



ELEVATION 8

Main entrance doors-
Existing roller shutter to be removed - make good to opening as required to match existing construction. Form new entrance frame and doors in glazing within timber framework and timber doors all to receive paint finish to match doors on other units. Build up natural stone plinths each side of doors to match existing stonework.

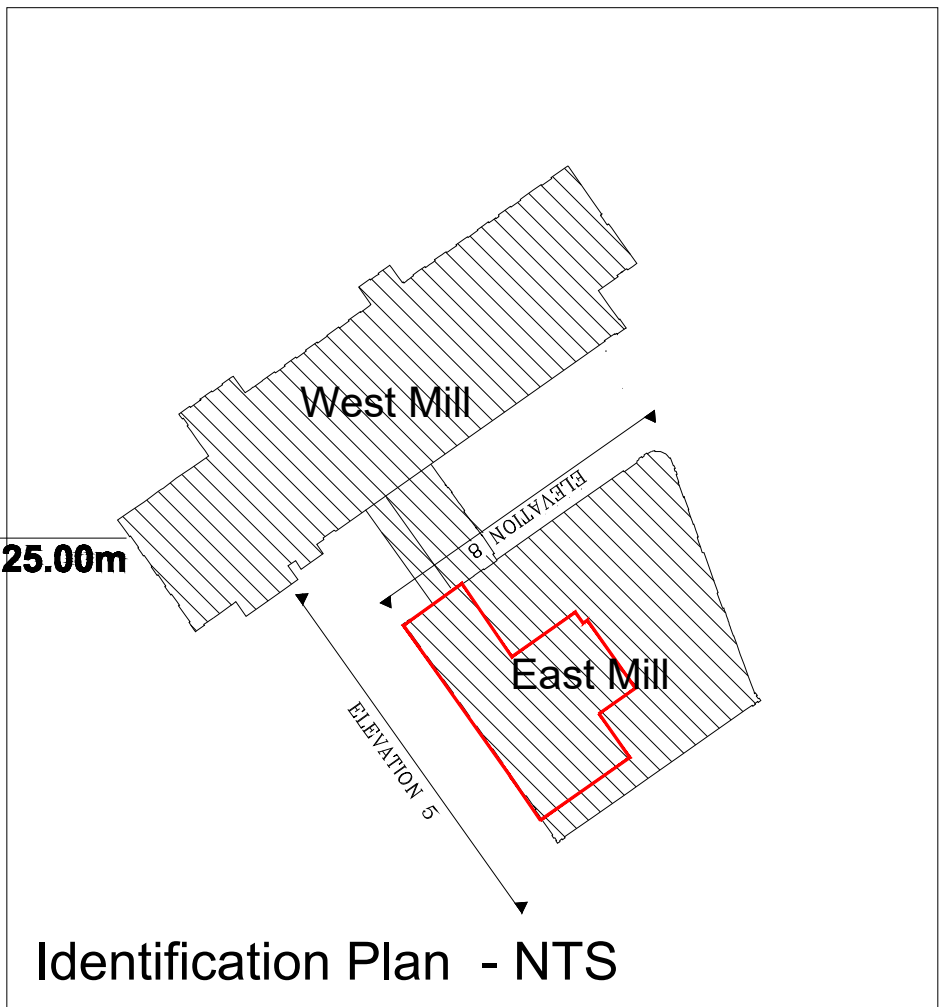


ELEVATION 5

New aluminium framed double glazed windows to match other replacement windows approved under separate consents.



Typical door leaf detail
Elevation 8



Identification Plan - NTS



Ground Floor Plan

General Notes:-

- New and existing replacement timber doors and frames to receive paint finish and to match pattern of existing doors. Doors to have suitable ironmongery to comply with means of escape requirements where appropriate.
- Existing concrete floor to be cleaned and prepared and repainted with clear non-slip floor protection compatible with existing floor.
- Form new partitions where required - generally new toilet provision/layout - in metal stud partitions finished both sides in plasterboard and skim with paint finish.
- Existing redundant services etc. to be removed from walls and any making good carried out to match existing. Existing wall finishes to be removed and taken back to existing brickwork which is to receive breathable clear sealant finish to retain exposed brickwork.
- Existing ceiling to be repaired where necessary to match existing and prepared to receive new paint finish.
- Free standing bar to be constructed off existing floor incorporating access arrangement details in accordance with current Building Regulations.
- All new services to be surface mounted, in conduit and trays where possible. No services to be chased into existing structure.
- Existing columns to be cleaned and prepared to receive new paint finish.
- Ensure all penetrations, gaps or holes between adjoining units are adequately sealed and made good to maintain fire separation compartmentation between units.

rev:	date:	description:
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 RICS the mark of property professionalism worldwide		
Project: Proposed distillery and bar unit 30/31 Spotland Mills, Spotland, Rochdale		scale: 1:200
Proposals		date: Sept. 2023
Client: Defiance Distillery		drawn: NL
		Dwg. Nr. D251-04