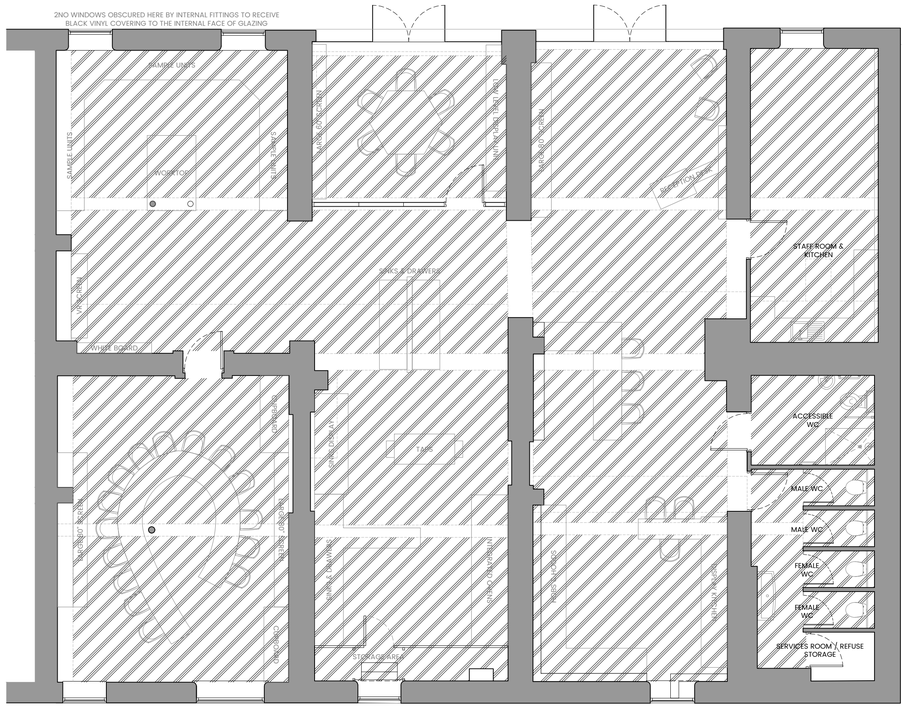


PROPOSED FLOOR FINISHES

LEGEND

HATCHED AREA INDICATES EXTENT OF NEW LVT FLOORING
AREA REPRESENTS THE EXISTING AREA COVERED BY EXISTING LVT FLOOR COVERINGS
EXISTING TIMBER BOARDING UNDER EXISTING LVT FLOORING SEPARATING IT FROM THE ORIGINAL SUBSTRATE TO BE RETAINED ENTIRELY



PROPOSED CEILING FINISHES

LEGEND

HATCHED AREA INDICATES EXTENT OF EXISTING MODERN PLASTERBOARD CEILINGS.
NO ALTERATIONS PROPOSED TO ANY OF THE EXISTING PLASTERBOARD CEILING AREAS.
ALL EXISTING EXPOSED CEILING TIMBER & BEAMS TO BE RETAINED IN EXISTING POSITIONS AND CONDITION

GENERAL NOTES

ELECTRICAL INSTALLATION

- EXISTING ELECTRICAL WIRING AND SOCKET OUTLETS ARE CURRENTLY SURFACE-MOUNTED WITHIN METAL CONDUIT FIXED TO THE INTERNAL FACE OF THE WALLS. THE PRINCIPAL RING CIRCUIT RUNS AT HIGH LEVEL AROUND THE PERIMETER WALLS, WITH SPURS DESCENDING TO SOCKET OUTLETS AT LOW LEVEL.
- EXISTING SOCKET OUTLET POSITIONS SHALL GENERALLY BE RETAINED. ALL EXISTING SOCKET OUTLETS SHALL RECEIVE REPLACEMENT FACEPLATES AND ASSOCIATED ACCESSORIES. THE OVERALL NUMBER OF SOCKET OUTLETS SHALL BE REDUCED BY APPROXIMATELY 50%, WITH REDUNDANT OUTLETS AND ASSOCIATED WIRING REMOVED WHERE NO LONGER REQUIRED.
- NEW ELECTRICAL WORKS SHALL UTILISE EXISTING CONDUIT ROUTES AND FIXING POSITIONS WHEREVER PRACTICABLE TO MINIMISE INTERVENTION TO HISTORIC BUILDING FABRIC. ANY ADDITIONAL WIRING SHALL BE SURFACE-MOUNTED AND ROUTED DISCREETLY.

LIGHTING

- ALL EXISTING LIGHTING FITTINGS SHALL BE REMOVED AND REPLACED WITH NEW ENERGY-EFFICIENT LIGHTING UNITS.
- EXISTING LIGHTING SWITCH LOCATIONS AND SWITCHING ARRANGEMENTS SHALL BE RETAINED.
- ALL NEW LIGHTING FIXTURES SHALL BE FIXED SOLELY TO THE EXISTING MODERN PLASTERBOARD CEILING CONSTRUCTION. NO FIXINGS SHALL BE MADE INTO HISTORIC BRICKWORK, TIMBER ROOF MEMBERS, TIMBER JOISTS, OR OTHER HISTORIC BUILDING FABRIC.

CCTV INSTALLATION

- A NEW CCTV SYSTEM SHALL BE INSTALLED WITHIN THE UNIT.
- CCTV CAMERAS SHALL BE WALL-MOUNTED WITH FIXINGS LOCATED ONLY WITHIN MORTAR JOINTS OR INTO MODERN PLASTERBOARD WALL COVERINGS. NO FIXINGS SHALL BE MADE INTO HISTORIC BRICKWORK, TIMBER ROOF MEMBERS, TIMBER JOISTS, OR OTHER HISTORIC BUILDING FABRIC.
- POWER SUPPLIES AND ASSOCIATED CABLING SHALL BE TAKEN FROM EXISTING ELECTRICAL SERVICES ROUTES WHEREVER POSSIBLE. CONNECTIONS SHALL BE MADE IN CLOSE PROXIMITY TO THE EXISTING HIGH-LEVEL ELECTRICAL CONDUIT SYSTEM TO AVOID THE NEED FOR ADDITIONAL PENETRATIONS OR FIXINGS INTO HISTORIC FABRIC.

HEATING

- EXISTING ELECTRIC PANEL RADIATORS SHALL BE REMOVED AND REPLACED WITH NEW ELECTRIC COLUMN RADIATORS.
- WHERE WALL-MOUNTED FIXINGS ARE REQUIRED, ALL FIXINGS SHALL BE LOCATED WITHIN MORTAR JOINTS WHEREVER PRACTICABLE. NO FIXINGS SHALL BE MADE DIRECTLY INTO BRICK FACES EXCEPT WHERE OTHERWISE AGREED IN WRITING WITH THE LOCAL PLANNING AUTHORITY.

PROTECTION OF HISTORIC FABRIC

- ALL WORKS SHALL BE UNDERTAKEN ON A MINIMUM INTERVENTION BASIS AND SHALL SEEK TO PRESERVE AND PROTECT THE HISTORIC CHARACTER AND SIGNIFICANCE OF THE LISTED BUILDING THROUGHOUT THE CONSTRUCTION PERIOD.
- ANY HISTORIC FABRIC EXPOSED DURING THE WORKS WHICH DIFFERS FROM THAT SHOWN ON THE APPROVED DRAWINGS SHALL BE REPORTED TO THE CLIENT AND CONSERVATION OFFICER BEFORE FURTHER WORKS PROCEED IN THAT AREA.

FIXINGS AND PENETRATIONS

- NO NEW PENETRATIONS, CHASING, CUTTING, NOTCHING, DRILLING OR RECESSING OF HISTORIC BRICKWORK, STONEWORK, TIMBER MEMBERS OR OTHER HISTORIC FABRIC SHALL BE UNDERTAKEN UNLESS EXPRESSLY IDENTIFIED ON THE APPROVED DRAWINGS OR OTHERWISE AGREED IN WRITING BY THE LOCAL PLANNING AUTHORITY.
- EXISTING FIXING HOLES, SERVICE PENETRATIONS AND ROUTES SHALL BE RE-USED WHEREVER REASONABLY PRACTICABLE.

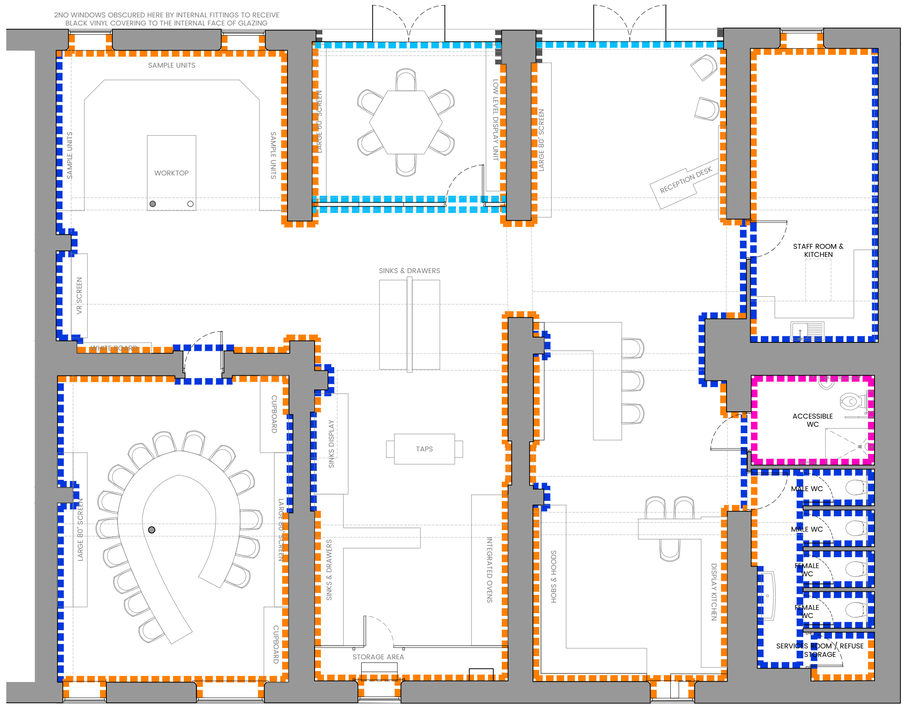
REMOVAL WORKS

- REMOVAL OF EXISTING SERVICES AND FITTINGS SHALL BE UNDERTAKEN CAREFULLY TO AVOID DAMAGE TO ADJACENT HISTORIC MATERIALS AND FEATURES.

MAKING GOOD

- ANY AREAS DISTURBED BY THE REMOVAL OF REDUNDANT SERVICES SHALL BE MADE GOOD USING MATERIALS AND FINISHES MATCHING THE EXISTING ADJOINING SURFACES.

NO ALTERATIONS ARE PROPOSED TO THE EXISTING SANITARY ACCOMMODATION, KITCHEN FACILITIES, WINDOWS, DOORS, STRUCTURAL ELEMENTS, EXTERNAL ELEVATIONS OR HISTORIC BUILDING FABRIC OTHER THAN THOSE IDENTIFIED ON THE APPROVED DRAWINGS.



LEGEND

EXISTING EXPOSED BRICKWORK WALLS
ALL EXPOSED BRICKWORK TO REMAIN EXPOSED AND IN EXISTING CONDITION

EXISTING MODERN PLASTERBOARD COVERED WALLS
ALL EXISTING PLASTERBOARD WALLS TO REMAIN IN EXISTING CONDITION

EXISTING TILED WALLS ON MODERN PLASTERBOARD SUBSTRATE
ALL EXISTING TILED WALLS TO REMAIN IN EXISTING CONDITION

EXISTING EXPOSED STONEWORK WALLS
ALL EXISTING STONEWORK TO REMAIN EXPOSED AND IN EXISTING CONDITION

EXISTING GLASS PARTITION WALLS
ALL EXISTING GLASS WALLS TO REMAIN IN EXISTING CONDITION

NOTES:

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No scaling, dimensions, areas, etc. other then those figured or where for planning purposes are to be taken from this drawing. All dimensions to be checked on site by the contractor and such dimensions are their responsibility

This drawing is for use at the named location and for the stated purpose only and as such should not be used at any other location or for any other purposes

All work must comply with relevant British Standards and Building Regulation requirements

Any drawing errors and/or omissions are to be reported to the Designer

This drawing is to be read in conjunction with any other Designers or other Consultants information

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Rev	Description	By	Date
A	CCTV NOTE UPDATED	AW	10.11.26

Project Location:
20 TARIFF ST,
MANCHESTER
M1 2FJ

Drawing Title:
PROPOSED FINISHES

Drawing Status: PLANNING PERMISSION

Scale:	Size:	Date:	Drawn By:	Chkd By:
1:75	A1	11/26	AW	CG

Job No: AG26/0115
Dwg No: 06
Revision: A

0 1m 2m 5m 10m
SCALE 1:75