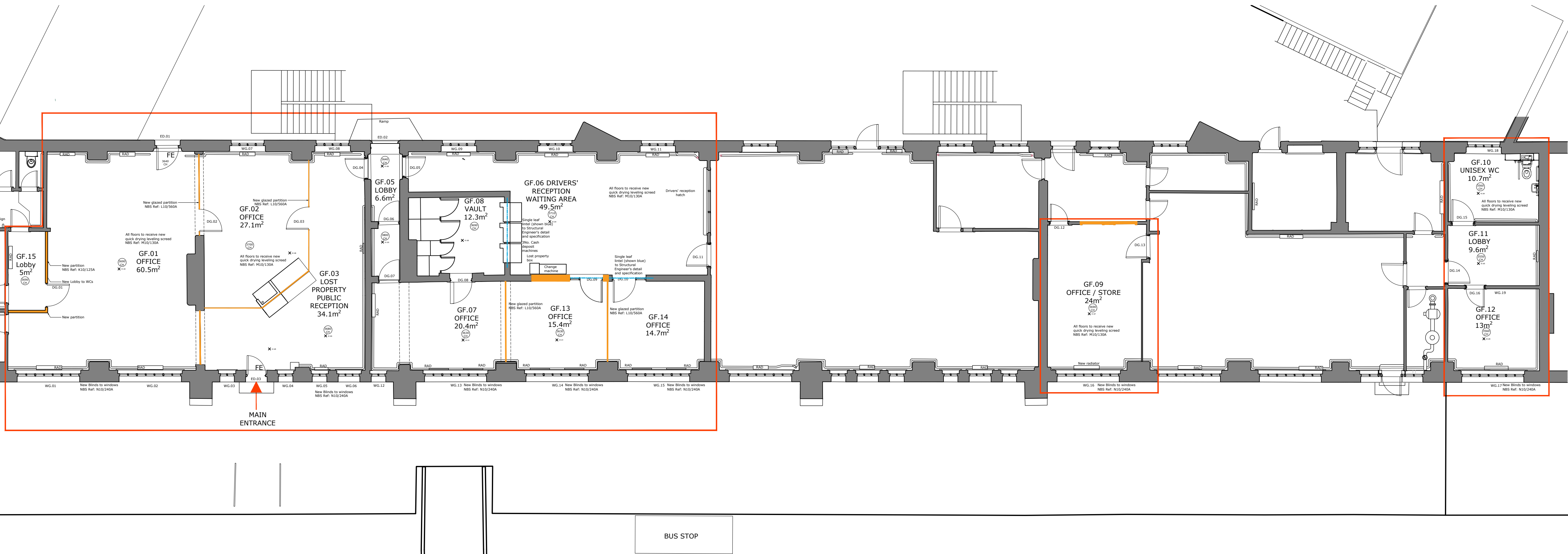




01 | Proposed GA Plan

SCALE: 1:100

GENERAL NOTES

SCOPE OF WORKS

GF. 01 FORMER DRIVERS' MESS / PROPOSED OFFICE - Existing stud partitions to either side of chimney breast to be removed. New glazed screens installed with profiled head detail to suit original opening. Existing plaster to be repaired. Glazed bricks to South elevation to be exposed. New finishes and decoration throughout. New blinds provided.

GF. 02 OFFICE / RECEPTION - New glazed screens installed to form reception office. New reception desk installed. Existing plaster to be repaired / replaced. New finishes and decoration throughout.

GF. 03 LOST PROPERTY RECEPTION - New glazed partition walls to form lost property reception. Area made good and redecorated. Existing opening to have new glazed screen installed. Existing plaster to be repaired / replaced. South elevation to have plaster carefully removed and glazed brick exposed (assumed locations). New finishes and decoration throughout refer to finishes schedule and plans. New blinds provided.

04 OFFICE - Partition walls demolished refer to demolition plan

GF. 05 LOBBY - Existing walls to be repaired / new lime plaster following removal of services + fixings. Walls to be redecorated. New floor finish. New doors and skirting.

GF. 06 DRIVERS' WAITING AREA - Drivers' waiting area to be refurbished and redecorated. 3 No Cash machines relocated to adjacent wall into vault. Existing bank drop fittings to be removed and wall to be adjusted to suit relocated cash machines. All walls to be made good where machines removed and new doorways formed to access offices. Walls repaired, new finishes including new vinyl floor and redecorated throughout.

GF. 07 FORMER CASH OFFICE
New glazed partition walls with privacy manifestations installed to form smaller office. Offices to be fully refurbished including removal of security bars / shutters to windows. Plaster repaired and glazed bricks to be revealed to South elevation. New finishes and decoration throughout. New blinds to suit arched profile provided.

GF. 08 FORMER SAFE - LOST PROPERTY STORE / CASH DROP
To be re-purposed as lost property store and cash collection area for pay-in machines. Existing cage removed to one side to allow for relocated cash drop installation. Wall to be opened up to suit with new lintel installed. Area made good / glazed bricks exposed and redecorated and new vinyl floor.

GF. 09 OFFICE / STORE - Existing office to be fully re-furbished, lobby partitions to be removed. Existing hatches blocked up with brick. Bricks to be removed and stud partition to be repaired with plasterboard - refer to partition details drawing. New radiator to match adjacent areas to be installed. New finishes including carpet tiles. Glazed bricks exposed to South elevation. Doors replaced. Walls to be painted. New blinds installed.

GF. 10 WC - Existing toilet to be fully refurbished including new floor and wall finishes. Damaged plaster to be repaired. New Doc M pack back to wall WC and sanitary fittings on Bushboard IPS system. Lower section of existing window to be opened up. New electric heater to be installed

GF. 11 / 12 OFFICES ADJACENT TO WC - Existing offices to be fully refurbished. GF.11 Office to be used as a lobby space for access to WC and Office GF.12. Notice boards removed from window. Plaster repaired / replaced. Brick to be doth cleaned and receive lime wash. Doors replaced - refer to Door Schedule and Proposed Door Elevation drawings. New floor finishes and decoration. New blinds installed refer to window schedule and window elevations drawing.

GF. 13 / 14 TWO NEW OFFICES OFF DRIVERS' WAITING AREA - New glazed partition walls installed to form two offices. Damaged plaster to be repaired / removed and replaced. Glazed bricks to be revealed to South elevation. Offices to be fully refurbished including removal of security bars / shutters to windows. New finishes throughout and new blinds provided refer to window schedule and window elevations drawing.

GF. 15 WC LOBBY
New lobby formed with stud partitions. New floor finish and decoration throughout. New door to suit wheelchair access.

GENERAL SCOPE TO ALL HIGHLIGHTED AREAS

- All refurbished areas to have making good of plaster on a like for like basis. Brickwork and partitions to be made good and full method statements will be provided. South elevation and glazed brick to GF.08 to be exposed.
- Floors to have levelling screed applied prior to installation of new finishes
- New paint finishes.
- New floor finishes.
- Exposed ceiling retained
- New internal doors sets throughout refurbished areas.
- New fixtures and fittings (loose furniture to be designed and provided by Stagecoach)
- Disused services removed, existing services coordinated in cable tray as MEP specification. Surfaces made good on like for like basis.
- New services installed as required. Full scope to be provided by M&E Consultant

ALL TO BE AGREED WITH HERITAGE CONSULTANT AND CONSERVATION OFFICER

Rev	Description	Date	By	Chk
P5	Issued for LBC	28.07.25	SHH	PM
P4	Updated and coordinated with detail design info.	30.06.25	SHH	PM
P3	Updated layout and scope of works following Client feedback + design development	20/03/25	SHH	PM
P2	Alternative proposed layout following site visit and Client meeting	20/01/25	SHH	PM
P1	Initial Issue	20/01/25	SHH	PM

Rhodesia House
52 Princess Street
Manchester M1 6JX

Telephone +44(0)1612375646
Website www.jeffersonsheard.com



Project
TfGM
Queens Road Depot
Office & Reception Refurbishment

Drawing
Proposed GA Plan

Scale 1:100	Drawn SHH	Date 14.01.25
Drawing Purpose FOR APPROVAL		Status S4
Ref 2576-JSA-XX-00-DR-A-02201	Rev. P5	
Job No. Origin. Zone Level Type Dis. Number		