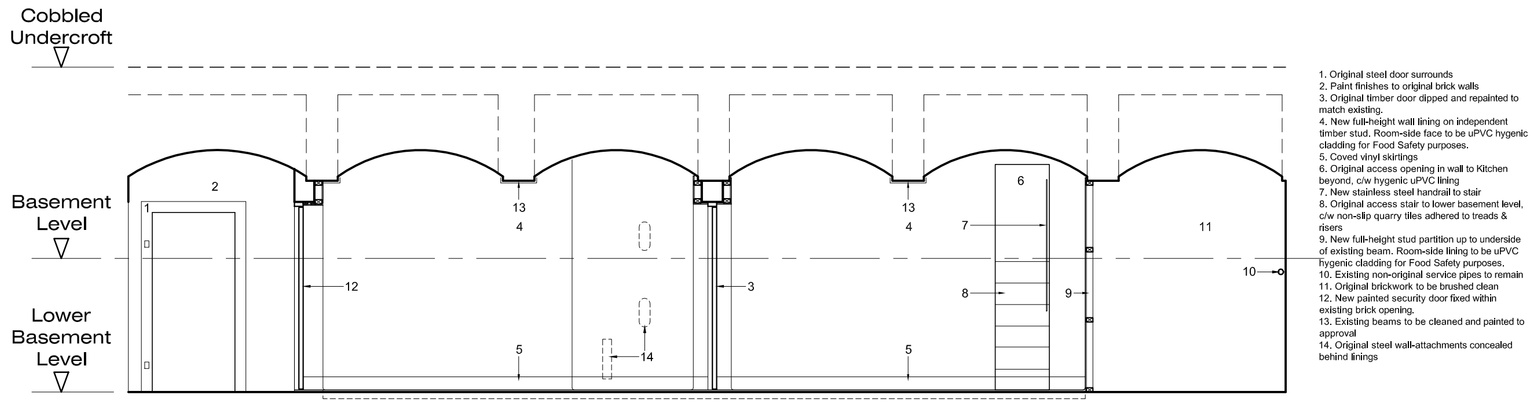
1. Non-orlginal service pipes
2. Orlginal brickwork to be brushed clean
3. New full-height stud partition up to underside of existing beam/ceiling. Room-side lining to be uPVC hygenic cladding for Food Safety purposes.
4. New full-height wall llinging on independent timber stud. Room-side face to be uPVC hygenic cladding for Food Safety purposes.
5. Orlginal steel column concealed behind new wall llinings
6. Orlginall timber door dlpped and repalnted to match exlstlng. Bottom door style to be trimmed by 20mm to allow for fall of floor
7. New coved vinyl skirtings
8. New continuous floor drain to detail

Proposed Elevation 15



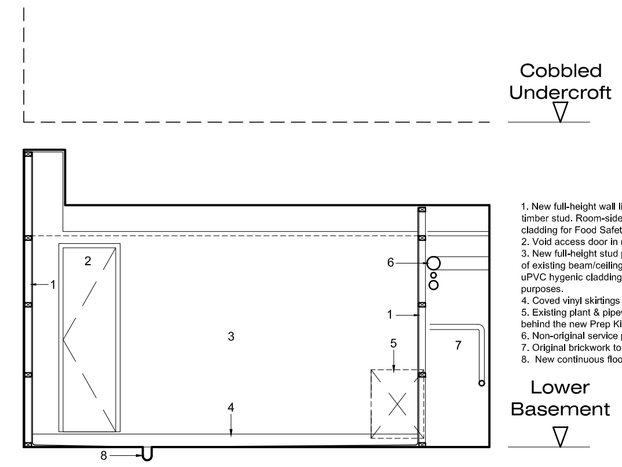
1. Non-orlginal service pipes
2. Orlginal brickwork to be brushed clean
3. New full-height stud partition up to underside of existing beam/ceiling. Room-side lining to be uPVC hygenic cladding for Food Safety purposes.
4. New full-height wall llinging on independent timber stud. Room-side face to be uPVC hygenic cladding for Food Safety purposes.
5. Existing plant & pipework to remain in position behind the new Prep Kitchen enclosure.
6. New goods-access opening in wall to lower basement level
7. Proposed steel security door and frame
8. New coved vinyl skirtings
9. New continuous floor drain to detail

Proposed Elevation 16



1. Orlginal steel door surrounds
2. Paint flnishes to orlginal brick walls
3. Orlginal tlmber door dlpped and repalnted to match exlstlng.
4. New full-height wall llnlng on independent timber stud. Room-side face to be uPVC hygenic cladding for Food Safety purposes.
5. Coved vinyl skirtings
6. Orlginal access opening in wall to Kitchen beyond, c/w hygenic uPVC llnlng
7. New stainless steel handrail to stair
8. Orlginal access stair to lower basement level, c/w non-slip quarry tiles adhered to treads & risers
9. New full-height stud partition up to underside of existing beam, Room-side llnlng to be uPVC Tygenic cladding for Food Safety purposes.
10. Existing non-orlginal service pipes to remain
11. Orlginal brickwork to be brushed clean
12. New painted securlty door fixed wlthin exlstlng brlck opening.
13. Existing beams to be cleaned and painted to approval
14. Orlginal steel wall-attachments concealed behind llnings

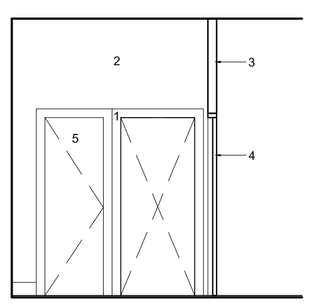
Proposed Elevation 17



1. New full-height wall llnlng on independent timber stud. Room-side face to be uPVC hygenic cladding for Food Safety purposes.
2. Void access door in new stud partition
3. New full-height stud partition up to underside of existing beam/ceiling. Room-side llnlng to be uPVC hygenic cladding for Food Safety purposes.
4. Coved vinyl skirtings
5. Existing plant & pipework to remain in position behind the new Prep Kitchen enclosure.
6. Non-orlginal service pipes
7. Orlginal brickwork to be brushed clean
8. New continuous floor drain to detail

Proposed Elevation 18

1. Existing period architrave reinstalled to new opening providing fire escape
2. Existing non-orlginal plasterwork to remain, walls to be repainted with matt emulsion paint
3. New timber stud partition c/w door opening
4. New painted timber door c/w glazed vision panel and painted wooden architraves
5. Existing door dipped & repainted. Repaint architraves



Proposed Elevation 23

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**	**3.03**	A