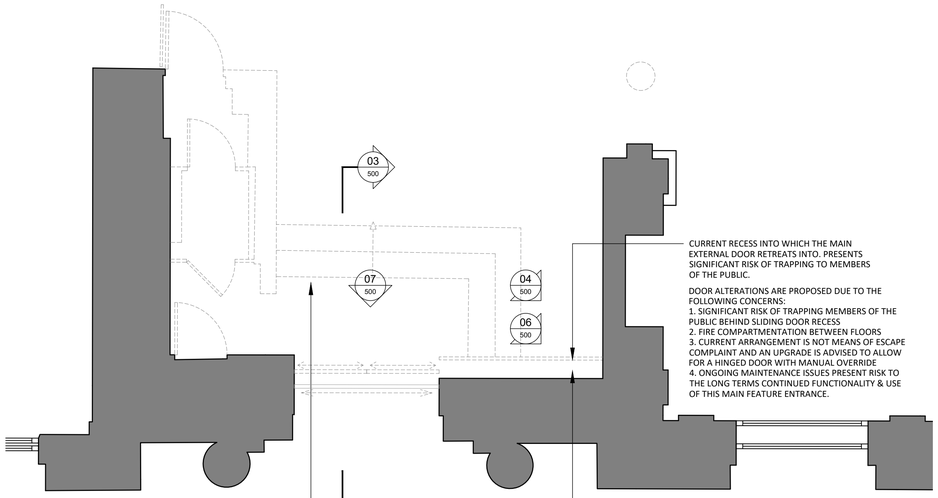


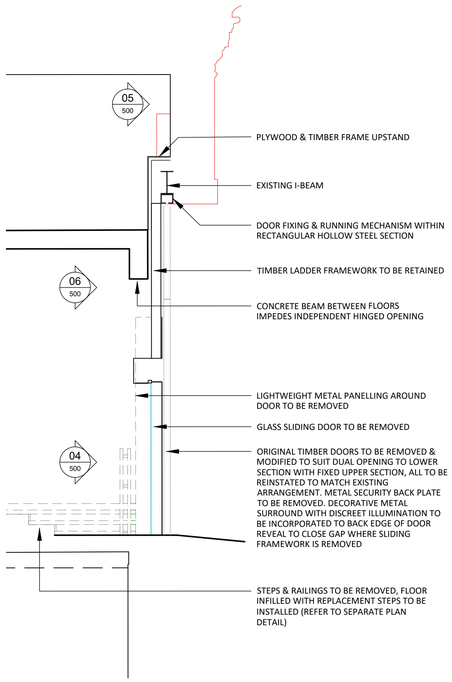
CURRENT RECESS INTO WHICH THE MAIN EXTERNAL DOOR RETREATS INTO. PRESENTS SIGNIFICANT RISK OF TRAPPING TO MEMBERS OF THE PUBLIC.

DOOR ALTERATIONS ARE PROPOSED DUE TO THE FOLLOWING CONCERNS:
1. SIGNIFICANT RISK OF TRAPPING MEMBERS OF THE PUBLIC BEHIND SLIDING DOOR RECESS
2. FIRE COMPARTMENTATION BETWEEN FLOORS
3. CURRENT ARRANGEMENT IS NOT MEANS OF ESCAPE COMPLAINT AND AN UPGRADE IS ADVISED TO ALLOW FOR A HINGED DOOR WITH MANUAL OVERRIDE
4. ONGOING MAINTENANCE ISSUES PRESENT RISK TO THE LONG TERMS CONTINUED FUNCTIONALITY & USE OF THIS MAIN FEATURE ENTRANCE.

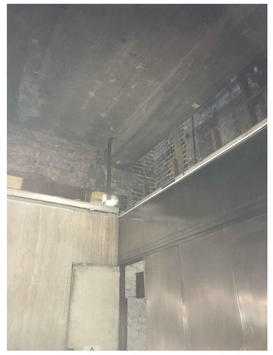
CONTRACTOR TO CAREFULLY REMOVE EXISTING STEPS AND FLOOR FINISHES BY HAND TO DETERMINE IF ANY ORIGINAL FEATURES EXIST BENEATH LATTER INSTALLATIONS. DDA PLATFORM LIFT AND DRAUGHT LOBBY ALONGSIDE SEPARATING WALL TO BE STRIPPED OUT.

STRIP OUT ALL EQUIPMENT ASSOCIATED WITH THE SLIDING DOOR MECHANISM INCLUDING HEAD TRACK, MOTOR AND CHAIN AND ELECTRICAL SUPPLIES. CAREFULLY REMOVE STEEL SECURITY PANEL FROM THE BACK OF THE DOORS WITH CONTRACTOR/DESIGNERS AND PLANNING TEAM TO REVIEW QUALITY OF ORIGINAL DOORS AND AGREE EXTENT OF REPAIRS TO ENSURE CONTINUED USE.

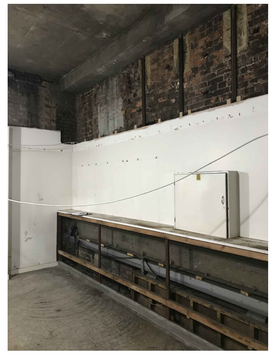
01 020 GROUND FLOOR ENTRANCE BUILDER'S WORKS
SCALE - 1:50 @ A1 — PLAN



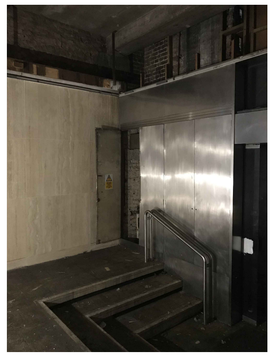
03 500 DOOR SECTION DETAIL
SCALE - 1:50 @ A1



04 500 EXISTING MAIN DOOR
NTS — INTERNAL PHOTO

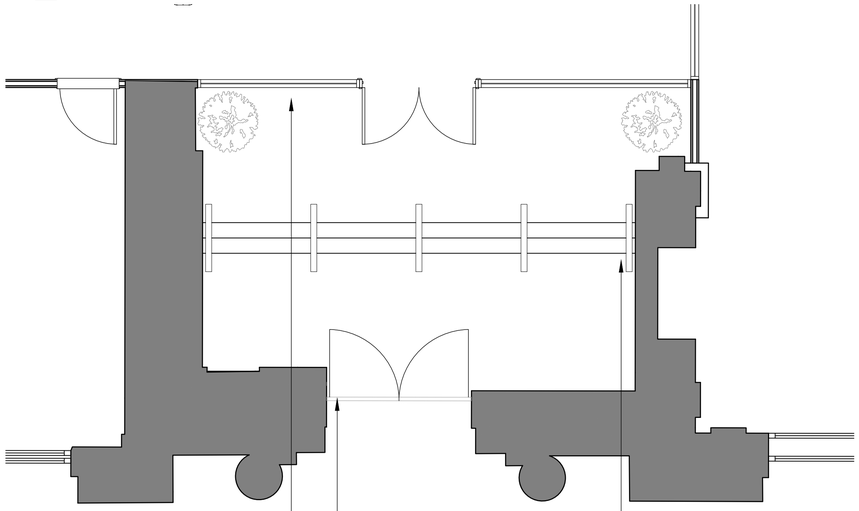


05 500 FIRST FLOOR DOOR HOUSING
NTS — INTERNAL PHOTO



06 500 EXISTING MAIN DOOR
NTS — INTERNAL PHOTO

07 500 EXISTING ENTRANCE LOBBY
NTS — INTERNAL PHOTO



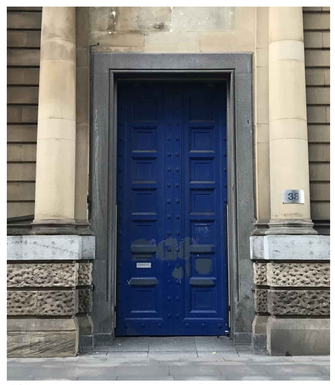
NEW DECORATIVE METAL FRAMED GLAZED DRAUGHT LOBBY TO BE FORMED WITH AUTOMATED DOORSETS FOR COMPLIANT ACCESS. REFER TO SEPARATE DETAIL FOR MORE INFORMATION.

EXISTING DOORS TO BE FULLY REPAIRED, REFURBISHED AND REINSTATED AS HINGED OPENING DOORSETS BUT TO A REDUCED HEIGHT TO OVERCOME COMPLIANCE, SAFETY AND BUILDING CONSTRAINTS. REFER TO SEPARATE DRAWING FOR DETAIL.

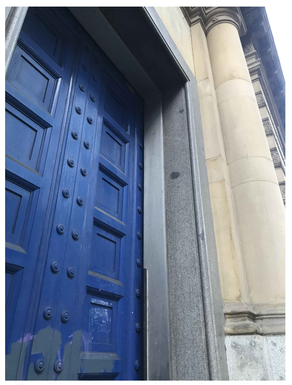
NEW STAIRCASE TO BE INSTALLED TO OVERCOME LEVEL CHANGE BETWEEN STREET AND GROUND FLOOR LEVEL. TO INTEGRATE HIDDEN PLATFORM LIFT TO ENSURE DDA ACCESSIBILITY INTO THE BUILDING.

02 100 GROUND FLOOR AS PROPOSED
SCALE - 1:50 @ A1 — PLAN

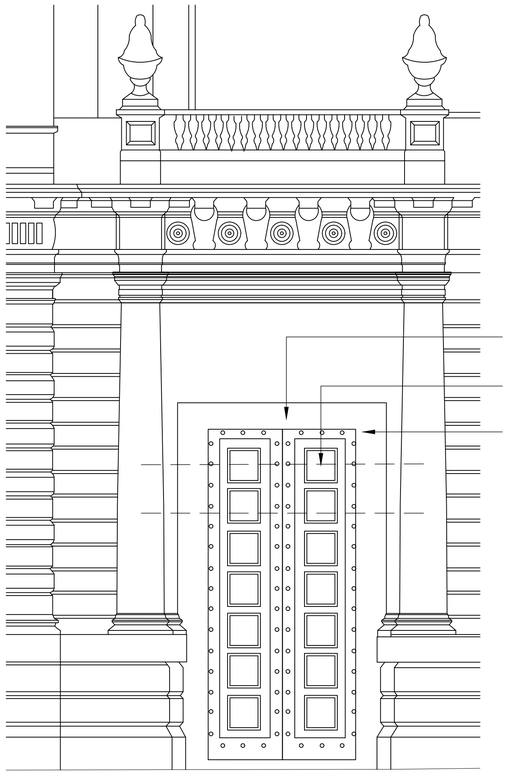
08 500 EXISTING MAIN DOOR
NTS — EXTERNAL PHOTO



09 500 EXISTING MAIN DOOR
NTS — EXTERNAL PHOTO



10 500 EXISTING MAIN DOOR
NTS — EXTERNAL PHOTO



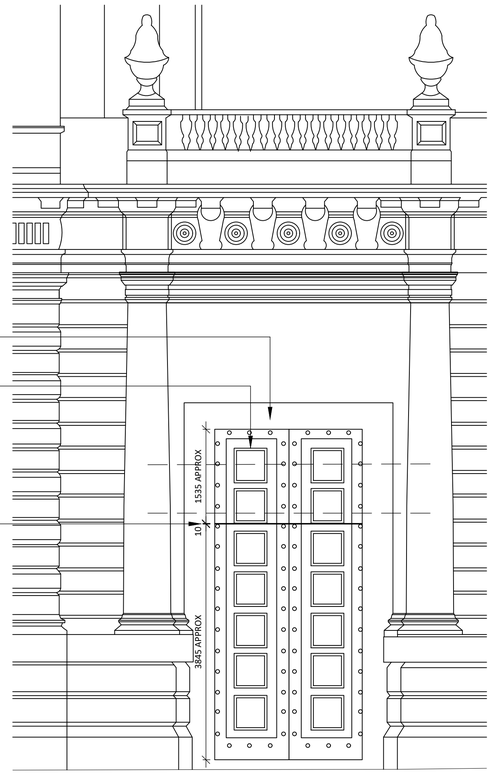
ALL STONEWORK INCLUDING SURROUND AND REVEALS TO BE RETAINED AND REFURBISHED

DASHED LINES INDICATE BEAM WHICH IMPEDES HINGED OPENING

EXISTING ORIGINAL TIMBER DOORSETS FIXED WITHIN METAL FRAME TO ALLOW SLIDING OPERATION AS INSTALLED BY PREVIOUS OWNER INSTEAD OF ORIGINAL HINGED OPENING

TIMBER DOORS TO BE SPLIT AT MID LEVEL WITH RECESSED SHADOW GAP INTRODUCED. UPPER PANEL TO BE FIXED IN PLACE SO THAT DOOR IS ABLE TO HINGE OPEN INDEPENDENTLY OF STRUCTURAL BEAM THAT IMPEDES OPERATION. CUT TO BE MADE BETWEEN PANELS AND DECORATIVE PLANT ON MOULDINGS. ALL PAINTWORK TO BE STRIPPED READY FOR REDECORATION, RETURNS TO BE DEEP CLEANED & RECONDITIONED AS REQUIED.

11 500 EXTERNAL DOOR ELEVATION
SCALE - 1:50 @ A1 — AS EXISTING



12 500 EXTERNAL DOOR ELEVATION
SCALE - 1:50 @ A1 — AS PROPOSED

NOTES
ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
COPYRIGHT PROTECTED.

0 0.5 1.0 2.0 2.5m
Scale 1:50

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

GENERAL PLANNING NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING STAGE 3 INFORMATION:
- STRUCTURAL ENGINEER'S DESIGN & RECOMMENDATIONS (DWLP)
- HERITAGE REPORT (PAUL BUTLER ASSOCIATES)
- M&E AND FIRE STRATEGY (HILSON MORAN)

DEMOLITION NOTES:

1. ALL STRIPOUT AND DEMOLITION WORKS TO BE UNDERTAKEN WITH DUE CARE & DILIGENCE TOWARDS THE HERITAGE ASSETS AND ORIGINAL FABRIC OF THE BUILDING
2. WHERE POSSIBLE CONTRACTOR TO REMOVE ANY PARTITIONS, FIXINGS, ENCASEMENT, PIPEWORK AND SERVICES, PANELLING, ETC BY HAND TO ENSURE MINIMAL RISK TO THE ORIGINAL FABRIC OF THE BUILDING
3. ENSURE ALL HIGH LEVEL DECORATIVE MOULDINGS, CORNICES AND FEATURES ARE RETAINED AND NO FURTHER DAMAGE IS CAUSED TO THE ORIGINAL FABRIC
4. ANY WORKS AROUND ORIGINAL COLUMNS TO BE UNDERTAKEN WITH CARE TO ENSURE NO FURTHER DAMAGE INCURRED TO THE ORIGINAL FABRIC
5. DRAWINGS TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
6. PRIOR TO ANY WORKS COMMENCING, DETAILED SURVEYS TO BE UNDERTAKEN WITH ASSESSMENT CARRIED OUT OF THE AREAS TO BE DEMOLISHED AND SUPPORTING SUBSTRUCTURE/BELOW GROUND SUPPORT REVIEWED BY STRUCTURAL ENGINEER
7. CONTRACTOR TO IMMEDIATELY NOTIFY PROJECT TEAM OF ANY HERITAGE ASSETS DISCOVERED AS PART OF STRIP OUT AND ENSURE NO DAMAGE IS CAUSED PRIOR TO INSPECTION AND ASSESSMENT ALONGSIDE HERITAGE CONSULTANTS
8. SURVEY TO BE UNDERTAKEN TO DETERMINE LOCATION OF ALL SERVICES, BOTH ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR CONTRACTOR'S USE AND IF NECESSARY, PRECAUTIONS UNDERTAKEN BY TRAINED AND COMPETENT PROFESSIONALS TO ARRANGE FOR THE SAFE DISCONNECTION AND REMOVAL.
9. IDENTIFY AND LOCATE ALL FLAMMABLE, TOXIC AND HAZARDOUS MATERIALS, INCLUDING LEAD-BASED PAINT. CONTRACTOR TO PROVIDE DETAILED METHOD STATEMENT FOR THE SAFE REMOVAL, TREATMENT AND DISPOSAL OF UNSAFE MATERIALS.
10. CONTRACTOR TO PROVIDE MANAGEMENT PLAN FOR THE POTENTIAL REUSE/RECYCLING OF REDUNDANT MATERIALS AND A TEMPORARY STORAGE PLAN
11. ALL WORKS TO BE UNDERTAKEN WHICH ARE LIKELY TO AFFECT THE EXISTING/NEW SERVICES MUST BE CARRIED OUT IN ACCORDANCE WITH BYELAWS AND REGULATIONS OF THE RELEVANT STATUTORY AUTHORITY.
12. EXISTING SERVICES LIKELY TO BE AFFECTED BY THE WORKS/ARE WITHIN THE WORKING AREA ARE TO BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE NATIONAL JOINT UTILITIES 'GUIDELINES ON THE POSITIONING AND COLOUR CODING OF UNDERGROUND UTILITIES' APPARATUS' GUIDELINES.
13. DRAINS AND ASSOCIATED MANHOLES, INSPECTION CHAMBERS, GULLIES, VENT PIPES AND FITTINGS MUST BE PROTECTED THROUGHOUT THE WORKS. CONTRACTOR TO MAINTAIN NORMAL FLOW DURING THE WORKS AND LEAVE CLEAN AND IN WORKING ORDER AT COMPLETION OF THE WORKS.
14. SERVICE BYPASS CONNECTIONS - CONTRACTOR TO PROVIDE AS NECESSARY TO MAINTAIN THE CONTINUITY OF SERVICES TO OCCUPIES AREAS OF THE SITE ON WHICH THE DEMOLITION/DECONSTRUCTION IS BEING UNDERTAKEN AND TO ADJOINING SITES/PROPERTIES. ENSURE A MINIMUM OF 72 HOURS NOTICE IS PROVIDED TO NEIGHBOURS IF A SHUTDOWN IS NECESSARY DURING THE PROJECT.
15. IF ANY DAMAGE IS CAUSED TO SERVICES DURING THE CONTRACTED WORKS, THE CONTRACTOR MUST NOTIFY RELEVANT SERVICE AUTHORITIES AND THE OWNER/OCCUPIER OF THE SITE. ONCE DAMAGE ASSESSMENTS ARE UNDERTAKEN AND COMPLETED BY THE RELEVANT PROFESSIONALS THEN REPAIRS MUST BE COMPLETED TO THE STANDARDS SET BY THE RELEVANT SERVICE AUTHORITY OR OWNER.
16. DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH BS6187
17. PARTLY DEMOLISHED STRUCTURES MUST BE LEFT IN A SAFE AND STABLE CONDITION BY THE CONTRACTOR, WITH ADEQUATE TEMPORARY SUPPORT AT EACH STAGE TO PREVENT RISK OF UNCONTROLLED COLLAPSE. MAKE SECURE OUTSIDE OF WORKING HOURS.
18. TEMPORARY WORKS - CONTRACTOR TO PREVENT OVERLOADING DUE TO DEBRIS
19. CONTRACTOR TO PREVENT ACCESS BY UNAUTHORISED PERSONS DURING THE WORKS AND OUT OF HOURS
20. ANY AREA WHERE THERE IS A RISK OF FALLING (SLAB OPENINGS, EXPOSED EDGES) MUST BE GUARDED AT ALL TIMES. A MANAGEMENT PLAN AND RISK ASSESSMENT SHOULD BE PROVIDED BY THE CONTRACTOR FOR REVIEW BY THE PRINCIPAL DESIGNER PRIOR TO WORKS BEING UNDERTAKEN. ALL TEMPORARY BARRIERS MUST BE DESIGNED TO WITHSTAND THE LOADING REQUIREMENTS SET OUT IN THE BUILDING REGULATIONS AND DETERMINED BY THE BUILDING CONTROL OFFICER/AUTHORITY.
21. CONTRACTOR TO PROTECT THE DAMP PROOFING DURING THE WORKS AND AVOID ALL UNNECESSARY DAMAGE. ALLOW FOR REPAIRS TO THE EXISTING DAMP PROOFING IF REQUIRED

ALL STRUCTURAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.00	14/01/22	ISSUED FOR PLANNING Issued for planning submission.	ARB	FWE

AXI

ADDRESS : 41 SOUTH KING STREET, MANCHESTER ,M2 6DE
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT
bruntwood

PROJECT
BRUNTWOOD
38 MOSLEY STREET
MANCHESTER M2 3AZ

DRAWING REFERENCE
GROUND FLOOR INTERNAL ENTRANCE DETAILS

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20 - 059	varies@A1	14.01.22	SO	ARB

DRAWING No	STAGE	REV
AXI - 500	3	00