

LISTED BUILDING CONSENT

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.

THIS DRAWING IS TO REMAIN CONFIDENTIAL AND NOT TO BE REPRODUCED WITHOUT PRIOR PERMISSION.

ALL BOUNDARIES, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT / DESIGNER.

DO NOT SCALE THIS DRAWING.

Existing Timber Plinth
Existing Timber window plinth to be retained

Circa 2017 Glass Wall & Door System
Partition wall added in C. 2017 to be carefully removed.
New matching associated coving to be carefully removed and ceiling made good

Kitchenette Unit
Existing Kitchenette unit to be retained with new worktop added

Circa 2017 Partition Wall
Partition wall added in C. 2017 to be carefully removed.
New matching associated coving to be carefully removed and ceiling made good

Circa 2017 Glass Partition Wall
Glass partition wall added in C. 2017 to be carefully removed. Wall and skirting board to be made good.

Existing Timber Plinth
Existing Timber window pinth to be retained

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 Credenza
Existing Credenza to be removed with wall and floor area made good.

Timber Flooring
Existing engineered timber floor to be retained & reconditioned. Flooring to be sanded with new wax treatment applied.

Staircase
Existing Staircase, floor runner and balustrade to be retained

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



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EXISTING FIRST FLOOR PLAN

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: 1435.100.02
REVISION: -

STAGE: LISTED BUILDING CONSENT