


FOR ALL NOTES REFER TO DWG WL - 01 - 03/04 NOTES

 <p><b>Paul Astill &amp; Associates</b> Tel: 07956 922857 www.astillassociates.com</p>	<p>Check all measurements prior to any works commencing. Do not issue drawings until the drawing is complete. If the drawing is complete, it is the responsibility of the client to ensure that the drawing is correct. The drawing is not to be used for any other purpose without the written consent of Paul Astill &amp; Associates.</p>	<p>PROJECT: WHITE LION, 20 GREAT UNDERBANK, STOCKPORT CLIENT: STOCKPORT LEISURE LTD DATE: SEPTEMBER 2021 JOB NO: WL/1/2019 DRAWING NO: WL-01-04-FB TITLE: BASEMENT FLOOR PLAN PROPOSED REVISION 6 SCALE: 1:50 (AT A1)</p>	<p>WHITE LION, 20 GREAT UNDERBANK, STOCKPORT STOCKPORT LEISURE LTD SEPTEMBER 2021 WL/1/2019 WL-01-04-FB BASEMENT FLOOR PLAN PROPOSED REVISION 6 1:50 (AT A1)</p>
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GROUND FLOOR

1. NEW ENTRANCE DOORS FORMING ACOUSTIC LOBBY AND PREVENTING THE NEED FOR VISUALLY INTRUSIVE GATES OR SHUTTER TO SECURE ENTRANCE WHEN PREMISES ARE NOT IN USE. DOORS TO OPEN BOTH INWARDS AND OUTWARDS AND HOLD OPEN IN BOTH POSITIONS. GLAZING TO BE FULL HEIGHT WITH ACOUSTIC DOUBLE GLAZED UNITS TO ACOUSTIC ENGINEERS RECOMMENDATIONS AND OPAIC LION HEAD LOGO DEMARCATION DOTS TO GLASS. FRAME FINISH TO BE BRASS WITH BRASS LION HEAD HANDLES TO BOTH SIDES OF DOOR. DOORS TO BE HELD OPEN INWARDS UNTIL 10PM ALLOWING MINIMUM VISUAL DISRUPTION TO STONE WORK OF ENTRANCE AND CLOSED AFTER 10PM TO MINIMISE NOISE BREAKOUT FROM THE PREMISES AND DISRUPTION TO RESIDENTS ABOVE. (REFER ALSO ENTRANCE DETAILS)

2. ORIGINAL ENTRANCE DOORS TO BE RETAINED, NON ORIGINAL IRON MONGERY TO BE REPLACED WITH ANTIQUE BRASS HARDWARE IN KEEPING WITH STYLE AND PERIOD OF DOORS. DOORS TO BE CLEANED AND HAVE NEW MATT CLEAR VARNISH FINISH. (REFER ALSO ENTRANCE DETAILS)

3. ORIGINAL TIMBER PANELS AND WINDOW TO ENTRANCE TO REMAIN AS EXISTING, BE CLEANED AND HAVE NEW MATT CLEAR VARNISH FINISH

4. END AND SIDE OF COLUMNS TO HAVE OAK BEADS AND SKIRTING MACHINED MATCHING PROFILE OF EXISTING BEADS AND SKIRTING STAINED TO MATCH WITH MATT VARNISH FINISH. LOWER SECTION TO HAVE OAK PANELS AS PER ENTRANCE UPPER SECTION TO HAVE PAINT FINISH

5. FLOOR OF ENTRANCE AREA TO HAVE PROTECTIVE BOARDING REMOVED AND BE RETAINED AS EXISTING SEALED IF NECESSARY.

6. NONE ORIGINAL DOORS TO BE CAREFULLY REMOVED. ANY SECTIONS OF BEADS MISSING TO HAVE MATCHING OAK SECTION OF BEAD SPLICED IN TO MAKE GOOD STAINED AND VARNISH FINISH.

7. CEILING OF ENTRANCE TO REMAIN AS EXISTING WITH NEW PAINT FINISH AND FEATURE CHANDELIER. (SUBJECT TO ACOUSTIC TEST)

8. ORIGINAL SECTION OF MOSAIC TILED FLOOR WITH EXISTING CURVED EDGES AT SIDES TO MATCH CURVE OF FRONT OF BAR (SHOWN DASHED) TO BE RETAINED AND MADE GOOD BY SPECIALIST.

9. NEW TRADITIONAL CURVED HORSESHOE BAR WITH DEEP ORNATE PANELED BAR FRONT WITH WORN LAYERED PAINT FINISH, BRASS FOOTRAIL AND MARBLE BAR TOP.

10. SECTIONS OF MOSAIC TILED FLOOR BEHIND BAR TO BE PROTECTED AND PRESERVED FOR FUTURE USE. CROSS BONDED WBP PLY OVER FLOOR ENSURING NO FIXINGS INTO TILES. AND SECURED TO AREAS WITH NO TILES TO UNDERSIDE. PLY TO HAVE BLACK POLYSAFE FLOORING INSTALLED TO MANUFACTURERS RECOMMENDATIONS PLINTH TO FRONT AND BACK BAR WITH COVED POLYSAFE SKIRTING RUNNING UP AND OVER PLINTH.,

11. BACK BAR WITH COOLERS TO UNDERSIDE, MARBLE COUNTER TOP AND GLASS SHELVES SUPPORTED ON BRASS FRAME.

12. GLASS WASH WITH PANELED WALL TO FRONT. PAINT FINISH MATCHING BAR TO LOWER PANELS AND RECLAIMED STAINED GLASS WINDOW PANELS ABOVE COUNTER LEVEL.

13. EXISTING BRICKED UP WINDOW TO BE REPLACED WITH TIMBER FRAMED WINDOW. UPPER SECTION TO CONCEAL HEAT RECOVERY DUCTWORK WITHIN CEILING BULKHEAD.

14. NEW DISABLED W/C WITH M/F STUDWORK DRYLINED WITH PAINT FINISH BEADING AND TIMBER PANEL TO LOWER LEVEL. DOCK M PACK TO COMPLY WITH PART M BUILDING REGS.

15. ORIGINAL SECTION OF MOSAIC TILED FLOOR TO FRONT OF STAIR LOBBY (SHOWN DASHED) TO BE RETAINED AND MADE GOOD BY SPECIALIST.

16. DINING AREA WITH MATCHING RECLAIMED TABLES AND MIXED SETS OF CHAIRS ALL UPHOLSTERED IN MATCHING FABRICS.

17. BOOTH SEATING DINING WITH GREEN ANTIQUE LEATHER BOOTHS AND NARROW FLUTED BACKS. BACK HEIGHT TO BE INLINE WITH HEIGHT OF WINDOWS SO ENTIRE WINDOW IS VISIBLE.

18. HIGH TABLE AREA WITH RECLAIMED MATCHING TABLES. SETS OF ANTIQUE BAR STOOLS WITH SAME UPHOLSTERY FINISH.

19. RAISED BOOTH SEATING AREA TO ANIMATE WINDOWS FROM EXTERIOR. TO HAVE TIMBER VERSAILLES PANEL FLOOR. MORCAMBE ORNATE CAST IRON PANEL BALUSTRADE WITH TIMBER HANDRAIL. BOOTH SEATS WITH ANTIQUE LEATHER UPHOLSTERY AND NARROW FLUTED BACKS.

20. LOUNGE SEATING AREA WITH MATCHING TAN COLOUR CHESTERFIELD SOFAS. AND COFFEE TABLES.

21. LOUNGE SEATING TO REAR WALL WITH LONG ANTIQUE BLUE CHESTERFIELD SOFA AND MATCHING LOUNGE CHAIRS, CHAIR TO BE UPHOLSTERED IN MUSTARD AND PURPLE SUEDE.

22. PANELED WALL TO END WALL WITH TIMBER FINISH TO FIREPLACE AND PAINT FINISH TO SIDE WALLS. ANTIQUE LARGE RECLAIMED FIREPLACE WITH OIL PAINTING ABOVE AND BESPOKE ANTIQUE MIRRORS MATCHING SIZE OF PAINTING WITH GILDED AND ETCHED WHITE LION BRANDING.

23. REAR DOORS TO BE REPLACED WITH SOLID EXTERNAL GRADE PANELED DOORS OPENING OUTWARDS WITH PUSH BAR AND ALARM.

GENERAL

NEW ACOUSTIC CEILING THROUGHOUT WITH ALL SOIL PIPES BOXED IN WITH DOUBLE LAYER OF SOUNDBLOCK BOARD TO BOXING. NEW CEILING WITH MIN 100MM VOID ENSURING IT DOESN'T ENCROACH OVER LINE OF WINDOWS. HUNG ON ACOUSTIC HANGERS WITH KNAUF ACOUSTIC WOOL. DOUBLE LAYER SOUNDBLOCK BOARD DRYLINED, PAINT FINISH WITH SPECIALIST SCREEN PRINTED TRADITIONAL WALLPAPER PATTERN AND WAXED AGED FINISH. CEILING WHERE POSSIBLE TO HAVE DEEP RIBBED PLASTER CORNICE FINISH. (REFER TO AEC ACOUSTIC REPORT AND SPEC).

ALL AIRCONDITIONING AND FRESH HEAT RECOVERY DUCTS TO BE CONCEALED WITHIN BULKHEADS WITH PLASTER CORNICING.REFER TO HVAC PLAN

FLOOR TO TRADING AREAS WHERE NOT PRESERVED ORIGINAL FLOORING TO BE OAK VERSAILLES PANELS WITH 3 COATS BONA TRAFFIC VARNISH FINISH.

FINISH TO WALLS TO BE PLASTERBOARD WITH MDF BEADS GIVING APPEARANCE OF OLD PANELED WALLS. WITH SPECIALIST AGED PAINT FINISH. FIREPLACE HAVE RECLAIMED TIMBER PANELING. WALL TO REAR OF FIXED BOOTH SEATING TO REMAIN EXPOSED BRICK POINTED WERE NECESSARY WITH PAINT FINISH.

EXTERIOR.

24. IN ORDER TO PREVENT A GREAT DEAL OF ACOUSTIC DISTURBANCE WITH OVER 70 CHAIRS AND 20 TABLES BEING SET OUT AND TAKEN AWAY ON A DAILY BASIS EARLY IN THE MORNING AND AT 10PM IN THE EVENING WE PROPOSE INSTALLING EXTERNAL BENCH SEATING WITH NO FIXINGS TO PAVEMENT. REFER TO 3D VISUALS/SECTIONS FOR FURTHER DETAIL ON CONSTRUCTION. 1 BEAM RSJ FORMING CARCASS WITH GALVANIZED FINISH, RECLAIMED OAK SLEEPERS FORMING BENCH SEAT AND SIDES AND TOP OF TABLE ROUGH SANDED BACK ENSURING ANY OIL IS REMOVED AND MATT EXTERIOR GRADE VARNISH FINISH TABLE SUPPORTED ON LONG PRE WELDED LEGS TO BE CUT DOWN ON SITE TO ACCOUNT FOR FALL OF PAVEMENT AND PROVIDE LEVEL SEATING AND TABLE. BASE OF ALL FEET TO HAVE RUBBER BLOCKS MEETING STONE FLAG PAVEMENT. WEIGHT OF BENCHES TO ENSURE THEY CANNOT BE MOVED BY THE PUBLIC BUT COULD RELOCATED FROM PAVEMENT IF NECESSARY WITHOUT CAUSING DAMAGE TO FLAGS. FABRIC CANOPIES WITH RETRACTING ROOFS TO PROVIDE ALL YEAR ROUND USE AND ANIMATE THE "WHITE LION SQUARE" AS SET OUT IN THE COUNCILS MASTERPLAN FOR THE TOWN CENTER.

25. GALVANIZED STEEL PLANTERS WITH BLACK POWDERCOATED FINISH DENOTING BOUNDARY OF SEATING AREA. TO BE ADOPTED BY COUNCIL UNDER AND AGREEMENT TO MAINTAIN THE LEVEL OF PLANTING AND MAINTENANCE OF THE PLANTS BY THE WHITE LION

26. FIXED POLES IN LOCATION SLOTS (CAPS TO SLOTS WHEN NOT IN USE). WITH REMOVABLE FABRIC BARRIERS. BLACK FABRIC WITH WHITE LION COACHING HOUSE BRANDING IN WHITE. 1800MM C/W LEFT BETWEEN BARRIER AND ADJOINING BUILDING AND FROM PAVEMENT EDGE TO BARRIER.

27. FABRIC UMBRELLAS TO BENCH TABLES FOLDED TO DOWN POSITION WHEN NOT TRADING. BLACK FABRIC FINISH WITH CREAM WHITE LION BRANDING. TO PROVIDE ALL YEAR ROUND USE AND ANIMATE THE "WHITE LION SQUARE" AS SET OUT IN THE COUNCILS MASTERPLAN FOR THE TOWN CENTER.

28. IN ORDER TO PROVIDE AN ALTERNATIVE MEANS OF ESCAPE TO THE BASEMENT FROM THE ONLY EXISTING INTERNAL ROUTE AND TO SUPPORT THE CAPACITY OF THE TRADING SPACE AN ADDITIONAL MEANS OF ESCAPE IS REQUIRED. AFTER LOOKING AT A NUMBER OF OPTIONS FOR THE ROUTE INTERNALLY WHICH WOULD HAVE A FAR GREATER IMPACT ON THE LISTED STRUCTURE OF THE BUILDING IT IS PROPOSED TO USE THE EXISTING LIGHTWELL AT THE REAR OF THE BUILDING. THE DOOR WITH WOULD REQUIRE WIDENING TO 1050MM C/W BUT THE EXISTING APPROVED DOOR AND WINDOW WILL BE RE-USED IN ORDER TO DO THIS. ONE SECTION OF BRICKWORK WILL BE REMOVED WHICH WILL BE USED TO MAKE GOOD OTHER EXISTING WALLS INTERNALLY OR RETAINED ON SITE FOR FUTURE USE. NEW DOOR TO MATCH EXISTING DOOR INSTALLED WITH PAINT FINISH IN WHITE GLOSS. THE NEW STEEL STAIRCASE WITH HAVE THE MINIMAL AMOUNT OF STRUCTURAL FIXINGS TO THE BRICKWORK TO MINIMISE IMPACT. ONE SECTION OF STONE KERBING WILL NEED TO BE REMOVED TO PROVIDE LEVEL ACCESS FROM THE STAIR TO THE YARD AREA. WE HAVE LOOKED INTO KEEPING THE KERB BUT THIS WOULD REQUIRE AN ADDITIONAL TREAD TO THE STAIRCASE WHICH IS NOT POSSIBLE IN THE SPACE AVAILABLE. THE KERBING WILL BE STORED ON SITE FOR FUTURE USE. ONE SECTION OF NON ORIGINAL RAILING WILL ALSO NEED TO BE REMOVED AT THE TOP OF THE STAIR BUT THIS SHOULD HAVE NO IMPACT ON THE HISTORIC ORIGINAL FABRIC OF THE BUILDING. NEW STEEL STAIRCASE TO HAVE FLAT PLATE STRINGERS WITH MESH TREADS SO ROOF IS NOT REQUIRED WHICH WOULD HAVE HAD A NEGATIVE VISUAL IMPACT ON THE REAR ELEVATION. TREADS BOLT FIXED TO STRINGERS 50MM BOX SECTION HANDRAILS SUPPORTED BY BOX SECTION UPRIGHTS SO FIXING TO THE BUILDINGS FABRIC IS NOT REQUIRED. PERFORATED STEEL LANDINGS TO TOP AND BASE OF STAIR LANDING TO BASE TO BE ACCESSIBLE ALLOWING MANHOLE TO BE ACCESSED BELOW.

29. EXISTING TRADITIONAL PHONE BOXES TO BE LEASED FROM OWNERS IF POSSIBLE AND USED AS SERVICE STATIONS TO OUTSIDE SEATING AREA. TELEPHONE EXCHANGE TO REMAIN AND COUNCIL REFUSE BIN TO BE RELOCATED.

NOTES TO BASEMENT FLOOR

30. EXISTING STONE STAIR TO BASEMENT 200MM GOING TO 200MM RISE TO DANGEROUS FOR PUBLIC USE. STAIRS RETAINED AND PROTECTED WITH NEW STAIRCASE SAT OVER IT. TIMBER STAIR WITH MAX 170MM RISE AND MIN 270MM GOING TO SIT OVER EXISTING STAIR. TIMBER LANDING AT BASE WITH STAIRS RUNNING IN 2 DIRECTIONS TO TOILETS AND BASEMENT TRADING SPACE. TO HAVE RECESSED METAL STRIP CONTRASTING NOSINGS AND STAINED AND VARNISHED FINISH

31. LEVEL OF EXISTING OPENINGS TO BE RAISED WITH NEW LINTELS TO PROVIDE SUFFICIENT HEAD HEIGHT TO STAIRCASE.

32. NEW FEMALE TOILET MF STUDWORK 6MM PLY, FOIL BACKED PLASTERBOARD TO SIT IN FRONT OF TANKING DRYLINED WITH PAINT FINISH TO UPPER LEVEL AND TILED FINISH TO 1100MM HIGH. STUDWORK CUBICLES WITH RECLAIMED TIMBER DOORS AND THUMBTURN INDICATOR BOLTS. TRADITIONAL STYLE PANS AND CONCEALED CISTERNS. FREESTANDING SINKS WITH INFRA RED TAPS TBC.

33. TOILET CORRIDOR MF FOIL BACKED STUDWORK TO SIT IN FRONT OF TANKING DRYLINED WITH PAINT FINISH TO UPPER LEVEL AND TILED FINISH TO 1100MM HIGH. SOME KITCHEN EXTRACT PLANT TO BE CONCEALED WITHIN CEILING VOID.

34. NEW OPENING FORMED ALLOWING ACCESS TO MALE TOILETS LINTEL TBC WITH STRUCTURAL ENGINEER.

35. NEW MALE TOILET MF FOIL BACKED STUDWORK TO SIT IN FRONT OF TANKING DRYLINED WITH PAINT FINISH TO UPPER LEVEL AND TILED FINISH TO 1100MM HIGH. STUDWORK CUBICLES WITH RECLAIMED TIMBER DOORS AND THUMBTURN INDICATOR BOLTS. TRADITIONAL STYLE PANS AND CONCEALED CISTERNS. FREESTANDING SINKS WITH INFRA RED TAPS TBC. FREESTANDING CERAMIC TRADITIONAL STYLE STEP ON URINALS.

36. CELLAR AREA TO HAVE PAINT FINISH TO CONCRETE FLOOR. ALL WALLS TO BE MF WITH LAYER OF 6MM PLY AND FOIL BACKED PLASTERBOARD. DRYLINED WITH PAINT FINISH IN EGGSHELL LOWER SECTION OF WALLS TO HAVE CHEQUERPLATE.

37. KITCHEN AND FOOD PREP AREAS TO HAVE POLYSAFE FLOOR WITH COVED SKIRTING CENTRAL WALKWAY TO HAVE LVT VINYL PLANKS BLACK & WHITE IN HERRINGBONE PATTERN ALL WALLS TO BE MF WITH LAYER OF 6MM PLY, FOIL BACKED PLASTERBOARD. DRYLINED WITH HYGIENE BOARD FINISH IN WHITE WITH JOINING STRIPS AND EDGINGS. VISIBLE KITCHEN AREA TO HAVE LIGHT GREY METRO TILES IN BRICK PATTERN. REFER TO KIRCHEN PLAN.

38. NEW TRADITIONAL CURVED HORSESHOE BAR WITH DEEP ORNATE PANELED BAR FRONT WITH WORN LAYERED PAINT FINISH, BRASS FOOTRAIL AND MARBLE BAR TOP.

39. BACK BAR WITH COOLERS TO UNDERSIDE, MARBLE COUNTER TOP AND GLASS SHELVES WITH STEEL FRAMED PANELED WINDOW ALLOWING PRODUCT TO BE VISIBLE FROM REAR OF BACK BAR WHEN ENTERING THE BASEMENT AREAS. SLIDING SECTION TO SEAL BAR AREA WHEN NOT IN USE WHILST ALLOWING ACCESS TO KITCHEN

40. GLASS WASH WITH PANELED FD30S DOOR ON FIRE RATED CLOSERS. PAINT FINISH IN EGGSHELL.

41. LOUNGE AREA WITH MATCHING BLOOD RED CHESTERFIELD SOFAS AND COFFEE TABLES. WALLS TO AREAS MF STUDWORK WITH MOISTURE RESISTANT MDF PANELING PAINT FINISH. LARGE ELECTRIC ROLLER BLINDS WITH TRADITIONAL PAINTINGS SET IN HEAVY TIMBER FRAMES CONCEALING HIDDEN TELEVISIONS TO SHOW SPORT AND OTHER ENTERTAINMENT WHEN REQUIRED.

42. HIGH BENCH HIRE OUT AREA WITH LARGE TV TO END WALL.

43. BOARDROOM TO ENABLE MEETINGS PRIVATE DINING OR SIMPLY LARGE GROUPS OF FRIENDS MEETING. RECLAIMED TIMBER PANELING ANTIQUE 14 SEATER CLAW FOOT DINING TABLE AND MATCHING CHAIRS UPHOLSTERED IN OXFORD GREEN LEATHER TRADITIONAL PAINTING SET IN HEAVY TIMBER FRAME CONCEALING HIDDEN TELEVISION TO SHOW PRESENTATIONS AND OTHER ENTERTAINMENT WHEN REQUIRED.

44. HIGH TABLE AREA WITH RECLAIMED MATCHING TABLES. SETS OF ANTIQUE BAR STOOLS WITH SAME UPHOLSTERY FINISH. WALLS TO AREA MF STUDWORK WITH MOISTURE RESISTANT MDF PANELING PAINT FINISH. LARGE ELECTRIC ROLLER BLINDS WITH TRADITIONAL PAINTINGS SET IN HEAVY TIMBER FRAMES CONCEALING HIDDEN TELEVISIONS TO SHOW SPORT AND OTHER ENTERTAINMENT WHEN REQUIRED. LOW ALCOVE AREA TO HAVE BRADLEY WIGGINS FRED PERRY LAMBRETTA SCOOTER.

45. NEW ESCAPE STAIR FROM BASEMENT REFER NOTE 28 GF

GENERAL

AS NO PROVISION FOR PLANT TO THE GROUND FLOOR AND BASEMENT WERE CONSIDERED OR PROVIDED AS PART OF THE LANDLORDS SCHEME A NUMBER OF LOCATIONS FOR THE EXTERNAL AIRCOINDITIONING UNITS HAVE BEEN CONSIDERED. FLOOR MOUNTED UNITS TO THE REAR OF THE BIN STORE WOULD HAVE LEFT INSUFFICIENT ROOM FOR THE NUMBER OF BINS REQUIRED TO OPERATE THE BUSINESS AND RECYCLE WITH THE LIGHTWELL FORMING AN EXIT STAIRCASE IT IS NOT POSSIBLE TO LOCATE THEM HERE. THE REAR WALL OF THE PREMISES WOULD MEAN THE UNITS BEING DIRECTLY UNDER THE WINDOWS OF FLATS. THE SMALL TOILET AREA AT THE BASE OF THE STAIRS WOULD NOT BE LARGE ENOUGH AND THE RESTRICTED AIR FLOW HERE WOULD INHIBIT THE OPERATION OF THE UNITS. AND VOID WARRANTIES. BY LOCATING THE UNITS ON THE WALL TO THE APARTMENT ACCOMMODATION STAIR THE UNITS ARE AS FAR AWAY FROM THE APARTMENTS AS POSSIBLE TO MINIMISE NOISE AND ONLY THE SIDES OF THEM ARE VISIBLE TO THE PUBLIC. FROM THE REAR OF THE BUILDING THEY ALSO WOULD NOT BE VISIBLE WHILST USING THE ACCOMMODATION STAIR. WE FEEL THIS THE ONLY REALISTIC SOLUTION FOR BOTH MINIMISING VISUAL IMPACT, AND BACKGROUND NOISE TO THE APARTMENTS. REFER TO HVAC PLANS FOR SPECIFICATION OF EQUIPMENT AND AEC ACOUSTIC REPORT FOR COMMENT CELLAR COOLING UNITS TO BE LOCATED ADJACENT TO AIRCOINDITIONING UNITS.SMALL 100MM DIA VENT FROM DISABLED TOILET EXTRACT BACK FINISH TO TERMINATE ABOVE EXIT DOOR HEAT RECOVERY UNITS LOCATED INTERNALLY TO MINIMISE IMPACT ON THE EXTERIOR OF THE BUILDING. DUCTS TO TERMINATE AT POSITION SHOWN ON ELEVATIONS IN NON ORIGINAL EXTENSION HAVING NO IMPACT ON THE HISTORIC FABRIC OF THE BUILDING WITH 250X250MM POWDERCOATED BLACK GRILLS,

CEILING TO REMAIN AS EXISTING WITH AGED PATINA, BULKHEADS TO BE BUILT WHERE NECESSARY TO CARRY HEAT RECOVERY DUCTS AND HOUSE LIGHTING AND AIR CONDITIONING CASSETTES. MF FRAME WITH 6MM PLY PLASTERBOARD, DRYLINED AND PAINT FINISH

FLOOR TO TRADING AREAS TO BE OAK VERSAILLES PANELS WITH 3 COATS BONA TRAFFIC VARNISH FINISH.

THE DESIGN HAS BEEN PRODUCED CAUSING THE MINIMUM AMOUNT OF IMPACT TO THE EXISTING STRUCTURE. USING EXISTING ROOMS WHERE POSSIBLE. MINIMAL AMOUNT OF NEW OPENINGS TO BRICKWORK TO BE DOOR HEIGHT ALLOWING ORIGINAL WALLS TO STILL BE READ AS WALLS. ALL OPENINGS MARKED RED DOTTED ON THE PLAN.

FINISH TO WALLS TANKED TO BE PLASTERBOARD WITH MDF BEADS GIVING APPEARANCE OF OLD PANELED WALLS. WITH SPECIALIST AGED PAINT FINISH. UN-TANKED WALLS TO BE LEFT AS ORIGINAL GLAZED BRICK.