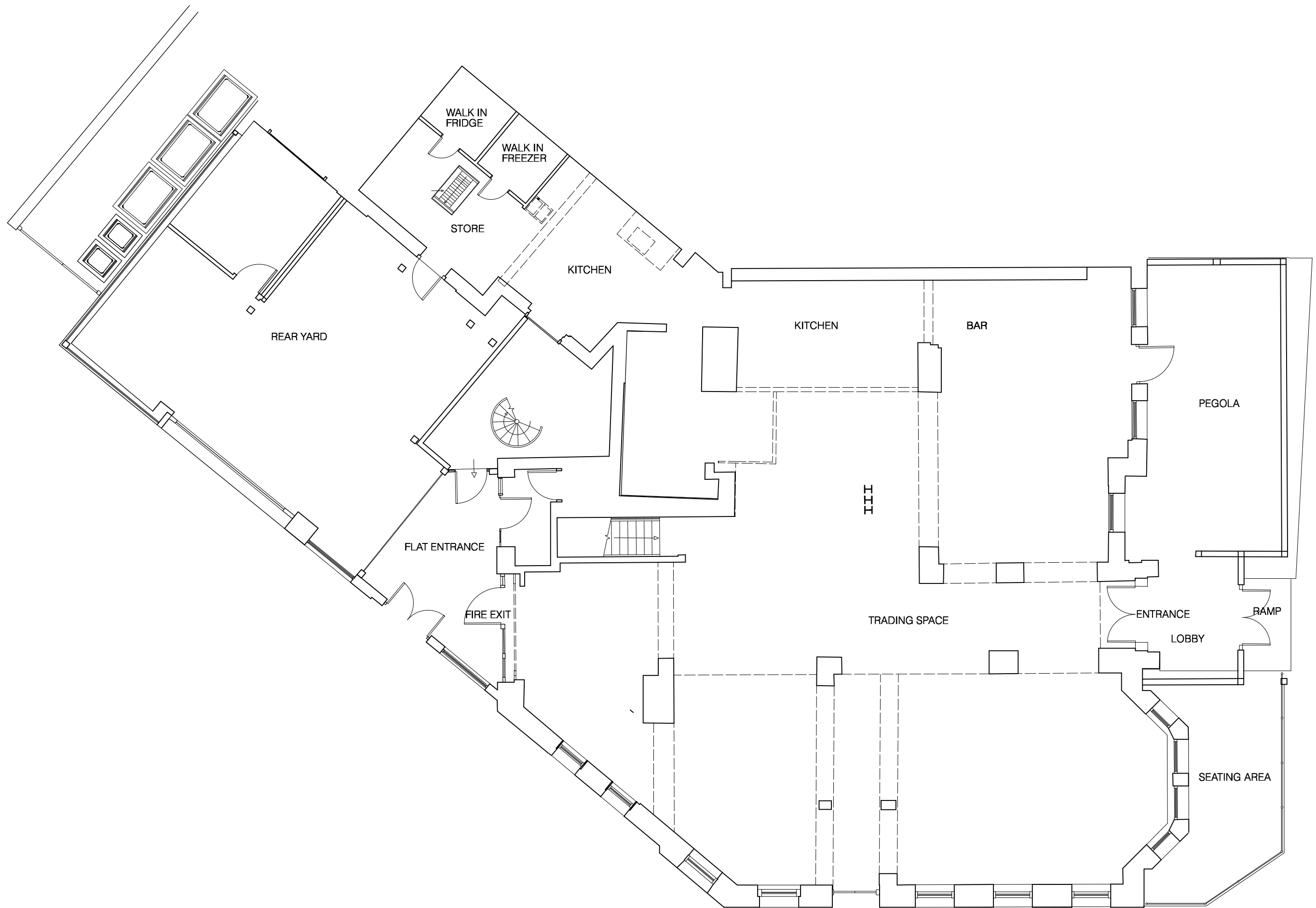




**Paul Astill
& Associates**

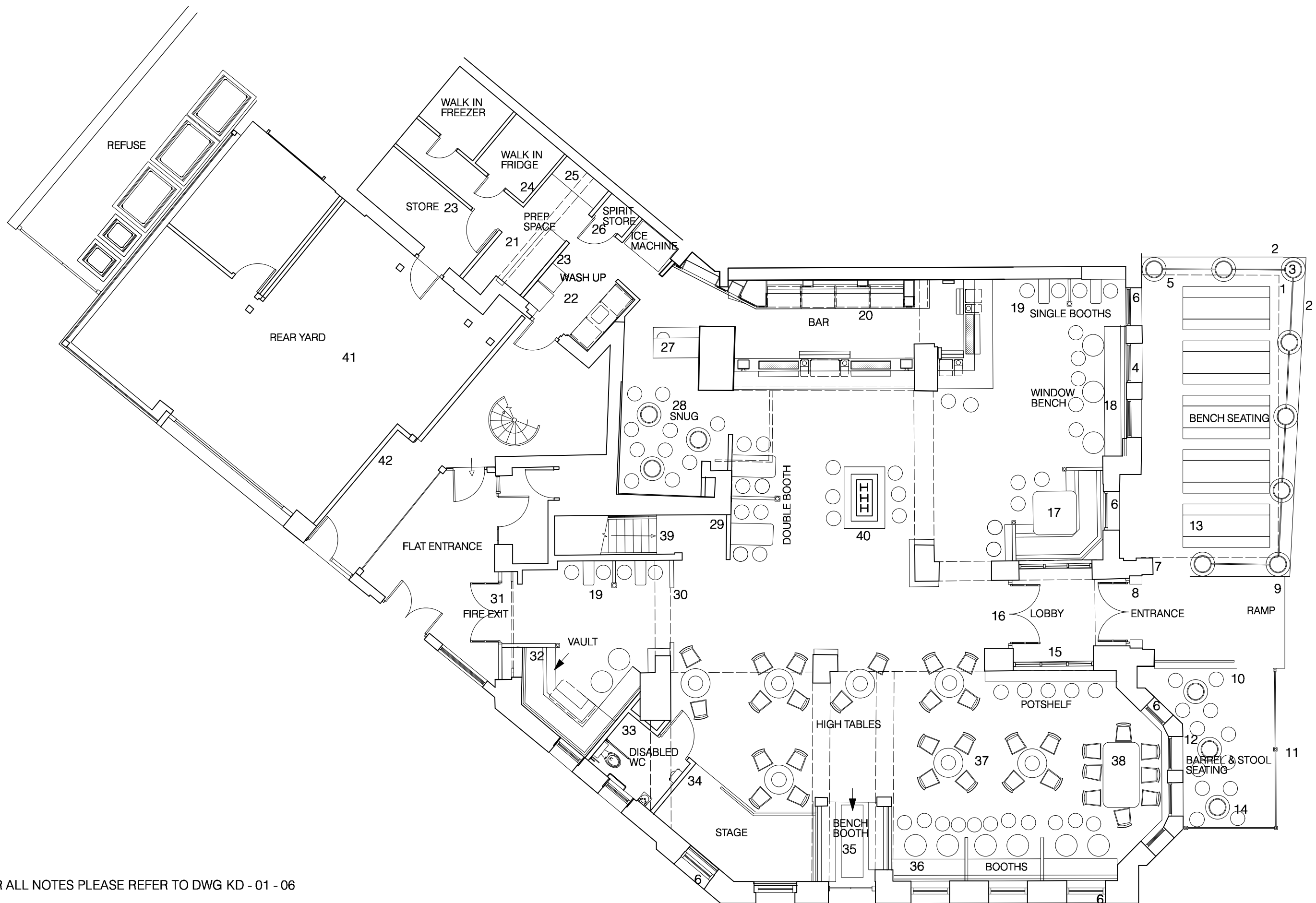
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PROJECT
CLIENT
DATE
JOB NO
DRAWING NO
TITLE
SCALE

KENNEDY'S DIDSBURY MANCHESTER
JOHN KENNEDY
MARCH 2025
KD/1/25
KD - 01 - 01
GROUND FLOOR PLAN EXISTING
1 : 100 (AT A3)



FOR ALL NOTES PLEASE REFER TO DWG KD - 01 - 06

 <p>Paul Astill & Associates</p> <p>Tel: 07956 922257 www.astillassociates.com</p> <p><small>Providence House 29 Windsor Road Manchester M40 1QQ</small></p> <p><small>Check all measurements prior to any works commencing. Do not scale off drawing. This drawing remains the copyright of Paul Astill & Associates LTD there must be no reproduction or works carried out without the owners written consent. Ensure all works comply with current building regulations.</small></p>	<p>PROJECT CLIENT DATE JOB NO DRAWING NO TITLE SCALE</p>	<p>KENNEDY'S DIDSBURY MANCHESTER JOHN KENNEDY JUNE 2025 KD/1/25 KD - 01 - 02 - R3 GROUND FLOOR PLAN PROPOSED REV 3 1 : 100 (AT A3)</p>
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1. RAISED AREA TO HAVE PERGOLA CAREFULLY REMOVED BY LANDLORD PRIOR TO WORKS COMMENCING AND REMOVED FROM SITE.. EXISTING RAISED FLOOR WITH STONE EFFECT TO BE RETAINED AS EXISTING JETWASHED AND RE-SEALED. BY CLIENT

2. LOW BRICK WALL WITH ROW OF STONE TO TOP TO BE JETWASHED HAVE POINTING MADE GOOD AND NEW 300MM NATURAL STONE CAPPING TO TOP.

3. NEW BARRIERS WITH RECLAIMED WOODEN WHISKEY BARRELS WEIGHTED INTERNALLY ON CIRCULAR STONE PLINTH TO MATCH CAPPING HEIGHT, MAT VARNISH FINISH. 30MM VERTICAL. STEEL POLES GLAVANIZED WITH BLACK POWDERCOATED FINISH WITH LED FESTOON BETWEEN WARM GLOW LAMPS (BLACK CABLE). BLACK PERSPEX CAFE BARRIERS BETWEEN BARRELS ON BLACK D EYELETS FIXED TO BARREL GOLD PRINT ON BARRIERS. (REFER EXAMPLE IMAGE)

4. EXISTING NON ORIGINAL DOORWAY TO HAVE DOOR REMOVED AND BE CONVERTED BACK TO SASH WINDOW MATCHING ORIGINAL WINDOWS EITHER SIDE. LOWER SECTION WITH BRICK AND BLOCKWORK INFILL TIED TO ORIGINAL BRICK INSULATION TO COMPLY WITH BUILDING REGS CONTRACTOR TO CONFIRM SPEC PRIOR TO COMMENCING. WINDOW LEDGE TO MATCH STONE LEDGES WITH PAINT FINISH. RENDERED AND PAINT FINISH EXTERNALLY. NEW S/W SLIDING SASH WINDOW FRAME TO MATCH EXISTING WINDOWS WITH CURVED ARCH AT TOP. ACOUSTIC DOUBLE GLAZED UNITS AND PAINT FINISH IN 1 COAT UNDERCOAT AND 2 COATS RED EXTERIOR GRADE GLOSS.

5. ELECTRIC BLACK FABRIC AWNING OVER SECTION OF SEATING AREA (SHOWN DOTTED) TO BE LOCATED IN POSITION OF AWNING WHEN PREVIOUSLY TRADING AS CAU RESTAURANT. IRISH BAR BRANDING TO 150MM HANGING FABRIC PELMET TO FACE.

6. EXISTING WINDOWS TO BE MADE GOOD AND REPAIRED AS NECESSARY. NEW PAINT FINISH IN UNDERCOAT AND RED EXTERIOR GRADE GLOSS. RED GLOSS INTERNALLY. SASH WINBDOWS TO FRONT ELEVATION TO BE MADE OPENING OTHER ELEVATIONS TO REMAIN CLOSED (ALL WINDOWS TO ELEVATIONS MARKED)

7. EXISTING BRICKWORK AND STONE ENTRANCE TO HAVE BE REPOINTED AND MADE GOOD AS NECESSARY.

8. NEW SOFTWOOD GLAZED ENTRANCE DOORS WITH ARCHED ACOUSTIC GLAZED PANEL PROVIDING 1500MM C/W. BRASS FEATURE HANDLES TBC WITH BRASS SHOOT BOLT AND 2 X SUITED 5 LEVER LOCKS. PAINT FINISH IN UNDERCOAT AND 2 COATS EXTERIOR GRADE B;LACK GLOSS (TO MATCH DOORS ALTRINCHAM)

9. EXISTING RAMP TO ENTRANCE WITH STONE EFFECT FLOOR TO BE RETAINED AS EXISTING JETWASHED AND RE-SEALED (BY CLIENT). NEW STEEL HANDRAIL IN 50X50 MM BOX SECTION FIXED TO BRICKWORK AND RESIN BOLT FIXED TO FLOOR (ENSURING NO MOVEMENT)25MM BOX SECTION VERTICAL BARS WITH 100MM SPACING. GLAVENISED AND POWDERCOATED FINISH IN GLOSS BLACK

10. PAVEMENT LEVEL AREA TO HAVE TARMAC LEVELED AND HAVE NEW TARMAC FINISH. WORKS CARRIED OUT BY CLIENT.

11. NEW BARRIERS WITH 50MM VERTICAL. STEEL POLES GLAVANISED WITH BLACK POWDERCOATED FINISH SET INTO FLOOR WITHIN LANDLORDS BOUNDARY TO HAVE ADDITIONAL PLATE BOLT FIXED TO TARMAC ANDLED FESTOON BETWEEN WARM GLOW LAMPS (BLACK CABLE). BLACK PERSPEX CAFE BARRIERS BETWEEN ON BLACK D EYELETS FIXED TO POLE GOLD PRINT ON BARRIERS. (REFER EXAMPLE IMAGE).

12. EXISTING ELECTRIC FABRIC AWNING TO BE RETAINED AND MADE GOOD AS NECESSARY.

13. RAISED AREA TO HAVE TIMBER BENCHES AND TABLES, REFER TO SAMPLE IMAGE. TO REMAIN IN PLACE OUT OF TRADING HOURS. (SUPPLIED BY CLIENT)

14. AREA TO HAVE WHISKEY BARREL TABLES AND LOOSE STOOLS, REFER TO SAMPLE IMAGE. TO REMAIN IN PLACE OUT OF TRADING HOURS. (SUPPLIED BY CLIENT)

15. LOBBY AREA LOWER SECTION TO 1100MM TO HAVE NEW S/W CARCASS BOARDED IN 6MM PLY, SOUNDBLOCK BOARD WITH KNAUF ACOUSTIC WOOL INSULATION. TO HAVE 220MM TRADITIONAL SKIRTING S/W T&G CLADDING WITH MORELLS STAIN AND VARNISH FINISH (COLOUR TBC). UPPER SECTION TO HAVE S/W FRAMES WITH ACOUSTIC DOUBLE GLAZED PANELS IN ACCORDANCE WITH ACOUSTIC CONSULTANT RECOMMENDATIONS. WINDOW FRAMES TO HAVE PAINT FINISH IN UNDERCOAT AND RED GLOSS.

16. INTERNAL ACOUSTIC GLAZED DOORS WITH 1 PANEL TO HAVE S/W TIMBER FRAME PAINT FINISH IN UNDERCOAT AND 2 COATS RED GLOSS. BRASS FIRE RATED HINGES AND IRONMONGERY, SHOOT BOLT AND MORTICE LOCK.

17. RAISED BOOTH 170MM HIGH WITH S/W CARCASS AT 450MM CENTRES 24MM WBP PLY AND T&G TIMBER PLANKS, STAINED AND 2 COATS VARNISH FINISH IN BONA TRAFFIC. L SECTION FIXED SEATING WITH PLAIN BACK AND UPHOLSTERED BASE IN LEATHERETTE TO COMPLY WITH BS5852. TABLE TO BE SUPPLIED BY CLIENT. SIDE PANELS TO HAVE S/W CARCASS WITH S/W SOLID TIMBER POTSHELF MEETING ENTRANCE, TURNED NEWEL POST AT END T&G PANELING TO LOWER SECTION AND GLAZED PANEL IN TIMBER FRAME TO UPPER SECTION WITH OPAIC GUINNESS BRANDING. (REFER DETAIL DWG)

18. WINDOW BENCH SEAT TO MATCH WINDOW SEATS TO MAIN SPACE WITH REAR WALL CLAD WITH T&G STAINED AND VARNISH FINISH STRIP LEATHERETTE PADDED BACKREST LEATHERETTE SEAT AND TURNED LEGS (REFER DETAIL) CLIENT TO SUPPLY TABLES.

19. SINGLE BOOTH 300X500MM S/W TABLES ON BRACKET TO WALL WITH ROUNDED CORNERS AND SINGLE TURNED LEGS. CENTER PANEL TO HAVE S/W CARCASS WITH TURNED NEWEL POST AT END T&G PANELING TO LOWER SECTION MORELLS STAIN AND VARNISH FINISH (COLOUR TBC) AND LAMINATED GLAZED PANEL IN TIMBER FRAME TO UPPER SECTION, WITH OPAIC GUINNESS BRANDING. (REFER DETAIL DWG).

20. EXISTING KITCHEN EXTRACT CANOPY TO BE REMOVED, ACOUSTIC CEILING MADE GOOD AND REAR WALL BOARDED TO MATCH ACOUSTIC WALLS. NEW TIMBER BAR AND BACK BAR REFER TO DETAIL DWGS

21. WASH UP AREA AND BACK OF HOUSE AREAS TO BE STRIPPED OUT. ALL WALLS TOP BE MADE GOOD. WALLS NOT VISIBLE TO PUBLIC TO BE BOARDED IF NECESSARY AND CLAD WITH WHITE JEMICLAD OR SIMILAR INSTALLED TO MANUFACTURERS RECOMMENDATIONS WITH ALL JOINT AND EDGE STRIPS. LANDLORD TO MAKE GOOD EXISTING CEILINGS TO AREA INSULATED AND BOARDED IN FIRELINE BOARD, DRYLINED PRIOR TO WORKS COMMENCING. PAINT FINISH IN WHITE EMULSION. EXISTING WASH UP EXTRACT CANOPY TO BE RELOCATED TO POSITION OVER GLASS WASHERS.

22. NEW STUDWORK FORMING WASH UP WITH. TO HAVE MF/CARCASS 6MM PLY, PLASTERBOARD, INTERIOR TO HAVE JEMICLAD AS ABOVE WITH EXTERIOR TILED IN 200X100MM PLAIN COLOUR TILES IN MIX OF GLOSS AND SATIN TILE IN RANDOM BRICK PATTERN. COLOUR AND COLOURED GROUT TBC. BESPOKE STAINLESS STATION HOUSING 2X GLASSWASHERS WITH CENTRAL SINK UNIT. OVERFLOW GLASSWASHER TO REAR WALL WITH MOVABLE GLASS TRAY RACKING UNIT. EXISTING EXTERNAL DOOR TO BE MADE GOOD OR REPLACED AS NECESSARY WITH PAINT FINISH IN BLACK EGGSHELL.

23. NEW STUDWORK FORMING PARTITION TO STORAGE/FUTURE DELI AREA, MF/CARCASS 6MM PLY, PLASTERBOARD, CLAD WITH JEMICLAD AS ABOVE NEW FD30S FIRE DOOR WITH FIRE RATED SELF CLOSING HINGES, INTUMESCENT SMOKE SEALS, 5 LEVER MORTICE LOCK D HANDLE AND PUSH PLATE. PAINT FINISH IN EGGSHELL.

24. EXISTING MODULAR WALK IN FREEZER/FRIDGE TO BE RECOMISSIONED COOLER TO BE FITTED ON FREEZER SECTION AND SERVICED BY QUALIFIED ENGINEER. TO BE CLEANED AND MADE GOOD INTERNALLY.

25. FOOD PREP AREA, WITH STAINLESS UNITS, SINK AND HANDWASH SINK WALLS TO BE CLAD WITH JEMICLAD

26. NEW STUDWORK FORMING PARTITION TO SPIRIT STORE, MF/CARCASS 6MM PLY, PLASTERBOARD, DRYLINED WITH PAINT FINISH IN. EGGSHELL NEW FD30S FIRE DOOR WITH FIRE RATED SELF CLOSING HINGES, INTUMESCENT SMOKE SEALS, 5 LEVER MORTICE LOCK, ACCESS CONTROL, D HANDLE AND PUSH PLATE. PAINT FINISH IN EGGSHELL.

27. SERVICE COUNTER FOR TABLE SERVICE TO TRADING SPACE. REFER TO BAR DETAIL.

28. SNUG AREA. WALLS AND CEILING TO BE MADE GOOD. WALLS TO BE CLAD IN ALTERNATE STRIPS OF WIDE LIGHT RECLAIMED TIMBER 250MM WIDE AND DARK RECLAIMED TIMBER 150MM WIDE TO ALL SIDES MATT VARNISH FINISH. AREA TO HAVE RECLAIMED WHISKEY BARREL TABLES AND LOOSE STOOLS. RANDOM PICTURES AND MIRRORS TO WALLS SUPPLIED BY CLIENT.

29. FEATURE PARTITION WITH DOUBLE BOOTH. REAR WALL WITH GLAZED PANELS ON EITHER SIDE IN TIMBER FRAME TO UPPER SECTION WITH OPAIC SIGNAGE FOR TOILETS AND SNUG. S/W CARCASS WITH TURNED NEWEL POSTS AT BOTH ENDS, T&G PANELING BOTH SIDES, FRONT AND BACK. DOUBLE BOOTH 650X1200MM S/W FREESTANDING TABLES WITH ROUNDED CORNERS ON TURNED LEGS. DIVIDER PANEL TO HAVE S/W CARCASS WITH TURNED NEWEL POST AT END T&G PANELING TO LOWER SECTION AND LAMINATED GLAZED PANEL IN TIMBER FRAME TO UPPER SECTION, OPAIC GUINNESS BRANDING. FEATURE AND DIVIDER TO HAVE MORELLS STAIN AND VARNISH FINISH COLOUR TBC (REFER DETAIL DWG).

30. OPENING TO REAR VAULT AREA TO FORM ARCHWAY WITH RECLAIMED STAINED GLASS PANELS SET INTO S/W TIMBER FRAME WITH TIMER PANELS TO LOWER SECTION. VAULT SIGNAGE ON GLAZING TO BE BACKLIT WITH DIMMIBLE WARM GLOW LED TAPE LIGHT ENSURING SOURCE IS NOT VISIBLE WHEN LIT. MORELLS STAIN AND VARNISH FINISH COLOUR TBC (REFER DETAIL DWG).

31. EXISTING EXIT DOORWAY AND WINDOW TO BE REMOVED ROLLER SHUTTER REMOVED AND WALLS MADE GOOD. NEW DOUBLE 6 PANEL EXTERNAL EXIT DOORS TO PROVIDE MIN 1500MM C/W. TO HAVE FIRE RATED HINGES PUSH PADS WITH EXTERNAL HANDLE/LOCK. PAINT FINISH IN GLOSS EXTERNALLY COLOUR TBC. WINDOW WITH S/W FRAME RECLAIMED STAINED GLASS PANELS WITH ACOUSTIC DOUBLE GLAZED UNIT TO REAR. TO HAVE MORELLS STAIN AND VARNISH FINISH COLOUR TBC (REFER DETAIL DWG).

32. FIXED SEATING TO VAULT RAISED L SECTION WITH FLOOR 170MM HIGH, S/W CARCASS AT 450MM CENTRES 24MM WBP PLY AND T&G TIMBER PLANKS, STAINED AND 3 COATS VARNISH FINISH IN BONA TRAFFIC. L SECTION AND STRAIGHT LOWER SECTION OF FIXED SEATING WITH CHESTERFIELD STUDDED BACK AND UPHOLSTERED BASE IN LEATHERETTE TO COMPLY WITH BS5852. FIXED TABLE TO RAISED SEAT AND CAST IRON TABLES TO LOWER SECTION SUPPLIED BY CLIENT.

33. NEW DISABLED W/C WITH M/F STUDWORK DRYLINED T&G CLADDING EXTERNALLY 225MM FORMED SKIRTING TO BASE. DOOR TO BE HIDDEN WITH T&G CLADDING CONCEALING BOTH DOOR AND FRAME. MORELLS STAIN AND VARNISH FINISH COLOUR TBC. WALLS INTERNALLY TILED TO 1100MM HIGH 200X100MM PLAIN COLOUR IN MIX OF GLOSS AND SATIN TILE IN RANDOM BRICK PATTERN. COLOUR AND COLOURED GROUT TBC. DOCK M PACK TO COMPLY WITH PART M BUILDING REGS.

34. STAGE WITH FLOOR 170MM HIGH, S/W CARCASS AT 450MM CENTRES 24MM WBP PLY AND T&G TIMBER PLANKS, STAINED AND 2 COATS VARNISH FINISH IN BONA TRAFFIC. TIMBER BALUSTRADE TO STAGE WITH TURNED NEWEL POSTS AND SPINDLES MAX 100MM OPENING BETWEEN SPINDLES, FORMED HANDRAIL AND BASE RAIL. MORELLS STAIN AND VARNISH FINISH COLOUR TBC. WINDOWS TO REAR WALL OF STAGE TO BE INFILLED WITH 12MM MDF HOLES FILLED AND PAINT FINISH IN WHITE EGGSHELL. OPAIC FILM TO BE FITTED INTERNALLY TO WINDOWS PRIOR TO FITTING. BORDED INTERNALLY FLUSH WITH LINE OF WALL WITH T&G TIMBER CLADDING TO LOWER SECTION AND RECLAIMED BRICK SLIPS TOI UPPER SECTION.

35. RAISED BOOTH FLOOR 170MM HIGH WITH S/W CARCASS AT 450MM CENTRES 24MM WBP PLY AND T&G TIMBER PLANKS, STAINED AND 2 COATS VARNISH FINISH IN BONA TRAFFIC. HIGH S/W BENCH SEATS ON TURNED LEGS AND S/W HIGH TABLE ON TURNED LEGS STAINED AND VARNISH FINISH. SIDES TO HAVE DIVIDER PANELS WITH S/W CARCASS AT&G PANELING TO LOWER SECTION AND LAMINATED GLAZED PANEL IN TIMBER FRAME TO UPPER SECTION, WITH OPAIC BRANDING (SUPPLIED BY CLIENT FITTED BY CONTRACTOR.

36. FIXED SEATING WITH PARTITIONS. REAR WALL TO BE CLAD IN T&G, SEATING WITH S/W CARCASS ON TURNED LEGS, UPHOLSTERED BASE IN LEATHERETTE BACK 200MM WIDE UPHOLSTERED STRIP FIXED TO T&G, UPHOLSTERY TO COMPLY WITH BS5852. (REFER DETAIL DWG). DIVIDER PANELS TO HAVE S/W CARCASS WITH CARVED NEWEL POST AT END T&G PANELING. SEATING AND DIVIDERS TO HAVE MORELLS STAIN (COLOUR TBC) AND VARNISH(REFER DETAIL DWG) LOOSE TABLES AND CHAIRS TO BE SUPPLIED BY CLIENT.

37. HIGH TABLE AND STOOL AREA WITH FURNITURE SUPPLIED BY CLIENT.

38. LARGE TABLE AND CHAIRS SUPPLIED BY CLIENT.

39. STAIRCASE TO TOILETS TO HAVE WALLS MADE GOOD, AND PAINT FINISH IN RED OXIDE COLOUR EGGSHELL, FORMED HANDRAIL ON BRASS BRACKETS MORELLS STAIN AND VARNISH FINISH. TREADS AND RISERS TO BE MADE GOOD, HAVE DARK OAK LVT FINISH WITH CONTRASTING BRASS NOSING.

40. STEEL COLUMNS TO BE ACOUSTICALLY CLAD TO MATCH WALL SPEC WITH MF FRAME, KNAUF ACOUSTIC WOOL AND DOUBLE LAYER SOUNDBLOCK BOARD. T&G CLADDING TO 1100MM HIGH, WITH 200MM WIDE S/W POTSHELF TO ALL SIDES. MORELLS STAIN (COLOUR TBC) AND VARNISH FINISH. DRYLINED WITH PAINT FINISH IN EGGSHELL ABOVE.

41. REAR AREA FORMING ENTRANCE TO FLATS AND PERGOLA TO BE DEVELOPED AS A SEPARATELY TRADING IRISH DELI AT A LATER DATE. THIS WILL FOR PART OF A SEPARATE PLANNING APPLICATION RELATING SPECIFICALLY TO THIS SPACE AND THE AREA WILL REMAIN AS EXISTING AN BE UNUSED BY THE IRISH BAR FOR EITHER TRADING OR EXTERNAL SEATING PURPOSES.

42. EXTERNAL CORRIDOR TO BE CREATED FOR REFUSE AND DELIVERIES, EXISTING WINDOW BE REMOVED NEW EXTERNAL GRADE DOOR WITH MORTICE LOCK AND DIGITAL LOCK INTERNALLY. OPENING SURROUND DPM TO FLOOR S/W CARCASS BOARDED IN WBP PLY WITH HOLES FILLED AND PAINT FINISH IN BLACK EXTERIOR GRADE EGGSHELL. CORRIDOR WALL DPM TO FLOOR S/W 76X50MM CARCASS BOARDED IN WBP PLY WITH HOLES FILLED AND PAINT FINISH IN GREY EXTERIOR GRADE EGGSHELL.

PROVIDE COST FOR MAKING GOOD DRYLINING TO EXISTING CEILING AND REMOVING UNUSED STEEL RODS MAKING GOOD AND ACOUSTICALLY SEALING.