

New box section aluminum 100mm gutter

Existing first floor windows to be retained and repaired as separate schedule.Colour finish black

Existing quoins and fascia below eaves faience to be repaired back to existing finish and colour as specialist specification

Existing brickwork to remain,cleaned and made good as req

Existing moulded faience band to be repaired where necessary and decorated colour black.

Existing faience sign position to be repaired and have new sign

Existing faience block effect wall finish to be repaired back to existing finish and colour

Existing faience block plinth to be repaired and decorated colour black

Existing faience sign is to be retained under new faience panel,which is to be installed(by specialist) to cover the existing lettering with new individual lettering applied on to this panel without impacting original letters underneath.The new panel is to match the existing faience in colour and texture,and will replicate the existing individual tile/block affect colour of letters to be finished in BLACK.

New box section aluminum 100mm gutter

Chimney stacks to be repointed with new lead flashing

Single storey flat roof extension link with skylights, lowered to differentiate old from new

New brick extension with full height black aluminum window frames, black metal fascia and flat roof with black frame sky lights see separate detail

New timber yard fence 2000mm high x2800mm long ,see boundary treatment plan for detail

Feature dwarf wall with decorative wrought iron railings 1800mm high between piers.See separate detail

Ground floor windows replaced with new double glazing within timber frame, lead to be applied as design shown see separate detail. Colour finish black

New door as separate detail to be fixed shut with new stained leaded glass panel above.

1.8m high metal gates to entrance. To be held open during trading hours. Design inspired by the gates at Victoria Square opposite

PROPOSED ELEVATION C - (BENGAL ST) Scale 1:50 @ A1

Single storey flat roof extension link with skylights, lowered to differentiate old from new

New brick extension with full height black aluminum window frames, black metal fascia and flat roof with black frame sky lights see separate detail

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PROPOSED ELEVATION C - (BENGAL ST) Scale 1:50 @ A1 ,Behind boundary wall and railings.

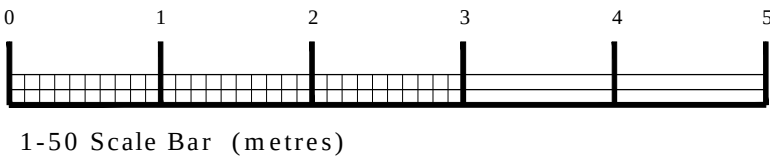
EXTERNAL REFERENCE

ALL GUTTER,RWP's,AND ROOF LIGHTS FINISH BLACK AS RAL9005

ALL WINDOW FRAMES,DOORS FINISH GLOSS BLACK.

ALL GATES,RAILINGS SECURITY BARS AND EXTERNAL STAIRCASE,FINISH BLACK AS RAL9005

ALL EAVES , FACIAS BEHIND RWP's AND PLINTH FAIENCE FINISH GLOSS BLACK



PLANNING

DRAWING DESCRIPTION

PROPOSED EXTERNAL ELEVATIONS

SHEET 2 OF 4

JOB TITLE

THE SHAMROCK

17 BENGAL STREET

MANCHESTER

CLIENT

JOSEPH HOLT

DRAWN BY	JAA	SCALE	1:50 @ A1	REVISION	
DATE	DEC 2024	DRAWING NO.	2021 / 214	REVISION	C
CHECKED					