

CONCEPT

THIS DRAWING IS DESIGN INTENT. FOR THE PURPOSES OF PLANNING, CLIENT APPROVAL AND COSTING ONLY.

CDM PRINCIPAL DESIGNER TO BE APPOINTED PRIOR TO COMMENCEMENT ON SITE TO CARRY OUT CDM DUTIES IF REQUIRED.

CONTRACTOR TO VERIFY ALL SIZES ON SITE PRIOR TO COMMENCEMENT OF PLACING ANY ORDERS FOR MATERIALS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE.

ALL WORK TO COMPLY WITH ALL CURRENT LEGISLATION AND CARRIED OUT TO ENTIRE SATISFACTION OF BUILDING CONTROL VIA BUILDING CONTROL APPLICATION.

CONTRACTOR TO UNDERTAKE ANY CDM 2015 REQUIREMENTS AS PRINCIPAL CONTRACTOR AND ENSURE PRINCIPAL DESIGNER DUTIES HAVE BEEN FULFILLED IN ADVANCE.

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DO NOT SCALE THIS DRAWING.



LISTED BUILDING CONSENT

PROPOSED GROUND FLOOR

XPOT COFFEE (FORMERLY SYNC)
BARTON ARCADE
61 DEANS GATE,
MANCHESTER
M3 2BW

20.05.25
SCALE: 1:40 @A1 - 1:20 @A0

PROJECT NUMBER: 1435
DRAWING NUMBER: 1435.100.09
REVISION: A

STAGE: LISTED BUILDING CONSENT



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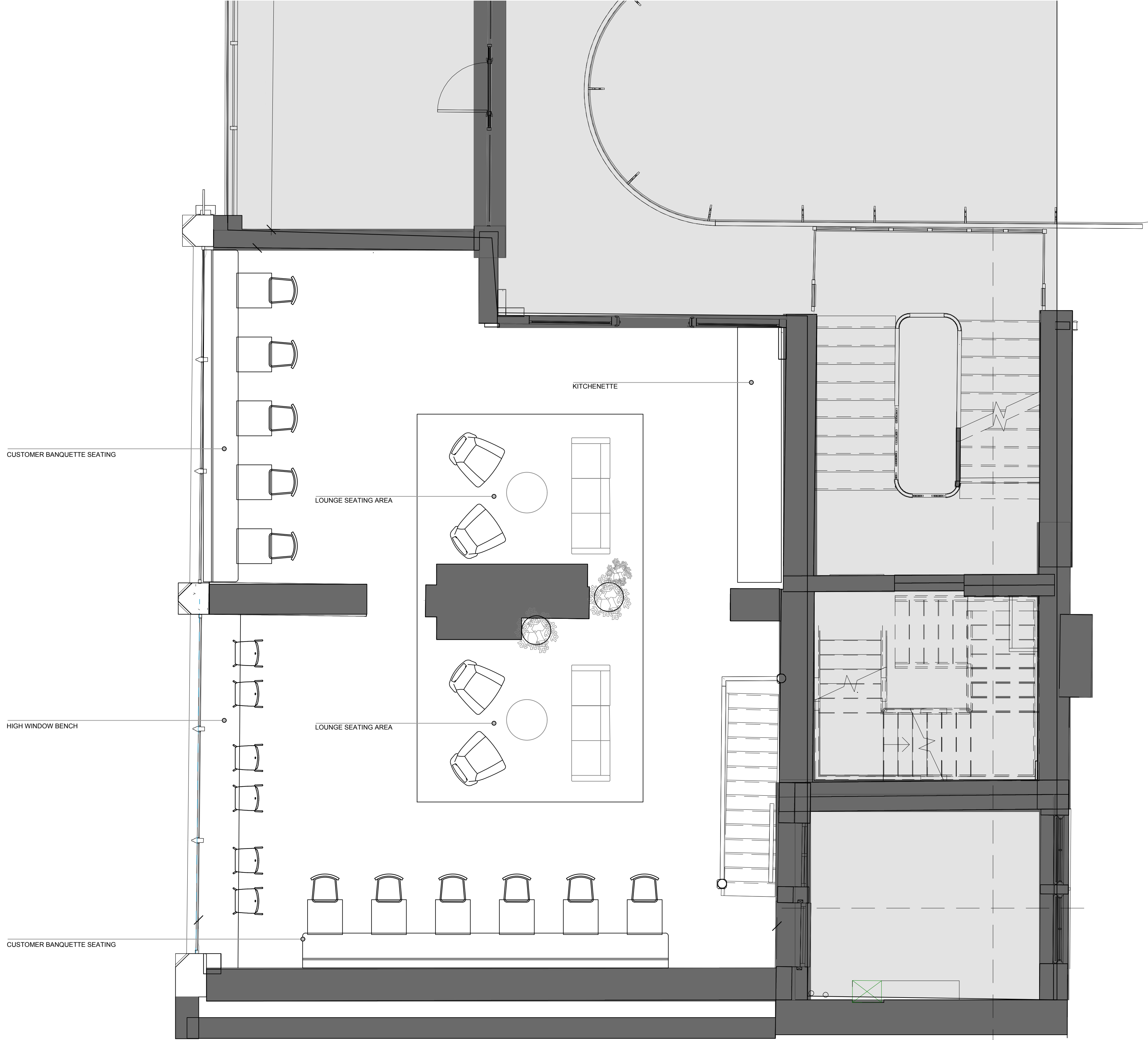
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1 PROPOSED FIRST FLOOR PLAN
1:40 @A1 - 1:20 @A0



LISTED BUILDING CONSENT

PROPOSED FIRST FLOOR

XPOT COFFEE (FORMERLY SYNC)
BARTON ARCADE
61 DEANS GATE,
MANCHESTER
M3 2BW

02.04.25
SCALE: 1:40 @A1 - 1:20 @A0

PROJECT NUMBER: 1435
DRAWING NUMBER: 1435.100.10
REVISION: A

STAGE: CONCEPT

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1 PROPOSED BASEMENT PLAN
1:40 @A1 - 1:20 @A0



LISTED BUILDING CONSENT

BASEMENT GENERAL ARRANGEMENT

XPOT COFFEE (FORMERLY SYNC)
BARTON ARCADE
61 DEANS GATE,
MANCHESTER
M3 2BW

02.04.25

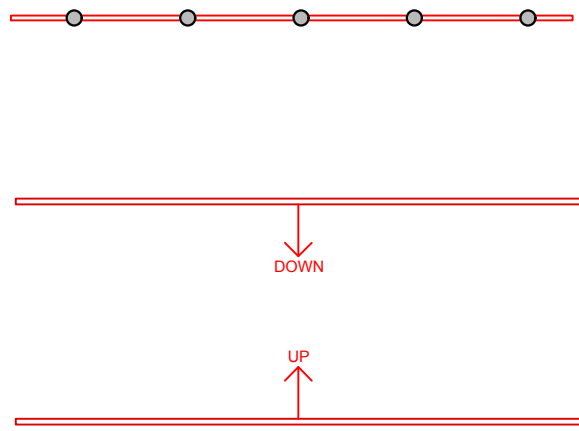
SCALE: 1:40 @A1 - 1:20 @A0

PROJECT NUMBER: 1435

DRAWING NUMBER: 1435.100.11

REVISION: A

STAGE: CONCEPT



BLACK TRACK SYSTEM WITH BLACK CLIP IN SPOT FITTINGS WITH INTEGRATED DRIVERS. 3000K WARM WHITE.

LED LINEAR DOWN LIGHT ALUMINIUM EXTRUSION TO BE CEILING SUSPENDED 3000K WARM WHITE

LED LINEAR UP LIGHT 3000K WARM WHITE



1 EXISTING GROUND FLOOR PLAN
1:40 @A1 - 1:20 @A0

Existing Sprinkler System
To be retained and serviced

Ceiling Decoration
Ceiling to be re-painted in same colour as existing

NOTE
DETAILS OF HOW INTERNAL SERVICES ARE TO BE MADE GOOD ON REMOVAL OF CEILING RAFT TO BE CONFIRMED BY M&E CONTRACTOR AND DESIGNER ON SITE FOLLOWING REMOVAL OF CEILING RAFT



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LISTED BUILDING CONSENT

PROPOSED GROUND FLOOR RCP

XPOT COFFEE (FORMERLY SYNC)

BARTON ARCADE

61 DEANS GATE,

MANCHESTER

M3 2BW

20.05.25

SCALE: 1:40 @A1 - 1:20 @ A0

PROJECT NUMBER: 1435

DRAWING NUMBER: 1435.100.12

REVISION: A

STAGE: LISTED BUILDING CONSENT

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Circa 2017 Suspended Ceiling Raft
Suspended MF ceiling raft added in C. 2017 to be retained.
All track & spot lights to be retained.
Sprinkler system, air conditioning VRF unit and fire detection system all to be retained.

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1 EXISTING FIRST FLOOR RCP
1:40 @A1 - 1:20 @A0

Ceiling Decoration
Ceiling to be re-painted in same colour as existing.

Existing Containment
All existing containment to be retained.



A 15.08.25 COWING RETAINED TO PARTITION AND BULKHEAD RETAINED TO CREATE OPEN ARCHWAY.

LISTED BUILDING CONSENT

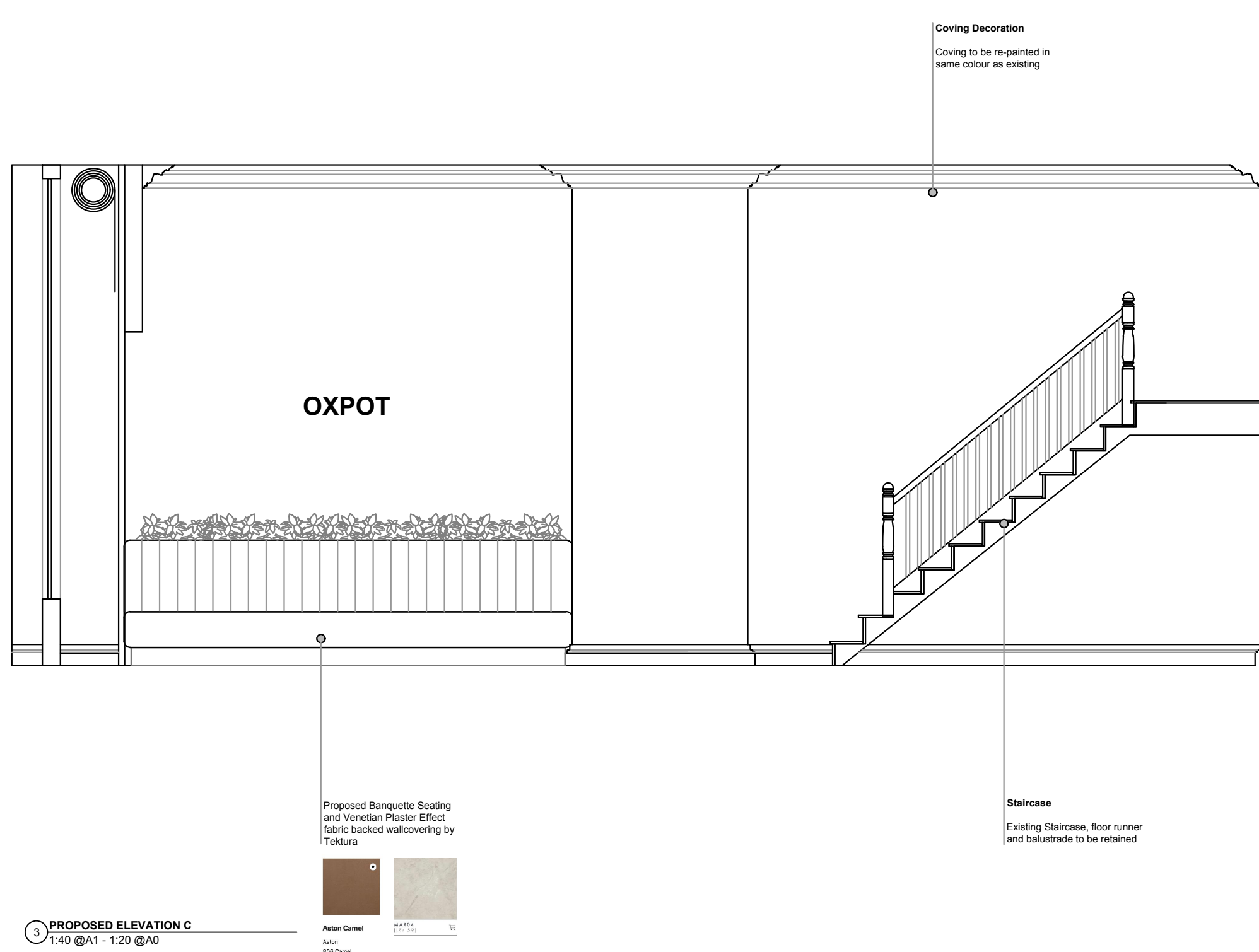
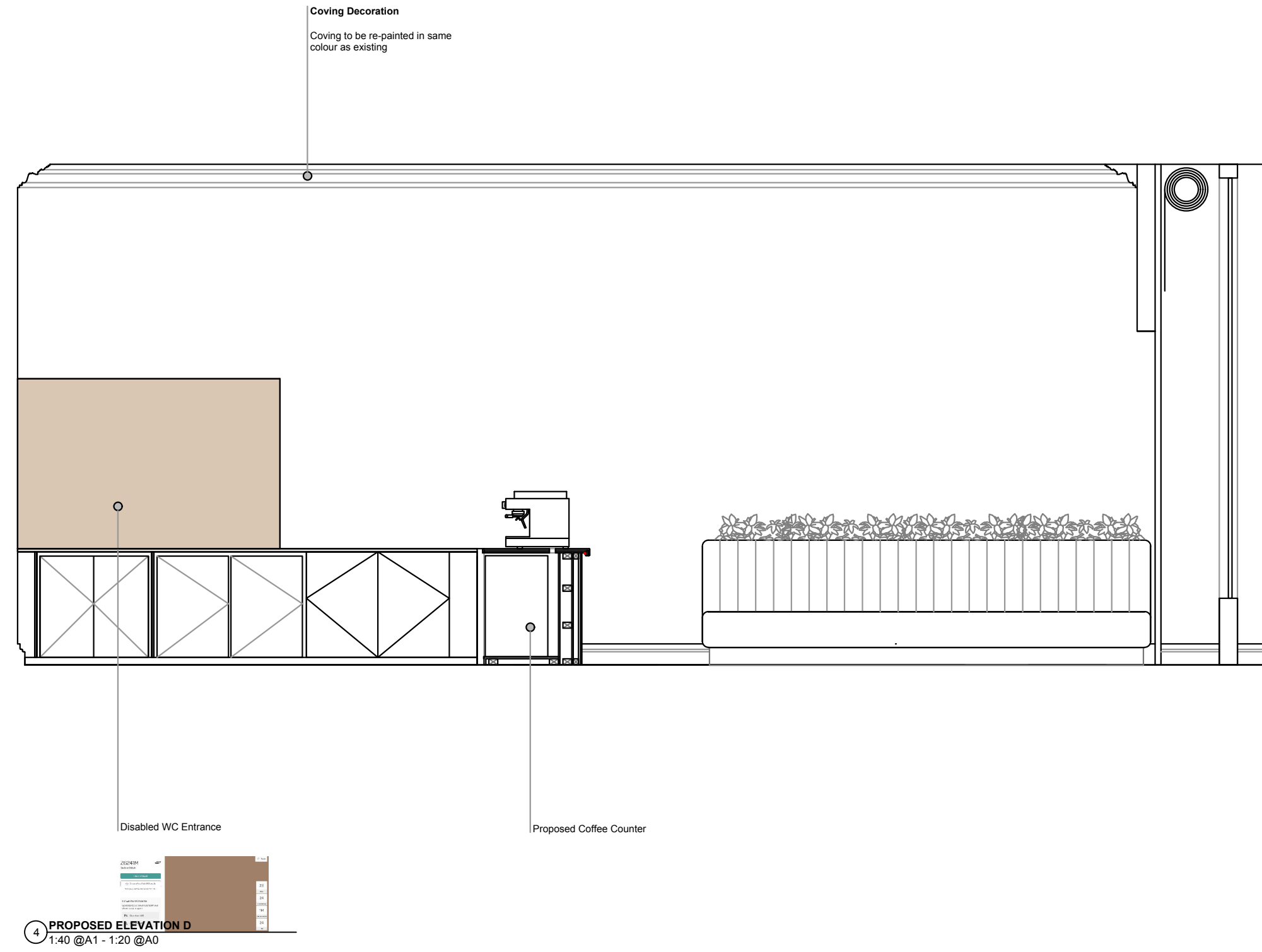
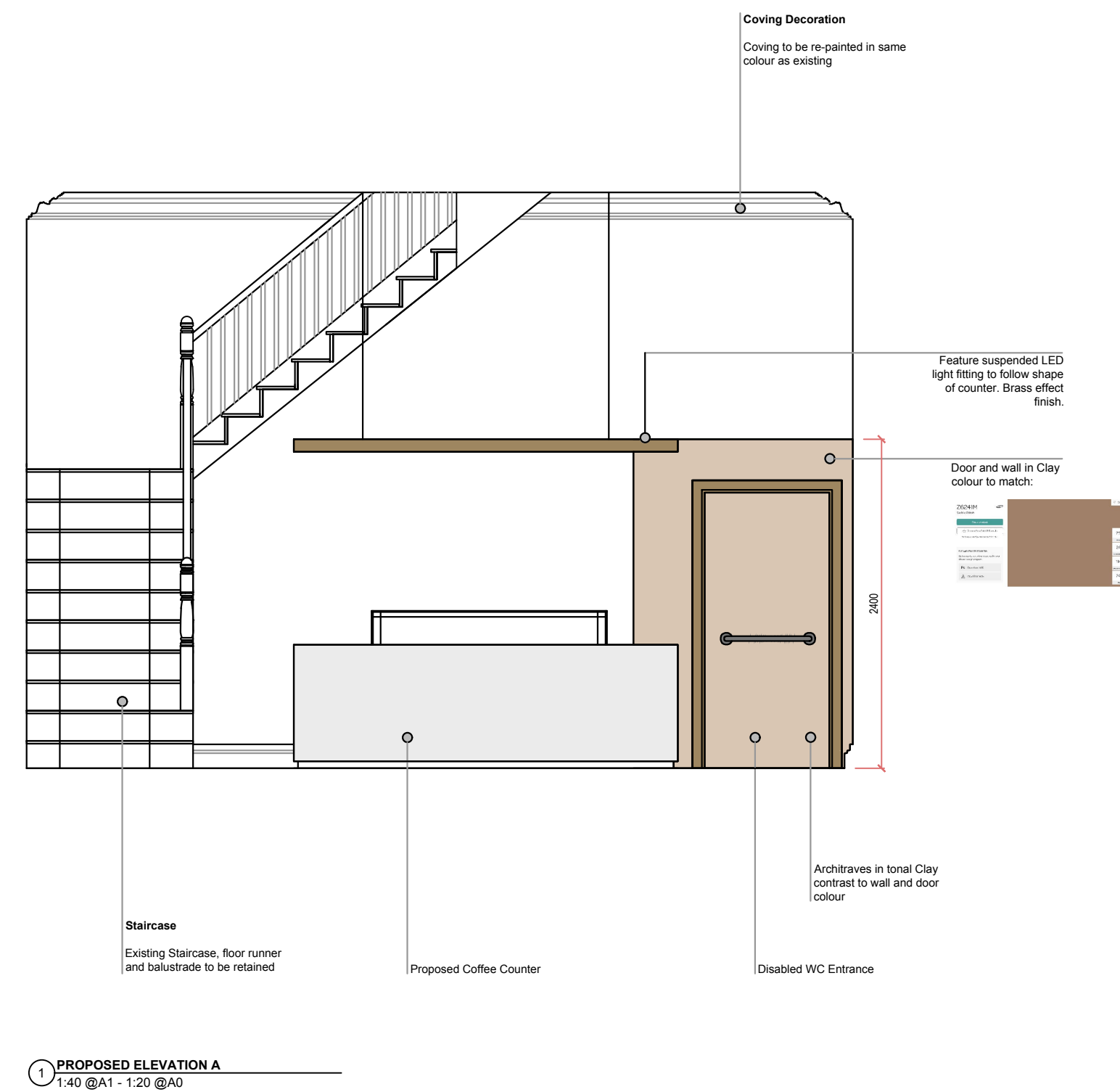
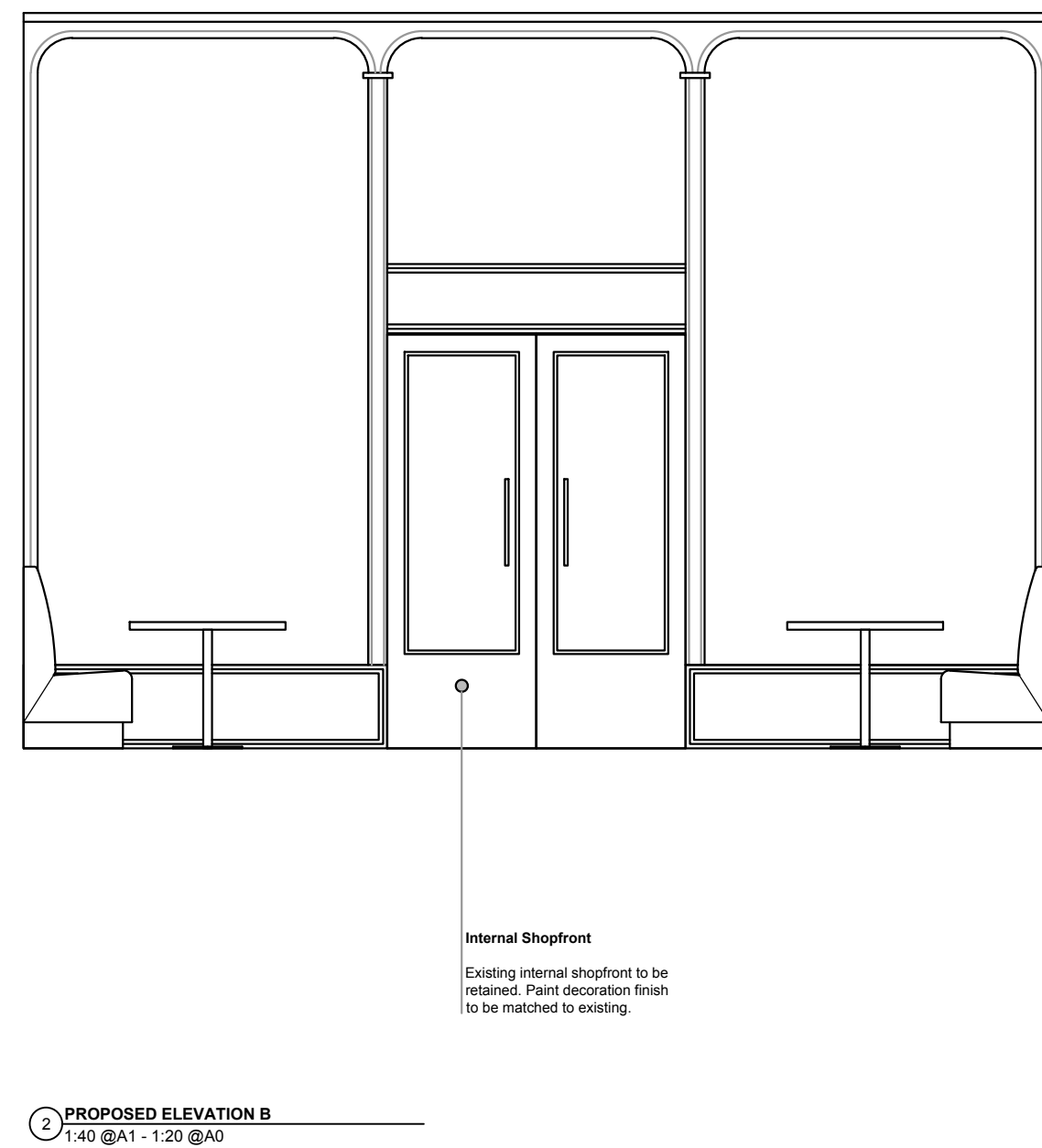
PROPOSED FIRST FLOOR RCP

XPOT COFFEE (FORMERLY SYNC)
BARTON ARCADE
61 DEANS GATE,
MANCHESTER
M3 2BW

20.05.25
SCALE: 1:40 @A1 - 1:20 @A0

PROJECT NUMBER: 1435
DRAWING NUMBER: 1435.100.13
REVISION: A

STAGE: LISTED BUILDING CONSENT



LISTED BUILDING CONSENT

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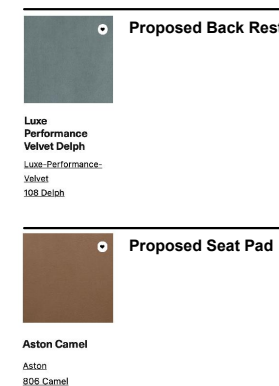
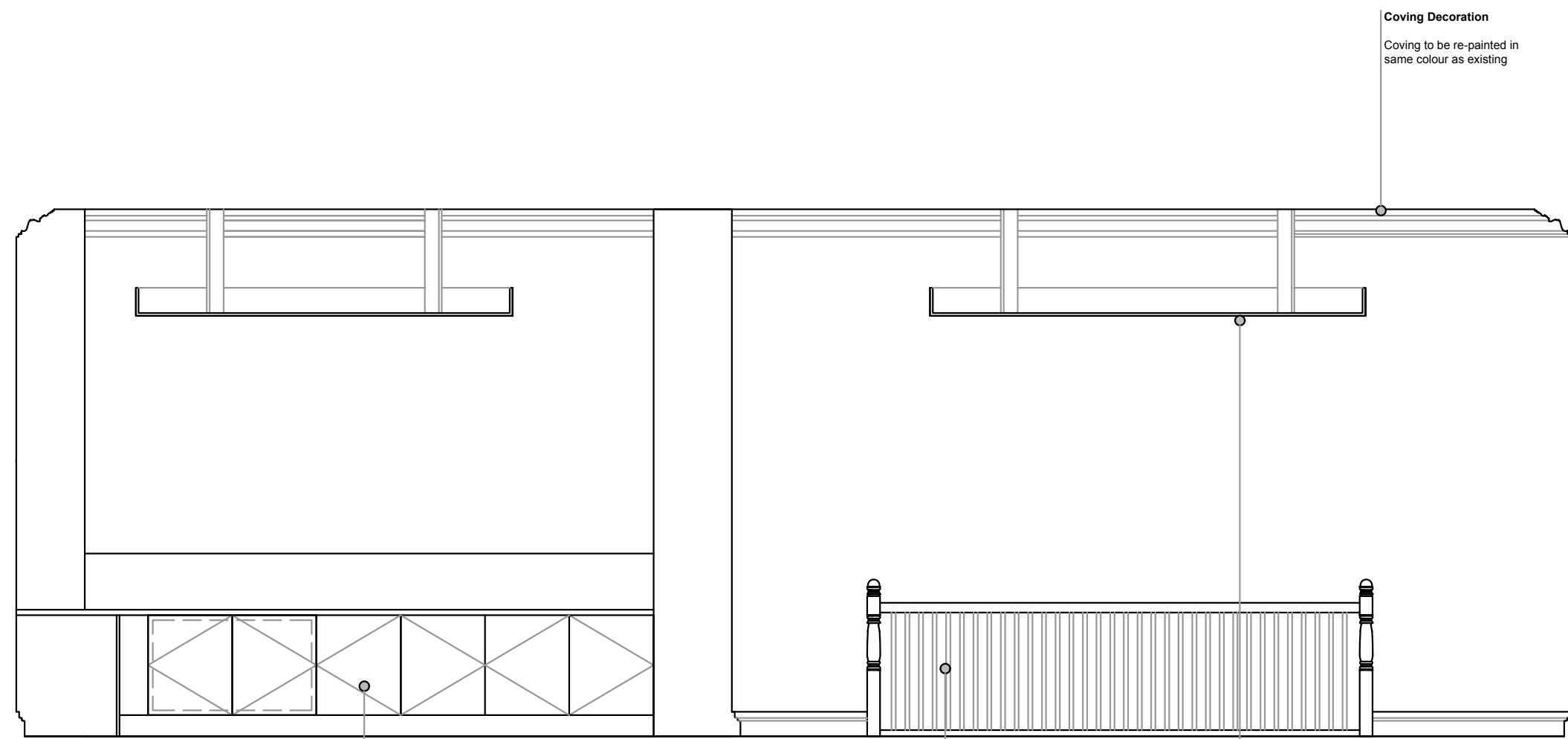
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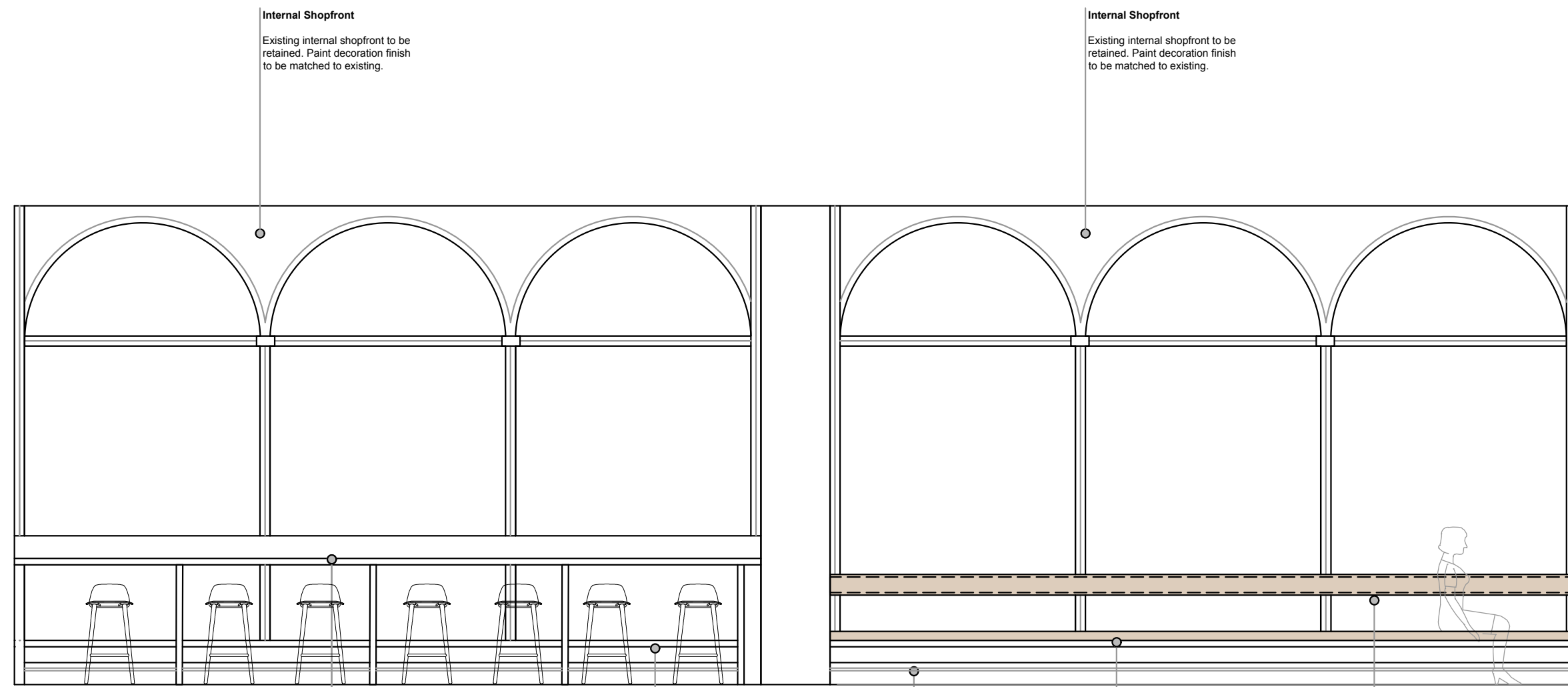


Existing Kitchenette Units
All existing kitchenette units to be retained. New Worktop and backplash to be added. Additional cupboard doors to be added in order to fill the gaps of previous 'White Goods'.

Staircase
Existing Staircase and balustrade to be retained.

Circa 2017 Suspended Ceiling Raft
Suspended MF ceiling raft added in C. 2017 to be retained.
All recessed linear lights to be removed with apertures made good.
Sprinkler system, air conditioning VRF unit and fire detection system to be retained.

Coving Decoration
Coving to be re-painted in same colour as existing.



Internal Shopfront
Existing internal shopfront to be retained. Paint decoration finish to be matched to existing.

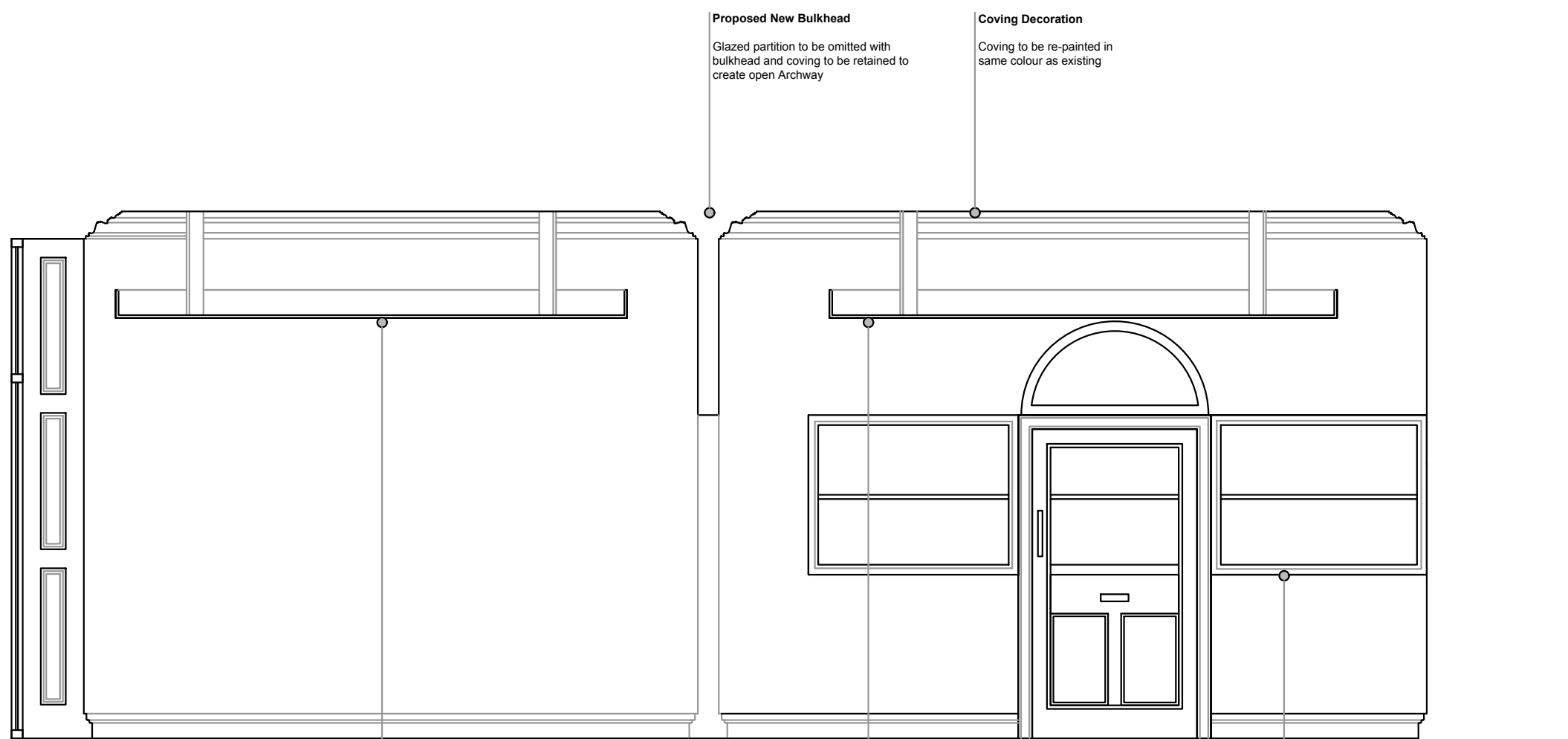
Existing Window High Table
Existing Window high table to be retained. Existing White MFC carcass and frame to be retained as a carcass with new MFC over wrap.

Existing Timber Plinth
Existing Timber window plinth to be retained.

Existing Timber Plinth
Existing Timber window plinth to be retained.

Proposed Seat Pad
Upholstered seat pad to be added to existing timber plinth.

Proposed Back Rest
Upholstered backrest to be added to existing mullion. Rear side of mullion to be upholstered to be seen from outside.



Proposed New Bulkhead
Glazed partition to be omitted with bulkhead and coving to be retained to create open Archway.

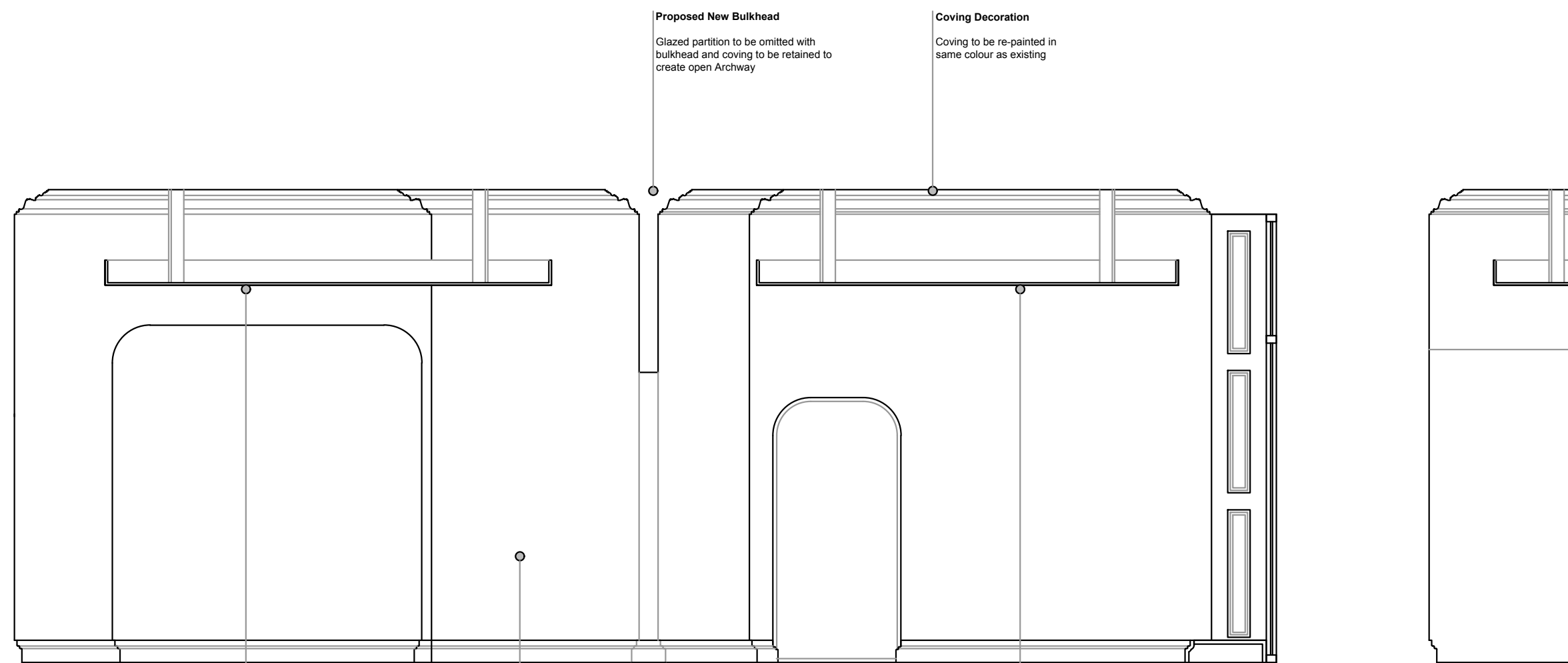
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Existing Decoration
All existing decoration on doors and window frames.

Coving Decoration
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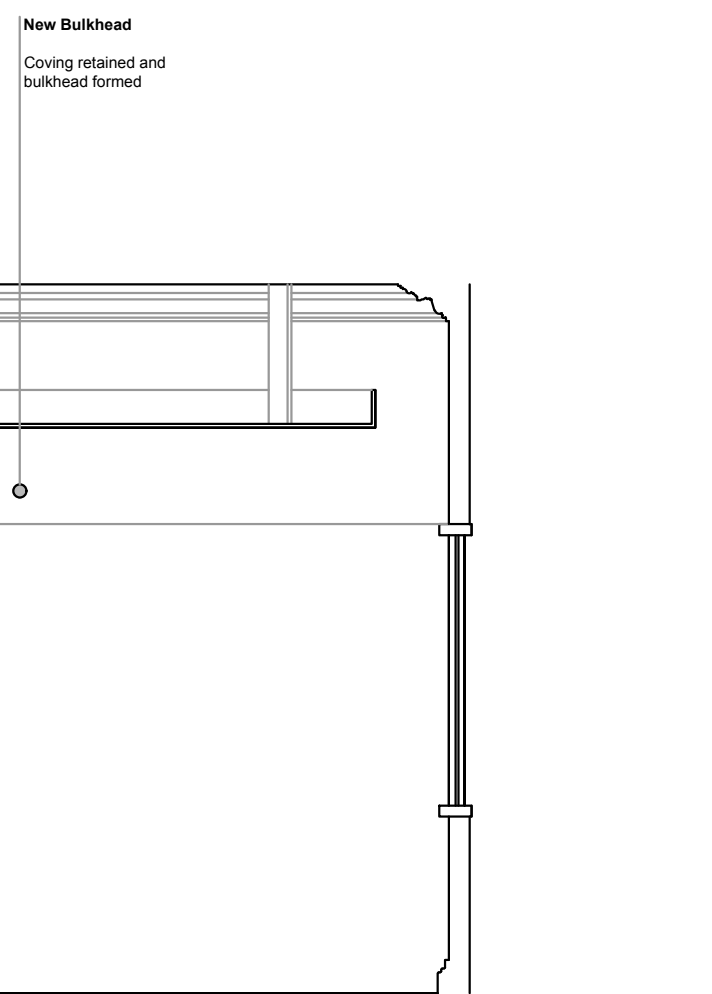
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Existing Decoration
All existing decoration on walls, skirting boards, coving colours to be retained.

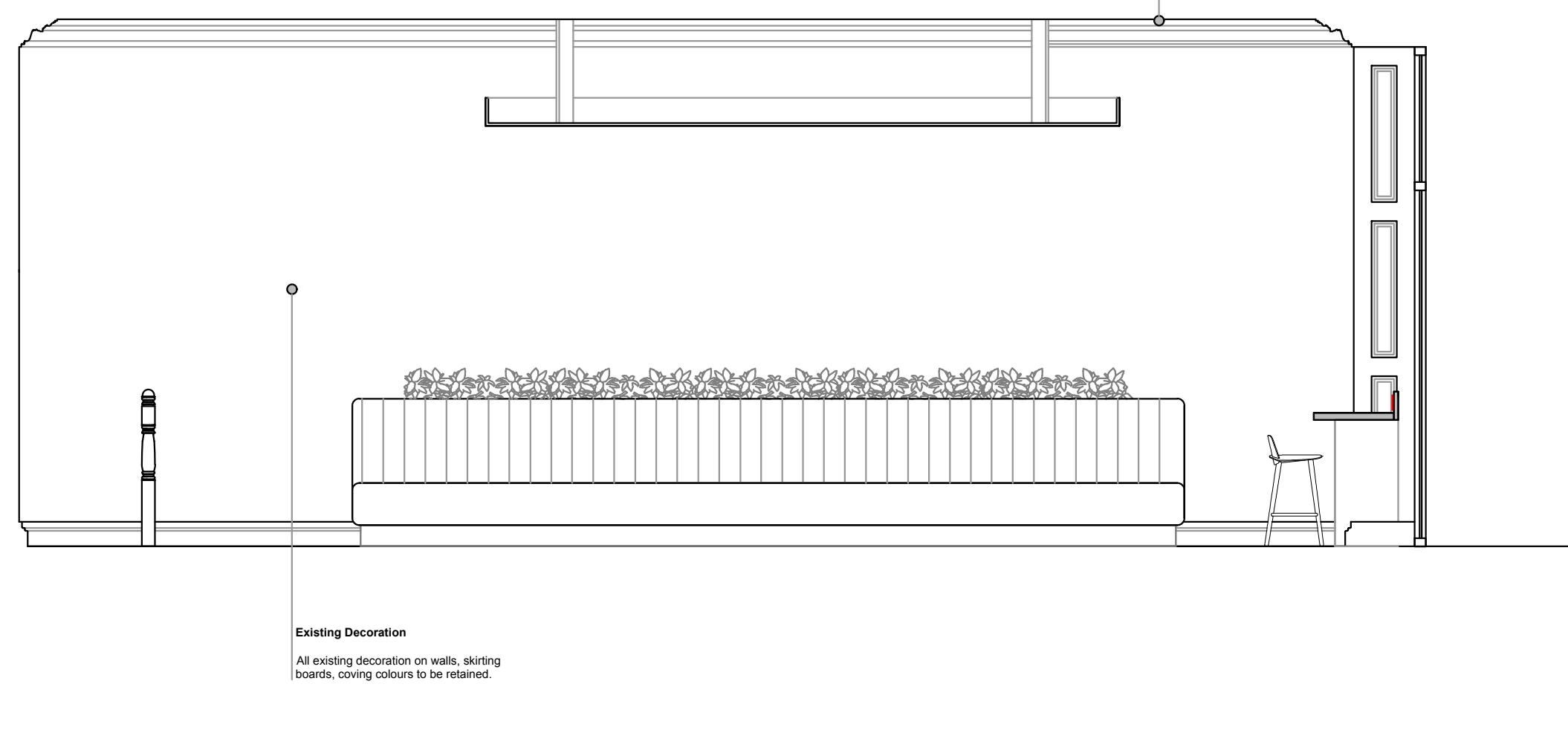
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Coving Decoration
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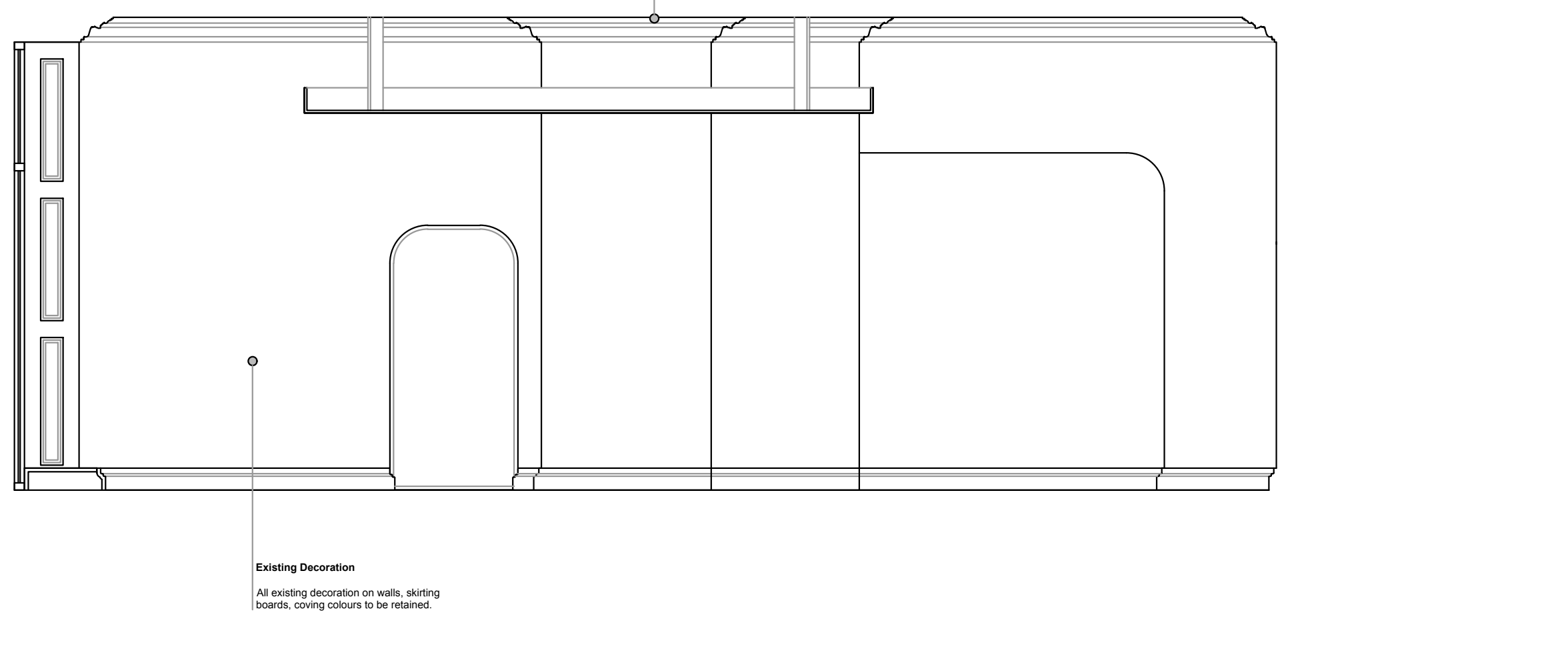
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New Bulkhead
Coving retained and bulkhead formed.



Existing Decoration
All existing decoration on walls, skirting boards, coving colours to be retained.



Existing Decoration
All existing decoration on walls, skirting boards, coving colours to be retained.



15.08.25 COVING RETAINED AND BULKHEAD FORMED

15.08.25 UPHOLSTERED SEAT PAD ADDED

LISTED BUILDING CONSENT

PROPOSED FF INTERNAL ELEVATIONS

XPOT COFFEE (FORMERLY SYNC)
BARTON ARCADE
61 DEANS GATE,
MANCHESTER
M3 2BW

20.05.25
SCALE: 1:40 @A1 - 1:20 @A0

PROJECT NUMBER: 1435
DRAWING NUMBER: 1435.100.15
REVISION: B

STAGE: LISTED BUILDING CONSENT