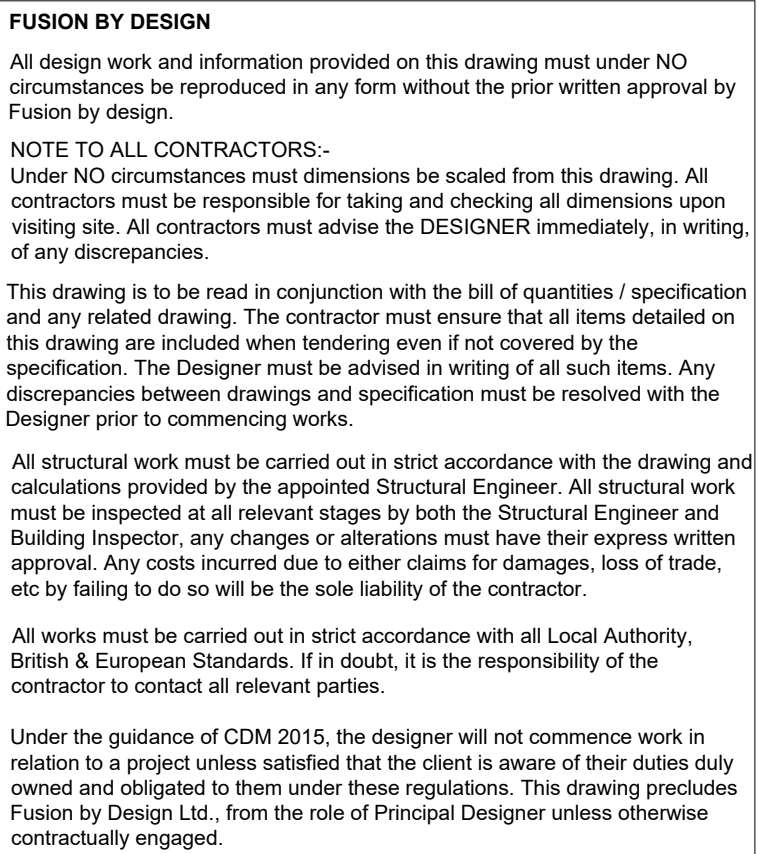


EXTERNAL WORKS - REFER TO NUMBER ON PLAN

1. RETAIN & ADAPT / REFURBISH THE EXISTING REAR CONSERVATORY STRUCTURE WITH THE GLAZED ROOF REPLACED WITH A SLATE FINISH PITCHED TO ROOF TO MATCH EXISTING, NEW REPLACEMENT WINDOWS & NEW BI-FOLD DOORS - AS DETAILED ELSEWHERE
2. RETAIN & ADAPT / REFURBISH THE EXISTING REAR ENTRANCE PORCH
3. RETAIN THE EXISTING OUTSIDE COVERED PERGOLA WITH WARM WHITE FETTON LIGHTS FITTED BETWEEN THE GAZEBO STRUCTURES
4. PROVIDE 2NO. FIXED GAZEBO STRUCTURES TO REAR BEER GARDEN AREA
5. LOCALISED AREAS OF REPAIRS TO BE PROVIDED TO THE BUILDING FASCIAE WHICH IS THEN TO BE RE-PAINTED IN LIMEWASH PAINT AS DETAILED ELSEWHERE
6. WINDOWS, DOORS, FANLAYS & COFFITS TO BE REDECORATED USING HERITAGE PAINT AS DETAILED ELSEWHERE
7. NEW LIGNER REPLACEMENT FIXED TIMBER WINDOW BOXES
8. 2NO. FRONT FICKE JUMBRILLAS RETAINED & TIMBER BASES REPAIRED & REDECORATED
9. 1NO. NEW LIGNER REPLACEMENT FIXED TIMBER WINDOW BOXES TO BE PROVIDED TO THE FRONT PORCH
10. 1NO. HIGH LEVEL BLACK LED FLOODLIGHTS, 9NO. LOWER LEVEL WALL LIGHTS, 1NO. BRASS LANTERN & 1NO. EXISTING FINESTRE LANTERN OVER MAIN ENTRANCE TO BE REFURBISHED.

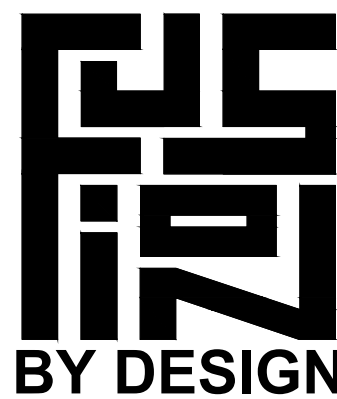
INTERNAL WORKS - REFER TO LETTER ON PLAN

- A. EXISTING CONSERVATORY REFURBISHED WITH NEW LIGHTING / ELECTRICS / FLOOR FINISHES & DECORATIONS TO THIS AREA
B. EXISTING REAR ENTRANCE LOBBY REFURBISHED WITH NEW LIGHTING / ELECTRICS / FLOOR FINISHES & DECORATIONS TO THIS AREA
C. PROVIDE NEW FIREPLACE WITH FLUELESS GAS STOVE
D. PROVIDE NEW TIMBER GLAZED SCREEN / BI-FOLD DOORS
E. PROVIDE NEW TIMBER GLAZED SLIDING DOOR SCREEN
F. ALTER THE LADIES / GENTS / CUSTOMER TOILETS BY REMOVING INTERNAL WALLS / REPLANNING THE AREA TO PROVIDE A LARGER LADIES / GENTS / CUSTOMER TOILET, SANITARYWARE, WALLS, DOORS, LIGHTING / ELECTRICS, FLOORING, WALL TILING & DECORATIONS. THE EXISTING RAISED FLOOR IS RETAINED
G. RETAIN & EXTEND THE BAR DINING TOWER RAISED FLOOR AND PROVIDE NEW FIXED SEATING, TIMBER GLAZED SCREENS, NEW FLOORING & DECORATIONS
H. REPAIR / REROOF / PIZZA OVEN AREA INCLUDING ALL FIXED COUNTERS WITH THE EXISTING WALL OPENING SIZE TO BE INCREASED MAKING GOOD TO REVEALS & DECORATIONS. PROVIDE NEW WALL, NEW RAMP INTO KITCHEN, NEW BOOTH SEATING, NEW FLOORING, NEW LIGHTING & NEW DECORATIONS TO THIS AREA
I. REMOVE EXISTING FIXED SEATING IN BAR / DINING AREAS AND REPLACE WITH NEW FIXED SEATING & NEW SCREENS AS INDICATED
J. REMOVE THE EXISTING MAIN BAR COUNTER GLASSWASH AREA MAKING GOOD TO THE TIMBER BAR TOP AND FORM A NEW GLASS WASH AREA WITH A TIMBER SCREEN ENCLOSURE WHERE INDICATED
K. EXISTING BAR COUNTER FRONTS TO BE RECLAD WITH THE BAR BACKFITTINGS TO BE REPLACED
L. REMOVE EXISTING SEATING BAR HEIGHT & REUPHOLSTER TO FIXED SEATING IN FRONT LOUNGE BAR
M. REMOVE EXISTING FIXED SEATING IN FRONT BAR AREA (2NO AREAS) MAKING GOOD TO WALL FINISHES AND PROVIDE NEW DRINK SHELVING
N. RETAIN & REUPHOLSTER EXISTING FIXED SEATING IN FRONT BAR AREA
O. THE EXISTING CARPET FLOOR FINISH TO BE REMOVED AND A NEW LINING / FRONT BAR AREA IS TO BE REMOVED AND THE ORIGINAL FLOORING WITH B.C. EITHER RETAINED AND REPAIRED, OR IF IT IS TOO DAMAGED IT WILL BE COVERED WITH A NEW TIMBER FLOOR, RETAINING ANY SURVIVING HISTORIC FLOORING IN SITU BENEATH THE NEW FLOOR.
P. OTHERWISE PROVIDE NEW REPLACEMENT FLOOR FINISHES TO ALL MAIN BAR / DINING AREAS & CUSTOMER TOILETS WITH ANY SURVIVING HISTORIC FLOORING RETAINED AND REPAIRED, OR IF IT IS TOO DAMAGED IT WILL BE COVERED WITH A NEW TIMBER FLOOR, RETAINING ANY SURVIVING HISTORIC FLOORING IN SITU BENEATH THE NEW FLOOR.
Q. RETAIN ALL LIGHTING & ELECTRICAL POWER POINTS TO ALL MAIN BAR / DINING AREAS & PUBLIC AREAS AND PROVIDE NEW REPLACEMENT DECORATIVE LIGHT FITTINGS
R. PROVIDE REDEcoration TO ALL MAIN BAR / DINING AREAS, CUSTOMER TOILETS / PUBLIC AREAS WITH ALL PAINTED WALLS & CEILINGS TO BE REPAINTED WITH 'LIKE FOR LIKE' OR SIMILAR COLOUR PALETTE PAINT AND ALL WALLPAPER FINISHES ARE TO BE RE-WALLPAPERED WITH SIMILAR COLOUR WALL PALETTE
S. NO WORKS TO BE UNDERTAKEN TO THE 3 ROUGHLY CHAMFERED C17 BEAMS TO THE LOW CEILINGS IN THE FRONT BAR AREA
T. THE EXISTING CARPET FLOOR FINISH TO BE REMOVED AND A NEW LINING / FRONT BAR AREA IS TO BE RETAINED & REVIVED / RE-POLISHED WITH A LIGHT SAND & COAT OF POLISH / LAQUER WITH A 'LIKE FOR LIKE' COLOUR / FINISH



G.	DL	DRAWING UPDATED	09.01.23
F.	DL	DRAWING UPDATED	04.10.21
E.	DL	DRAWING UPDATED	15.09.21
D.	DL	DRAWING UPDATED	14.06.21
C.	DL	DRAWING UPDATED	11.05.21
B.	DL	DRAWING UPDATED	05.05.21
A.	DL	DRAWING UPDATED	30.04.21

Revision



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Client

J.W. LEES & CO.

Job Title	
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**THE RED LION,
530-532 WILMSLOW ROAD,
MANCHESTER, M20 4BT**

Drawing Title

PROPOSED GROUND FLOOR PLAN

Scale 1:100 @ A1	Drawing No 4007-PL04	Revision G
Date APRIL 2021		
Drawn By DL		