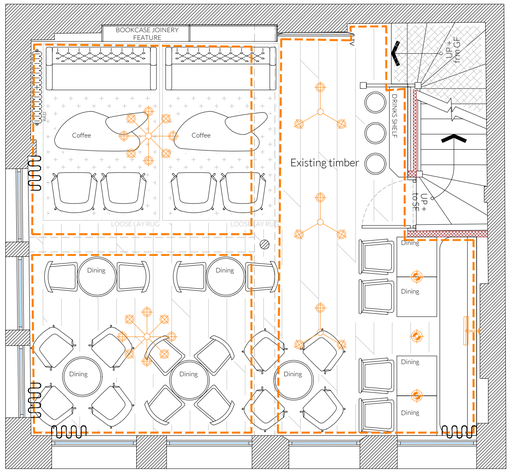
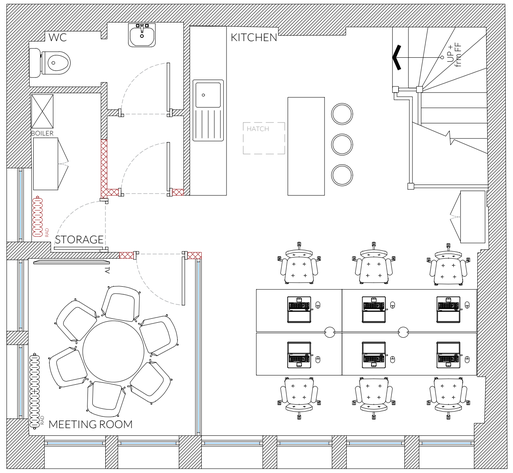


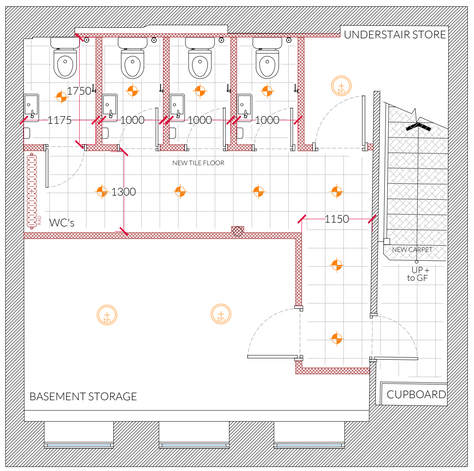
FIRST FLOOR
- Sand and restain existing timber floor
- Install ceiling cornice with LED uplight - indicated in orange dashed line
- New lighting indicated in orange
- Loose lay rugs to sofa seating area
- Add TV in existing position
- New bookcase joinery feature behind sofas and fixed seating
- New furniture throughout
- Install drinks shelf to central column
- Extend handrail at top of stairs and add drinks shelf
- New artwork throughout
- New curtains to windows for full black out if needed
- New fixed seating to back wall
- New walls to enclose staircase with digi lock door to 30min fire rating using 44mm solidcore door blank and fireline gyproc plasterboard with skim finish
- Remove security bars from windows

FF FIRST FLOOR PLAN
1:50 @A1



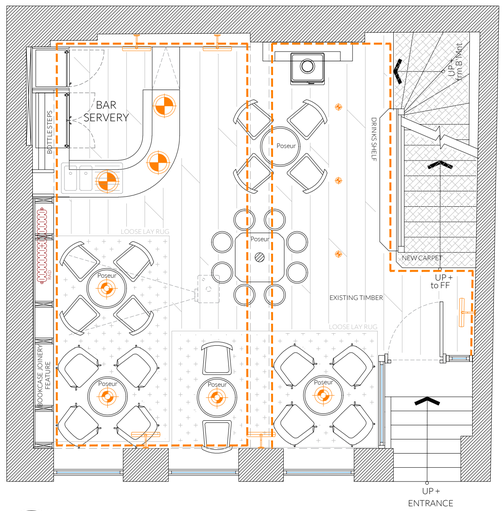
SECOND FLOOR
- Rearrange wall layout to allow open office kitchen, extra storage space and meeting room

SF SECOND FLOOR PLAN
1:50 @A1



BASEMENT
- Form new unisex WC's - Fall for drainage to be confirmed
- New lighting as indicated in orange
- New tiled floor in public space
- New walls in timber stud with new plaster board and skim finish
- Relocate radiator as needed
- New artwork throughout

BP BASEMENT PLAN
1:50 @A1



GROUND FLOOR
- Sand and restain existing timber floor
- Install ceiling cornice with LED uplight - indicated in orange dashed line
- New lighting indicated in orange
- Loose lay rugs to seating area
- Retain projector with screen incorporated into joinery
- New electric range fire unit to existing fireplace
- New bar with double sink as washhand basin and slop sink
- 1no. tall wine fridge,1 no. double undercounter fridge
- New bookcase joinery feature
- New carpet to stairs up to first floor
- New furniture throughout
- Install drinks shelf to central column with stools and standing shelf at stairs
- Square off back wall at bar height and extend as drinks shelf
- New artwork throughout
- Relocate radiator into bookcase joinery and allow grille section for heat flow
- Retain and adapt existing window vinyl designs

GF GROUND FLOOR PLAN
1:50 @A1

NOTES

- All dimensions are in mm unless otherwise stated
- All dimensions are to be reviewed on site before commencement of works and discrepancies notified to JB-ID
- All works shall be carried out and conform to current building regulations and all statutory requirements
- All materials and workmanship shall conform to BS specifications and standards
- If this drawing is used for planning permissions it shall not be used for any other purposes without written consent from JB-ID
- This drawing may incorporate information from outside consultants and professionals. As such, responsibility lies with the persons providing this information and no guarantee can be given as to its accuracy. For further clarification please seek advice from the person/persons responsible for its production.

SCALE BAR

0 1 2 3 4 5

1t50 in M

SEATED COVERS	
GROUND FLOOR	26
FIRST FLOOR	37
TOTAL	63

WC CALCULATION			
2no. Unisex Cubicles minimum based on 25 female guests +1no. cubicle required for every 25 further guests			
25 guests	<50 guests	<75 guests	<100 guests
2no. cub.	+1 (3)	+1 (4)	+1 (5)

Based on covers with ~10-15% standing capacity total of 71-75 guests = 4 cubicles

KEY
- New timber stud partition
- LED strip lighting
- New ceiling lighting positions
- New wall lighting positions

REV	NOTE	DATE	BY
B	Added bar flap	27.08.25	JB
A	Adjusted bar entrance	07.08.25	JB

JOHN BLAKEMAN INTERIOR DESIGN

DRAWING STATUS
DRAFT

DRAWING TITLE
Proposed Plans

PROJECT
22 Little Lever St,
Manchester, M1 1HR

DATE	SCALE @ A1	BY
Aug '25	1 : 50	JB

JOB NO.	DRAWING NO.	REV.
25-017	02	B