

Piccadilly Gardens Pavilion



Piccadilly Pavilion

Design and Access statement

December 2021

Introduction

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Introduction



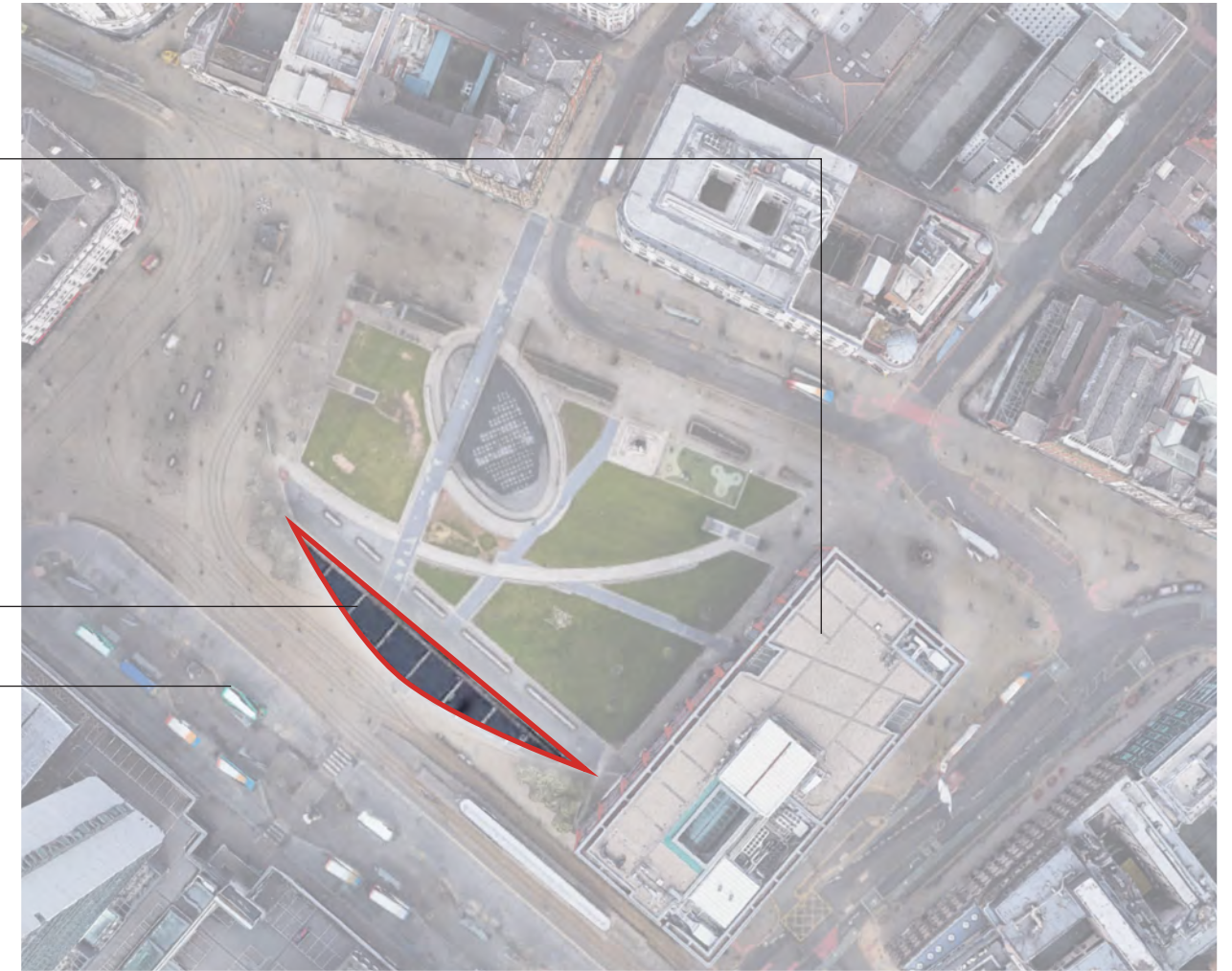
No1 Piccadilly
Gardens (com-
mercial office

Piccadilly
Gardens

The Pavilion

Bus and tram
interchange

Piccadilly
train station



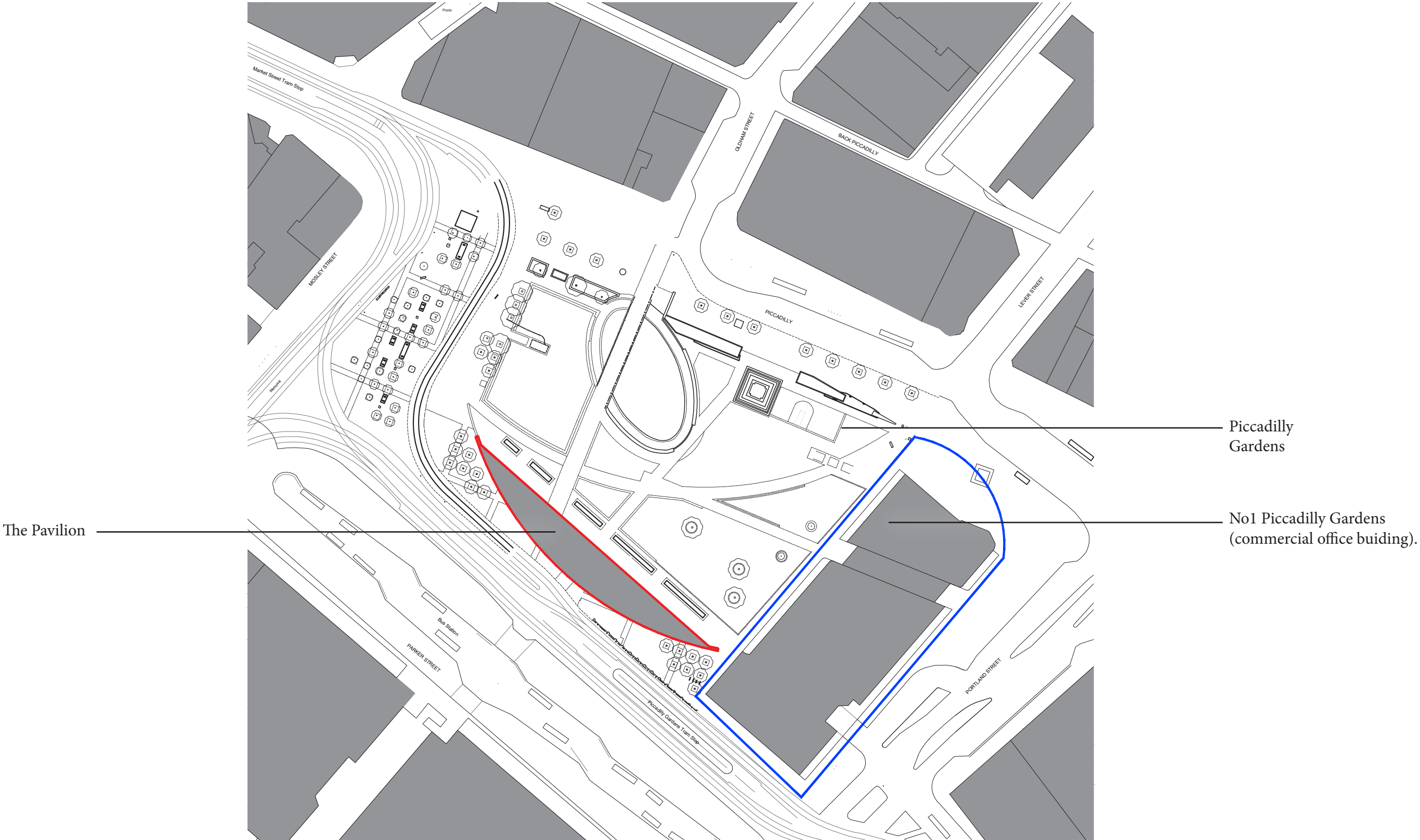
The concrete pavilion (outlined in red) sits on the edge of Piccadilly gardens and is home to a number of F&B outlets and buffers the gardens from the busy transport hub.

Piccadilly Gardens are located in Manchester city centre, just to the south of the Northern Quarter. The green space is bounded on four sides by streets: Mosley Street to the west, Parker Street to the south and Portland Street to the east; along the northern side is Piccadilly, a street that runs eastwards from the junction of Market Street to the junction of London Road with Ducie Street.

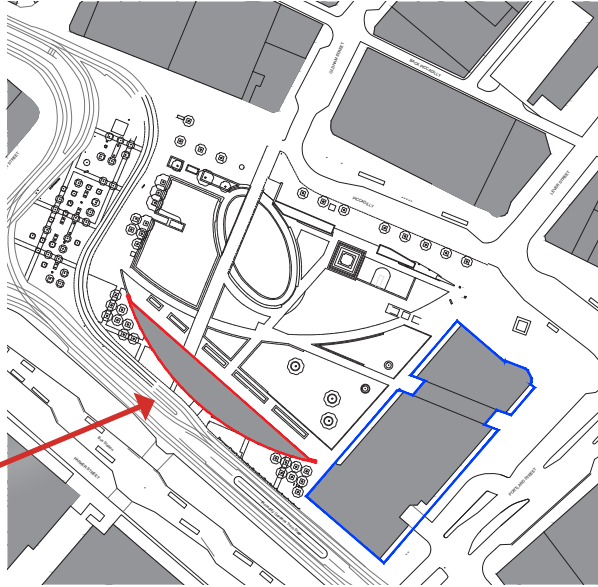
It takes its name from the adjacent street, Piccadilly, which runs across the city centre from Market Street to London Road. bus station and a tram stop.

Piccadilly Gardens were laid out after World War I on the former site of the Manchester Royal Infirmary. Originally landscaped as an ornamental sunken garden, the area was levelled out and reconfigured in 2002 with a water feature and concrete pavilion by Japanese architect Tadao Ando.

Site location plan

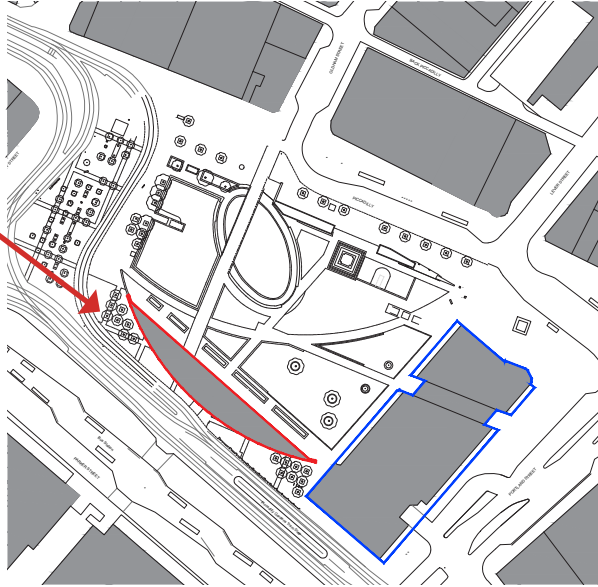


Existing photographs



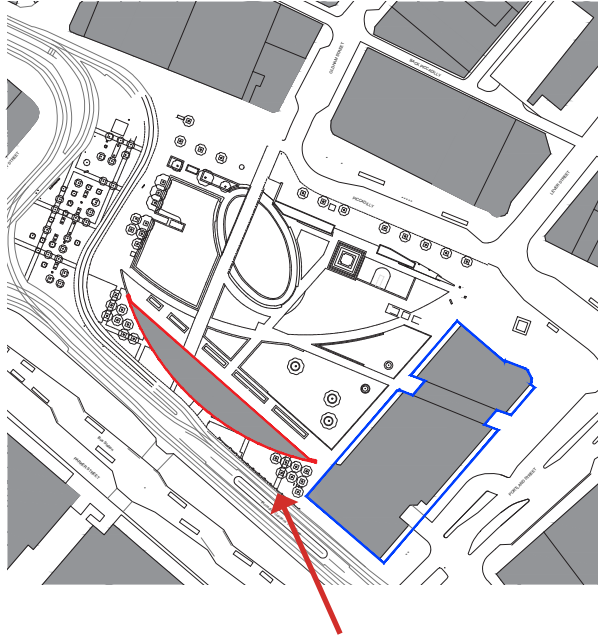
View looking up Parker Street

Existing photographs



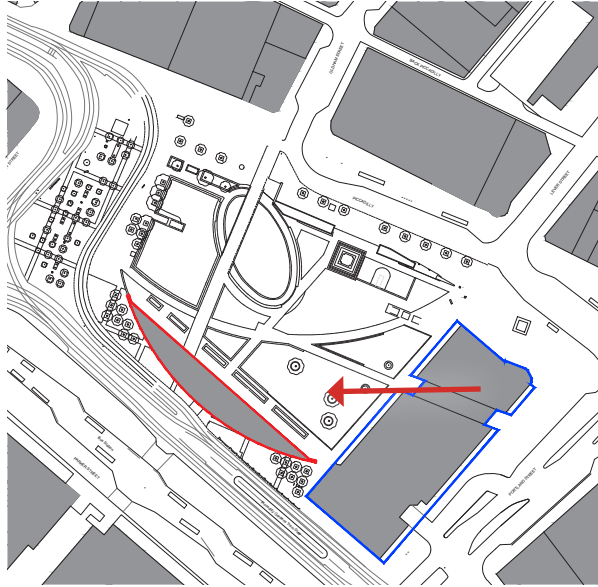
View looking up Parker Street

Existing photographs



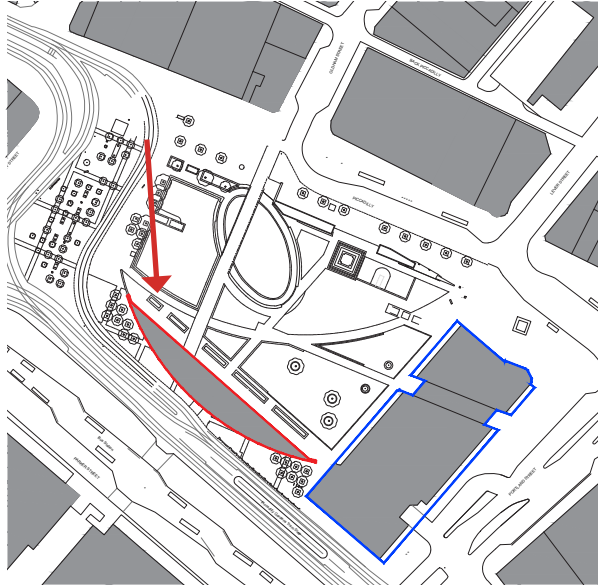
View looking down Parker Street

Existing photographs



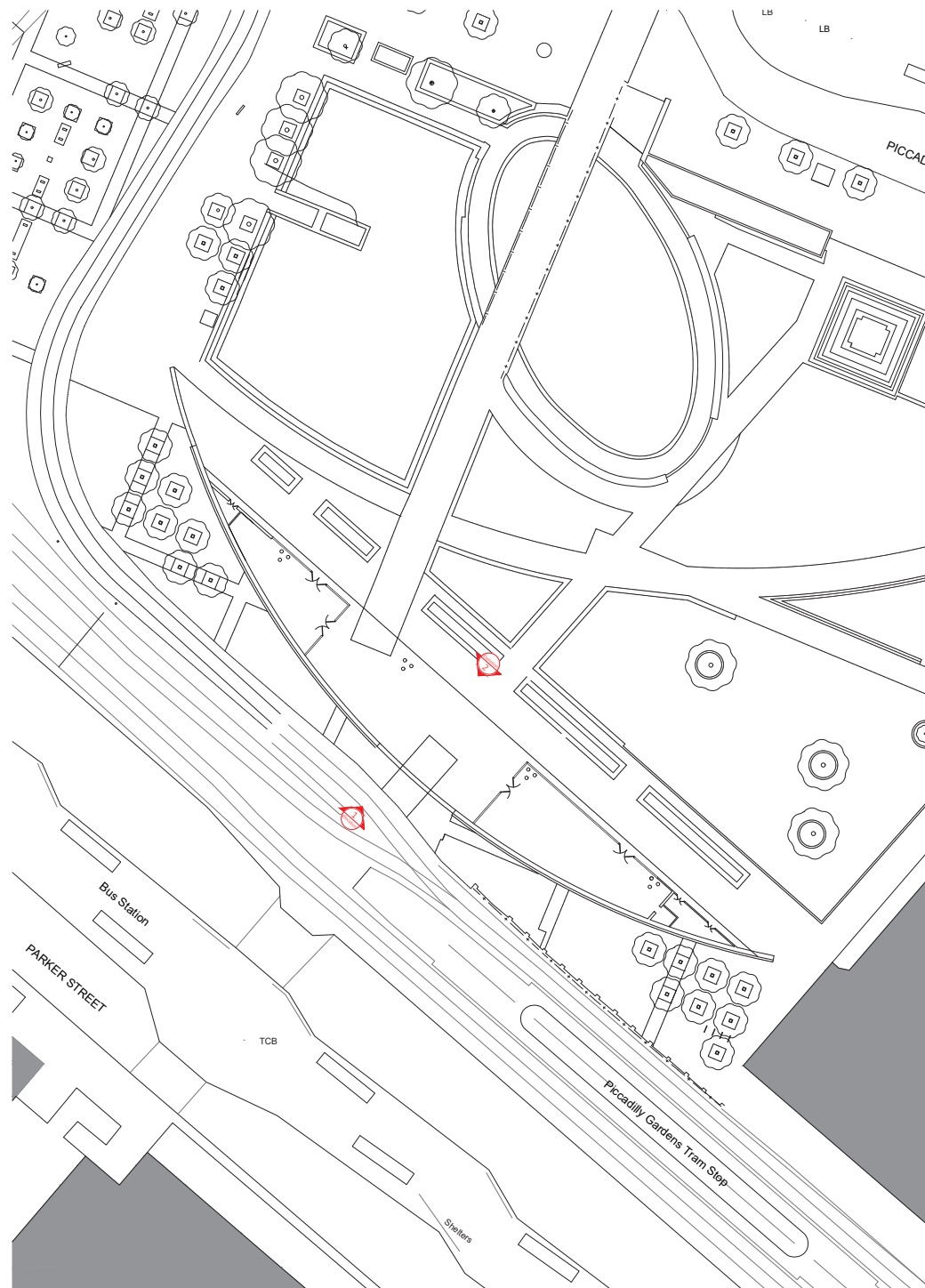
View looking at the shop front side of the Pavillion from Piccadilly Gardens

Existing photographs

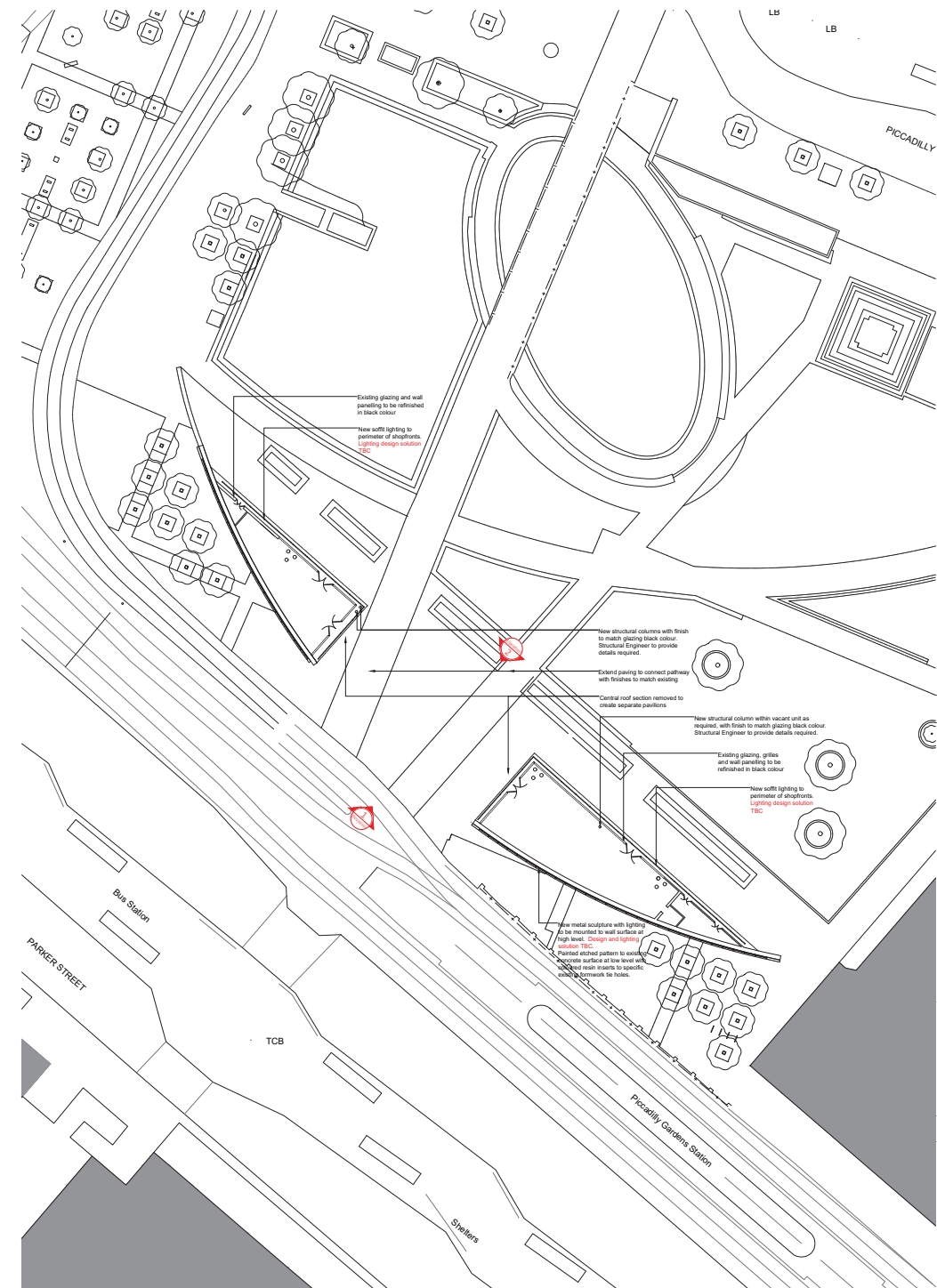


View looking at the shop front side of the Pavillion from Piccadilly Gardens

Design Intent - proposed and existing plans

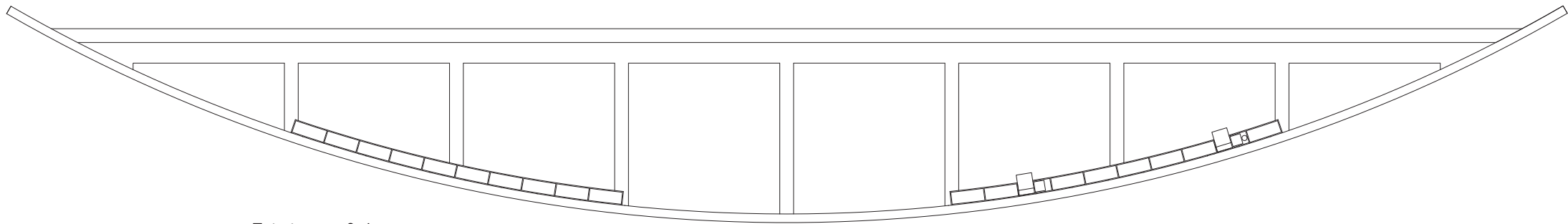
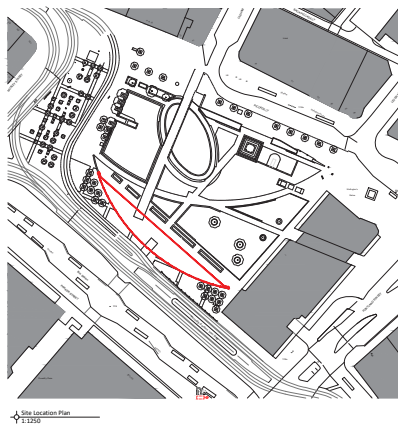


Existing plan

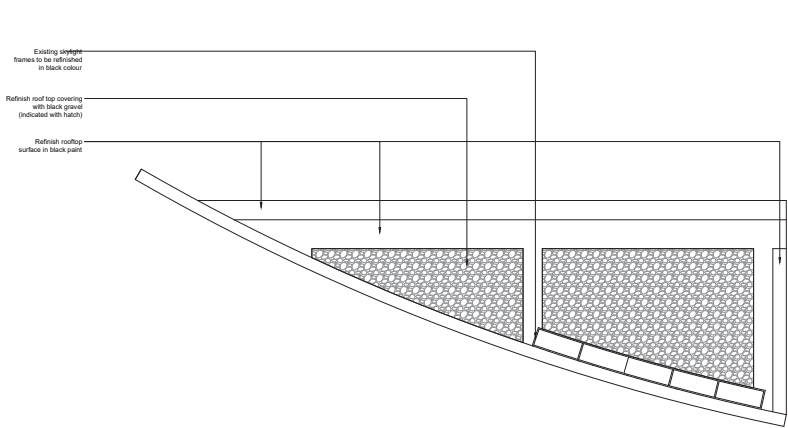


Proposed plan (note section of wall and roof removed)

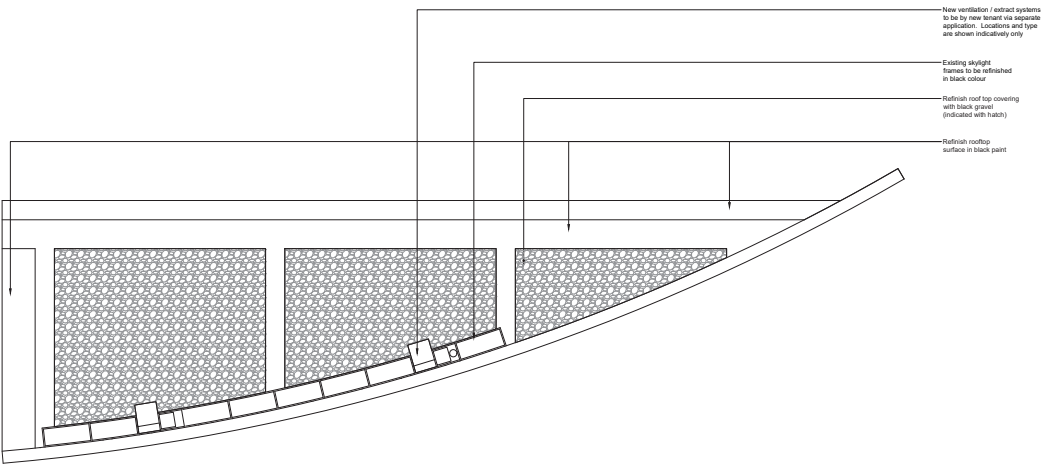
Design Intent - proposed and existing roof plans



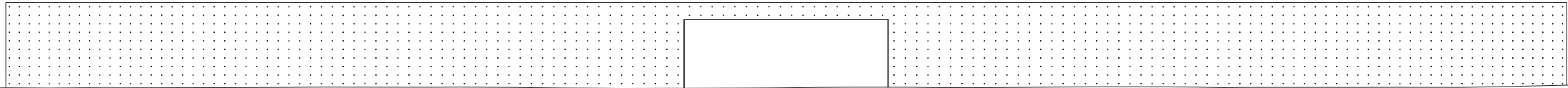
Existing roof plan



Proposed roof plan (note section of wall and roof removed)



Design Intent - proposed and existing elevations



Existing Parker street elevation



Existing Piccadilly gardens elevation



Proposed Parker street elevation



Proposed Piccadilly gardens elevation

Design Intent - existing and proposed CGI's



Existing view looking down Parker street



Proposed night view looking down Parker street



Proposed view looking down Parker street

Design Intent - existing and proposed CGI's



Existing view looking through into the gardens



Proposed night view looking through into the gardens

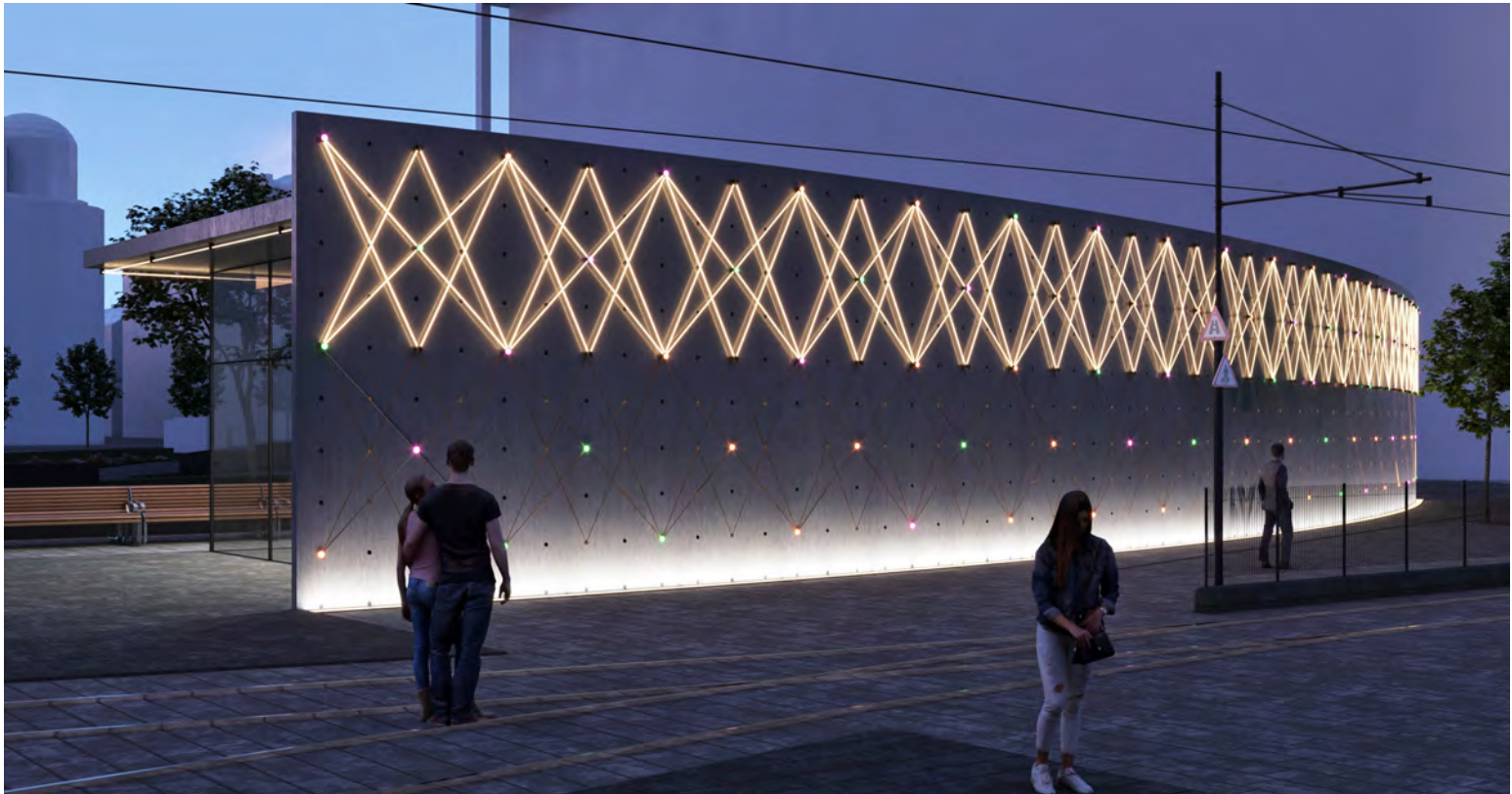


Proposed view looking through into the gardens

Design Intent - existing and proposed CGI's



Existing view looking through into the gardens



Proposed night view looking through into the gardens



Proposed view looking through into the gardens

Design Intent - existing and proposed CGI's



Existing view looking across Parker street



Proposed night view looking across Parker street



Proposed view looking across Parker street

Design Intent - existing and proposed CGI's



Existing view looking through from the gardens



Proposed night view looking from the gardens



Proposed view looking from the gardens

Design and Access

General Circulation Areas & Urban Realm

All circulation areas are maintained as an integral part of the local public realm in terms of level access provision.

Bollards and street furniture remain in their existing location and are strategically placed to create a legible and easy street scape for manoeuvrability, with seating or perch-points integrated into the existing design strategy.

The existing external circulation areas generally have a minimum pedestrian width of 2m, which allows for two wheelchair users to pass each other in accordance to BS 8300.

The lighting scheme will be further developed during detailed design, and existing floor lighting to the perimeter of the pavilion wall will be replaced along with the canopy lighting.

Consideration has been given to Lux levels so that they will not be a distraction to bus drivers and the feature lighting is a static installation.

External Areas - Public Realm

The approach is designed to remain as an integrated part of the local public realm, and to enhance and improve the site and it's environment.

By removing part of the roof and some of the bulky wall elements, we have improved natural daylight, permeability and access to Piccadilly Gardens. By refinishing the shop fronts and service grilles we have greatly improved the look and feel of the Piccadilly Gardens elevation.

The feature art and light installation to the Parker Street elevation brings local design studios together to create something for the people of Manchester.

The lighting scheme will be further developed during detailed design, and will maintain it's current value and importance as part of the architectural make up.

The roof design is to be functional and low maintenance, and intended to provide an uplift in the overall aesthetic appearance.

Changes to the concrete structure will be finished appropriately and the finishing detail to any new edges will be a concrete panel fixed to the facing edge to replicate the existing. In essence it will replicate the existing finish and detail.

Social Value

As well as engaging with local designers in the city, the pavilion wall will house the City Co garden storage facilities.

Access Summary

Access for all has been an important consideration and driver in the design of the elevations and removal of parts of the pavilion wall.

By opening up the pavilion wall and creating better permeability, the access to the gardens is more visible and inclusive.

There will be a plaque fixed to the wall that explains the sculpture and the artists involved. The plaque will be something like this:



Artist names are:
SpaceInvader Design
Lazerian
Artin

The name of the piece is yet to be determined.

Design and Access (cont'd)

Lighting

Illumination to the redeveloped existing units shall be provided by two key elements.

The first element is the replacement of the surface mounted functional lighting to the existing concrete soffit canopy which overhangs the glazed curtain walling to both the North East, North West and South East elevations of the existing retail units.

The second element will be the introduction of integrated low output lighting into the new high level sculptural artwork, which is positioned in the top third of the existing curved concrete walls on the South Elevation of the site.

For element one the design proposal is to replace the existing circular bulkhead luminaires fixed directly to the concrete soffit canopy, with a surface mounted robust linear continuous luminaire.

The luminaire will run continuously at soffit level providing both functional and feature light to the perimeter of the retail units, running in line with the existing curtain walling system. The linear LED shall be specified with dimmable 3000K white LED. The linear luminaire will be specified in black with an opal diffuser and will be specified with the appropriate IP and IK rating given its position on the existing architecture.

Lighting (cont'd)

The second element of the scheme will be the integration of low output LED lighting into the new sculptural artwork, which is positioned in the top third of the South West curved concrete walls adjacent to the Piccadilly Gardens Tram Stop and Bus Station.

A low output RGBW LED light source shall be integrated into the bespoke metal artwork sculpture, providing directly visible linear lines of light in the formation of the sculptural metal work.

The LED shall be housed within a bespoke metal work housing, and will be integrated behind two layers of diffusion, providing perfectly homogenous lines of light. The intention is that the sculpture will only be illuminated during the hours of darkness, so during the day the two layers of diffusion will act as architectural finishes, ensuring the sculpture looks complete during the hours of daylight, rather than unlit where you can see the light source not switched on.

The LED specified will be selected for its homogenous look but will ensure the lowest output of light is achieved so minimal light spill will be omitted from the sculpture.

The lit effect is for graphic highlighting purposes rather than the projection of light, so this will ensure minimal light spill is achieved from the bespoke structure.

The LED shall also be specified with dimmable control gear allowing the output levels to be adjusted as required to suite the adjacent environment. RGBW LED will be specified within the structure, so the system has the capabilities of introducing colour change when this is appropriate. The day to day running of the light feature shall utilise white light mode, and colour should only be introduced for specific times or events as agreed with the client.

Lighting (cont'd)

All lighting shall be controlled via a centralised lighting control system located within with the retail units existing storage unit. The lighting control system shall operate all lighting elements together under one system.

The functional linear lighting to the curtain wall side of the retail units, and linear inground uplighting to the concrete wall, shall be controlled via an externally mounted photocell for automatic energising at dusk once natural light levels falls below the agreed trigger point of the photocell.

The functional linear lighting will operate throughout the night for safety and security purposes and will then be automatically switched off at dawn via the photocell sensor once this is triggered by the natural light increase. Via the centralised controller the integral sculpture lighting shall be controlled via an externally mounted photocell, timed scene setting, and time clock switch off.

The photocell shall energise the lighting element at dusk and the time clock shall automatically switch these elements off at a pre agreed curfew time.

The lighting design to the proposed development has been designed to assist in improving existing functional lighting to the immediate areas surrounding the retail units, as well as providing further visual enhancement to the existing concrete wall elevations adjacent to the tram and bus station.

Lighting to the visual sculpture will be low output and subtly controlled, enhancing the visual appearance of the wall at night whilst considering its position adjacent to the tram and bus station.

Appendices - design development

Manchester Heritage



1755-1908
Royal Infirmary



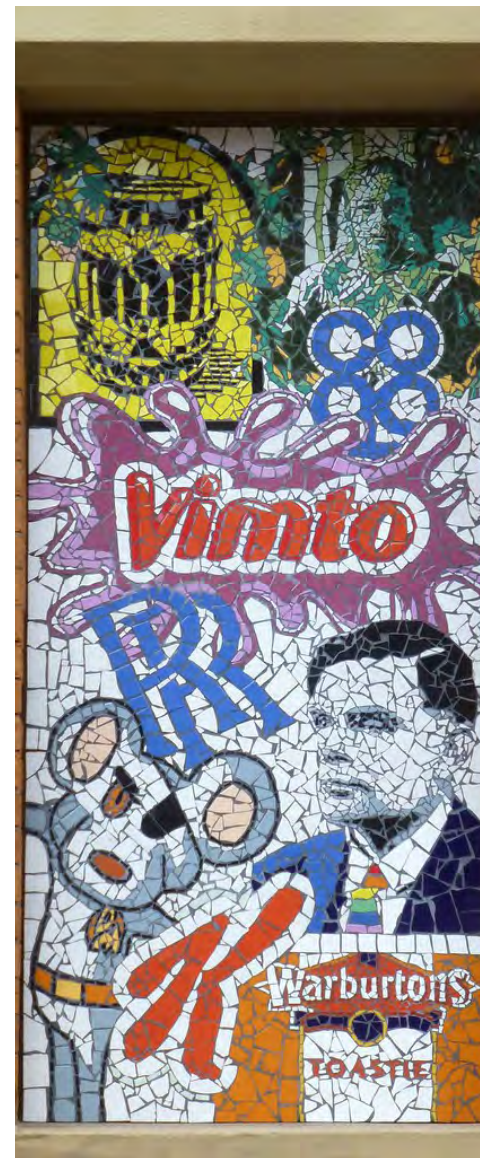
1914 - 2002
Open green space,
Sunken Gardens



2002-Present
Tadao Ando Pavilion

Despite what people think about the concrete 'wall', it is already part of the history and heritage of Manchester. With nearly 10 years of history, resolving the issues of this area is not as simple as demolishing it.

Why not make it into something we are proud of? Like we are proud of our music, our culture, our history.



Elements

There are four main elements to consider when looking to create something in the gateway of the city that relates to the context of Manchester as a city, what it represents, what it's like to be there, and what it is to be Mancunian:



HISTORY & COMMUNITY

contextfamilyculture

The history of Manchester and it's people have shaped the city to what it is today. To give meaning back to the heart of the city will be to celebrate and show **pride** in it's **people** and **culture**.



DAY & NIGHT

timeactivitylightshadows

With the change in light and shadows throughout the day, there is change in energy and activity around the area. There is the fresh daylight in the **busyness** of morning rush hour, the brightness during the **hustle and bustle** of lunchtime and the **energy** of night life, leading to the **quiet** before the cycle begins again. Creating something **relevant** in this busy space will also mean it needs to be **reactive** and **everchanging**.



WEATHER & THE SEASONS

sunrainwind

Weather has a large impact on the **atmosphere** of any place. Manchester is known for it's grey clouds and rainy days, but there is also a great **celebration** of blue skies and sun. We can look into using these natural elements to feed into what this new piece will become.



COLOUR & VIBRANCY

energylifedynamics

The garden consists mainly of the green of the grass and the grey of the concrete wall and paving. When compairing to the previous sunken gardens that locals reminsce, there is the lack of colour, which the gardens provided with its bountiful planting. We can inject life back into the space, by **reinvigorating** with colour, e.g through fauna or lighting.

Form

There are four main elements to consider when looking to create something in the gateway of the city that relates to the context of Manchester as a city, what it represents, what it's like to be there, and what it is to be Mancunian:



TEXTURE		
<i>surface</i>	<i>etching</i>	<i>inset metals</i>



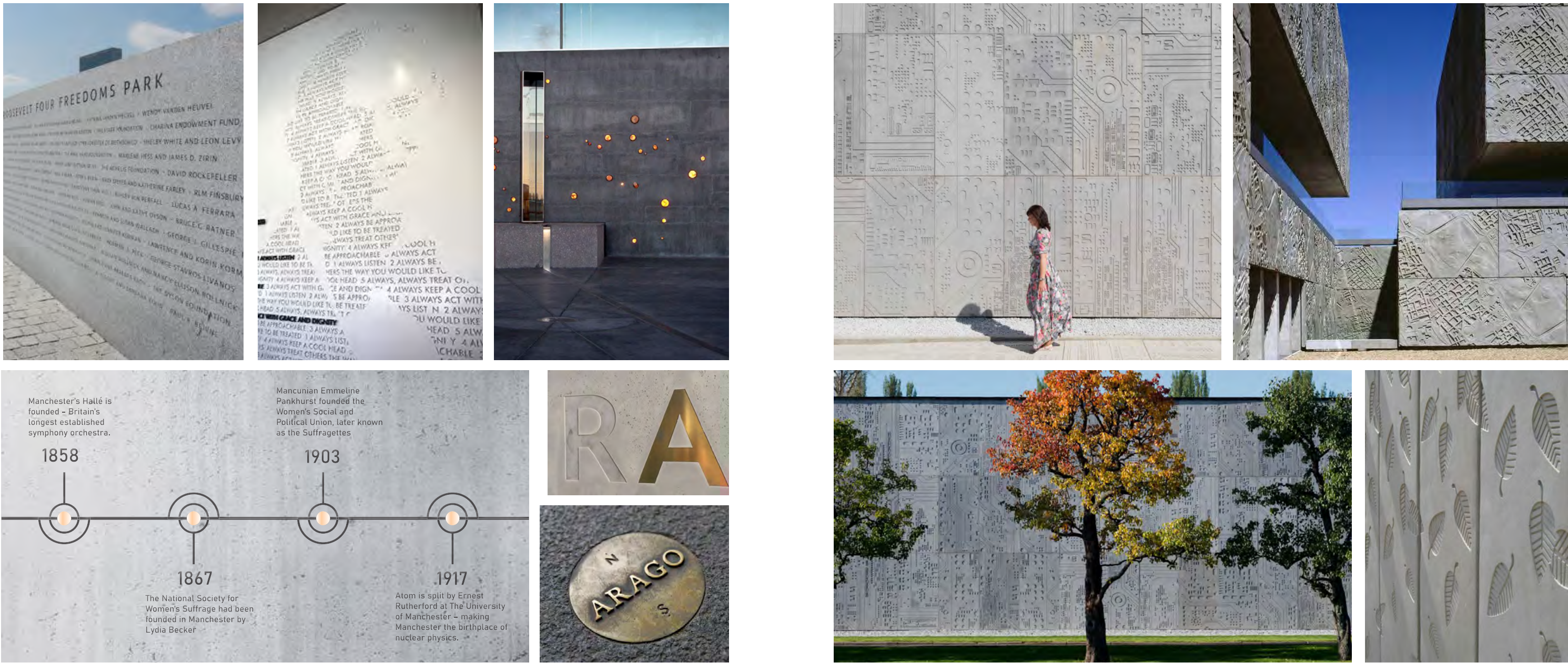
LIGHT		
<i>highlight</i>	<i>glow</i>	<i>mood</i>



SCULPTURE		
<i>functional</i>	<i>kinetic</i>	<i>reactive</i>

Texture

The blank concrete canvas is ideal for creating texture through engraving and insetting reflective materials to create interest and react to the light. The contents of this can be through script of meaningful words e.g. timelines, poetry, or names, with inset metal for highlights. It can also be through more abstract forms to convey ideas, e.g. maps, or patterns.



ENGRAVED SCRIPT

typographic portraits

reflective inserts

historical references

FORMS

pattern

abstract

shapes

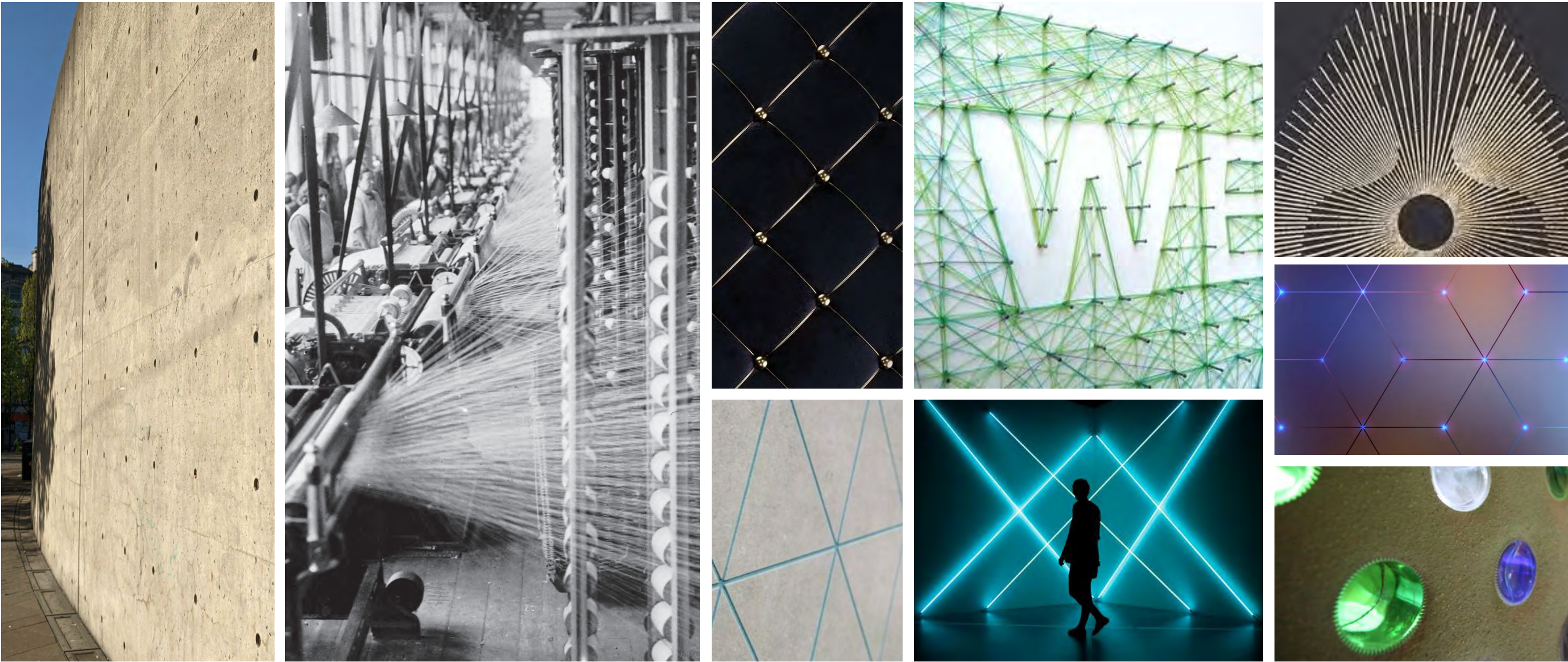
concept



TEXTURE

Texture

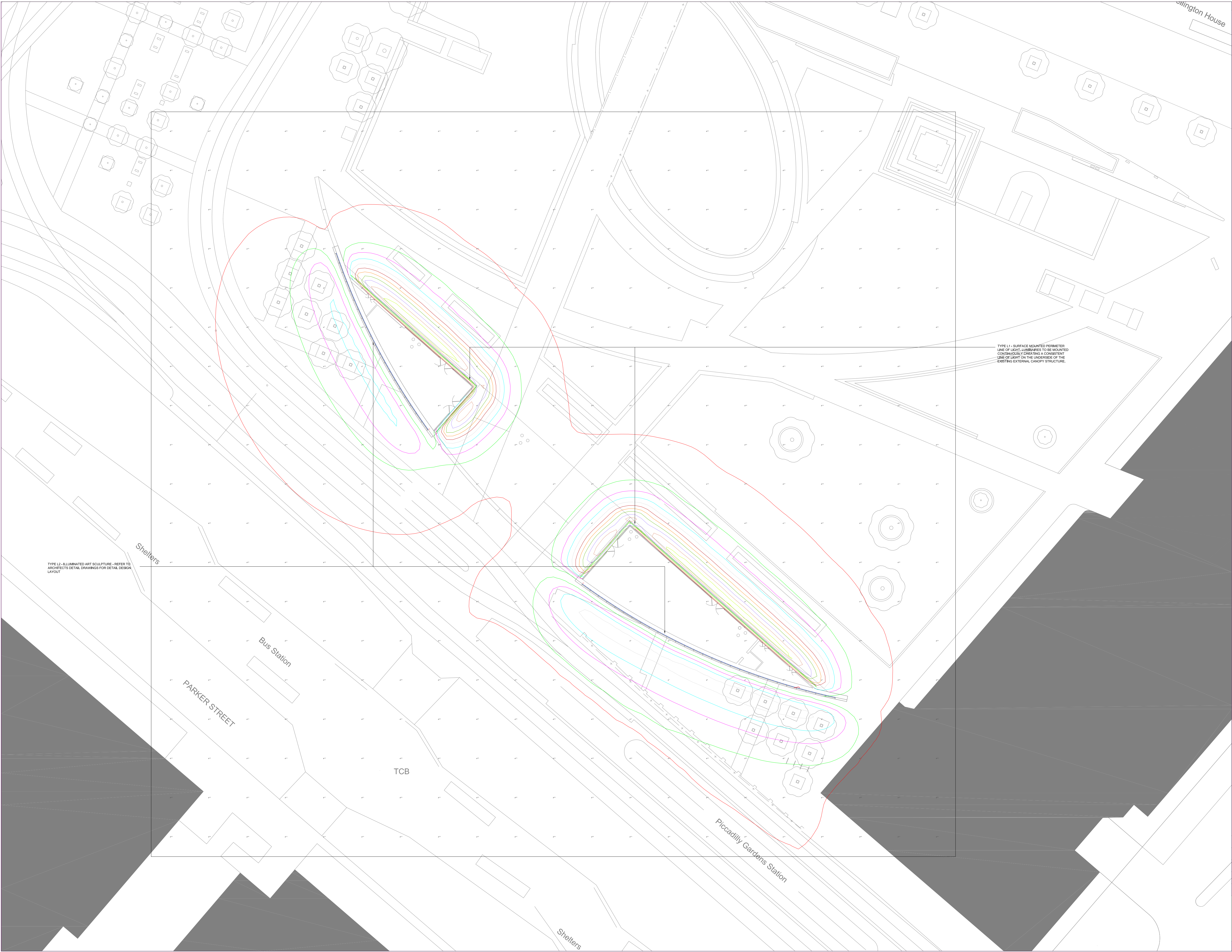
The concrete wall already has a grid pattern formed from the tie holes in the casting process. We can make use of these, playing on ‘connecting the dots’ to create texture and forms on the surface, giving a nod to the cotton industry that Manchester has been known for. This can be from etching, or embedding metal, coloured glass, paint or lighting. We can create forms with the linking lines or through the negative space.



CONNECT THE DOTS

<i>cotton links</i>	<i>linear</i>	<i>reflective inserts</i>	<i>etched lines</i>	<i>glow/ phosphorescence</i>	<i>coloured glass</i>	<i>negative space</i>
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Appendices - planning drawings lighting



TYPE L2 - ILLUMINATED ART SCULPTURE - REFER TO ARCHITECTS DETAIL DRAWINGS FOR DETAIL DESIGN LAYOUT

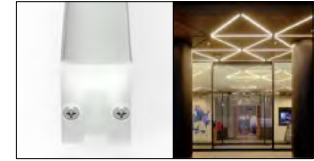
TYPE L1 - SURFACE MOUNTED PERIMETER LINE OF LIGHT - LUMINAIRES TO BE MOUNTED CONTINUOUSLY CREATING A CONSISTENT LINE OF LIGHT ON THE UNDERSIDE OF THE EXISTING EXTERNAL CANOPY STRUCTURE.

- NOTES
1. DO NOT SCALE FROM THIS DRAWING
 2. ALL DIMENSIONS ARE STATED IN MILLIMETERS
 3. THIS DRAWING IS DESIGN INTENT ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES
 4. THIS DRAWING SHALL BE READ IN COORDINATION WITH THE LUMINAIRE SCHEDULE
 5. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE LIGHTING SPECIFICATION DOCUMENT
 6. CONSTRUCTION DRAWINGS SHALL BE PROVIDED BY OTHERS
 7. COORDINATION OF THE MAE SERVICES ON SITE SHALL BE UNDERTAKEN BY THE MAIN CONTRACTOR
 8. THE MAIN CONTRACTOR SHALL ENSURE THE LIGHTING EQUIPMENT IS INSTALLED IN LINE WITH REGULATORY GUIDANCE AND BRITISH STANDARDS

LUMINAIRE SCHEDULE

TYPE L1

MANUFACTURER - LED LINEAR
PRODUCT - JACKOB WHITE HIGH EFFICIENCY HD IP67 R10
OUTPUT - HD15 - 15 1W/M 900 LUM



TYPE L2

WALL MOUNTED ART SCULPTURE UTILISING LINEAR RGBW FRONT FACE DIFFUSED LED LIGHT SOURCE INTEGRATED INTO BESPOKE METAL HOUSING CHANNELS CREATING VISUAL ARTWORK STRUCTURE.

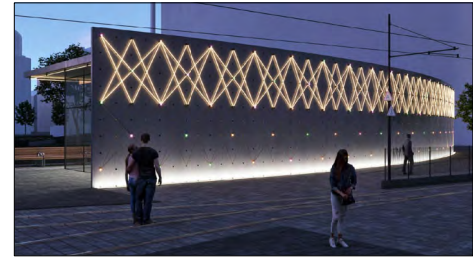
FOR THE PURPOSE OF THE TEST CALCULATION TO ASSESS PREDICTED LIGHT LEVELS OMITTED FROM THE WALL MOUNTED ARTWORK, LINEAR LED PHOTOMETRY HAS BEEN TESTED, AND ADJUSTED TO A LUMEN OUTPUT OF 100 LUM PER LINEAR METRE, ON A PREDICTED OUTPUT OF WHITE LIGHT ONLY PROVIDING A DELIVERED LUMEN OUTPUT OF 100 LM PER LINEAR METRE.

DUE TO THE BESPOKE NATURE OF THE INSTALLATION, VERTICAL MOUNTED LINEAR PHOTOMETRY HAS BEEN ADDED TO THE MODEL, TO PROVIDE A UNIFORM DISTRIBUTION OF LIGHT FROM THE PROPOSED VERTICAL FRINGE POSITIONS, THE ESTIMATED TOTAL LUMEN OUTPUT OF THE INSTALLATION HAS THEN BEEN IMPLEMENTED ACROSS EACH ELEVATION, PROVIDING THE ESTIMATED OUTPUTS IN WHITE LIGHT ONLY, COLOUR OUTPUTS WOULD BE ESTIMATED LOWER THAN THE WHITE LIGHT OUTPUT, THUS PROVIDING LOWER LEVELS OF ILLUMINATION.

THE PROPOSED INSTALLATION WOULD PROVIDE A FULL COLOUR SPECTRUM OF LIGHT, USING A COMBINATION OF RGBW LED.

THE PROPOSED SCULPTURE WOULD BE CONTROLLED VIA A CENTRAISED LIGHTING CONTROL SYSTEM, PROVIDING FULL DIMMING CAPABILITIES, THE LIGHTING INSTALLATION WOULD BE AUTOMATICALLY SWITCHED ON OFF VIA AN INTEGRATED ASTRONOMICAL TIME CLOCK INTEGRATED INTO THE LIGHTING CONTROL SOFTWARE, THIS WOULD AUTOMATICALLY SWITCH ON THE LIGHTING AT DUSK, AND AUTOMATICALLY SWITCH OFF THE LIGHTING AT A PRE DEFINED CURFEW TIME.

DUE TO THE INTEGRATION OF THE LIGHTING CONTROL SYSTEM IT IS PROPOSED ALL LIGHTING WITHIN THE DEVELOPMENT WILL BE DIMMABLE, SO LIGHTING LEVELS WHEN ADJUSTED CAN BE ADJUSTED / REDUCED VIA THE LIGHTING CONTROL SYSTEM, WE WOULD PROPOSE A MAXIMUM OUTPUT IN ORDER TO ENSURE THE LIGHT OUTPUT DOES NOT EXCEED AN AGREED MAXIMUM LIGHT LEVEL.



LIGHTING CALCULATION NOTES

THE FOLLOWING DESIGN PARAMETERS HAVE BEEN INCLUDED IN THE MODEL

LIGHT REFERENCE VALUES

- GROUND - 20% REFLECTANCE VALUE
- WALLS / OBJECTS - 20% REFLECTANCE VALUE
- LUX LEVEL ISOLINE HEIGHT 5.0M

PHOTOMETRY

TYPE L1 - LUMINAIRE PHOTOMETRY HAS BEEN UTILISED DIRECT FROM THE LIGHTING MANUFACTURER AS PER THE PROPOSED PRODUCT SPECIFICATION

TYPE L2 - BESPOKE ART INSTALLATION - DUE TO THE INSTALLATION BEING BESPOKE AND NO PHOTOMETRY IS AVAILABLE, A LINEAR LED PHOTOMETRIC FILE HAS BEEN USED WITHIN THE MODEL WHICH HAS BEEN ADAPTED FOR THE PURPOSE OF TESTING THE ESTIMATED OUTPUT OF THE INSTALLATION.

ALL OTHER EXISTING LIGHTING WITHIN THE SITE AND THE ADJACENT AREAS HAS NOT BEEN INCLUDED IN THE LIGHTING CALCULATION MODEL.

DESIGN SUMMARY

THE SCULPTURAL ARTWORK AND THE SELECTED LIGHTING TECHNOLOGY, HAS BEEN DEVELOPED TO ENSURE THE VISUAL IMPACT OF LIGHT SPILL IS MINIMISED ON TO THE ADJACENT PICCADILLY GARDENS TRAM STOP. THE PROPOSED LIGHTING CONTROL SYSTEM WILL ALLOW ALL LIGHTING TO BE DIMMED ACROSS THE DEVELOPMENT, SO OUTPUT LEVELS BE CAN ADJUSTED TO ENSURE THIS DOES NOT HAVE AN ADVERSE EFFECT ON THE ADJACENT PICCADILLY GARDENS TRAM AND BUS STATION AREA.

THE LAYOUT OF THE DESIGN HAS BEEN DEVELOPED TO CREATE A CONSISTENT PATTERNATION ACROSS THE EXISTING SOUTH WEST ELEVATIONS OF THE PICCADILLY GARDENS PAVILION, REDUCING THE VISUAL CONTRAST OF THE SCULPTURE FOR PASSING TRAMS, VEHICULAR AND PEDESTRIAN MOVEMENT, REVIEWING THE INSTALLATION FROM THE POSITION OF THE ADJACENT TRAM STOP AND TRAM LINES, WE DO NOT BELIEVE VISUAL CONTRAST ISSUES WILL BE CAUSED BY THE INSTALLATION, THIS IS DUE TO THE CONTRAST PATTERN FORMAT OF THE SCULPTURE, THE SCALE OF THE ARTWORK, AND THE ADJUSTED LOW LEVEL BRIGHTNESS THE LIGHT SOURCES WILL HAVE.

THE ARTWORK IS DESIGNED FOR THE PURPOSE OF CREATING AN ILLUMINATED VISUAL GRAPHIC, RATHER THAN A FUNCTIONAL LIGHT SOURCE, SO LIGHT SPILL CAN BE MINIMISED VIA THE DIMMING OUTPUTS OF THE CONTROL SYSTEM, whilst retaining its visual, GRAPHIC DESIGN, THE CALCULATION RESULTS DO NOT TAKE INTO CONSIDERATION THE EXISTING LIGHT SOURCES IN THE AREA, HOWEVER WE EXPECT THE IMPACT OF THE PROPOSED ART PIECE TO HAVE A NEGLIGIBLE IMPACT ON THE EXISTING LEVELS IN THE AREA.

ILLUMINATION TO THE RETAIL SIDE OF THE PAVILION, SHALL BE PROVIDED BY NEW PERIMETER FUNCTIONAL LIGHTING, WHICH SHALL BE SURFACE MOUNTED TO THE UNDERSIDE OF THE EXISTING PERIMETER OVERHANG, REPLACING THE EXISTING BULKHEAD LUMINAIRES, THE NEW PROPOSED LIGHTING WILL PROVIDE FUNCTIONAL LIGHTING TO THE IMMEDIATE PERIMETER OF THE GLAZED RETAIL ELEVATIONS AT GROUND LEVEL, DUE TO THE POSITION OF THE PROPOSED NEW LIGHTING WE DO NOT BELIEVE THIS WILL HAVE A NEGATIVE EFFECT ON THE ADJACENT TO PICCADILLY GARDENS TRAM

Isolines

- 1.0 lx
- 6.0 lx
- 11.0 lx
- 16.0 lx
- 21.0 lx
- 26.0 lx
- 31.0 lx
- 36.0 lx
- 41.0 lx
- 46.0 lx
- 50.0 lx

A 16.12.21 INFORMATION LA
REV 15.12.21 INFORMATION LA

Project PICCADILLY GARDENS ART INSTALLATION

Client LEGAL & GENERAL

Architect SPACE INVADERS DESIGN

Drawing ISOLINE LUX PLOT LAYOUT

Drawing No. 201860-00-03/1011

Scale: 1:500@ A0

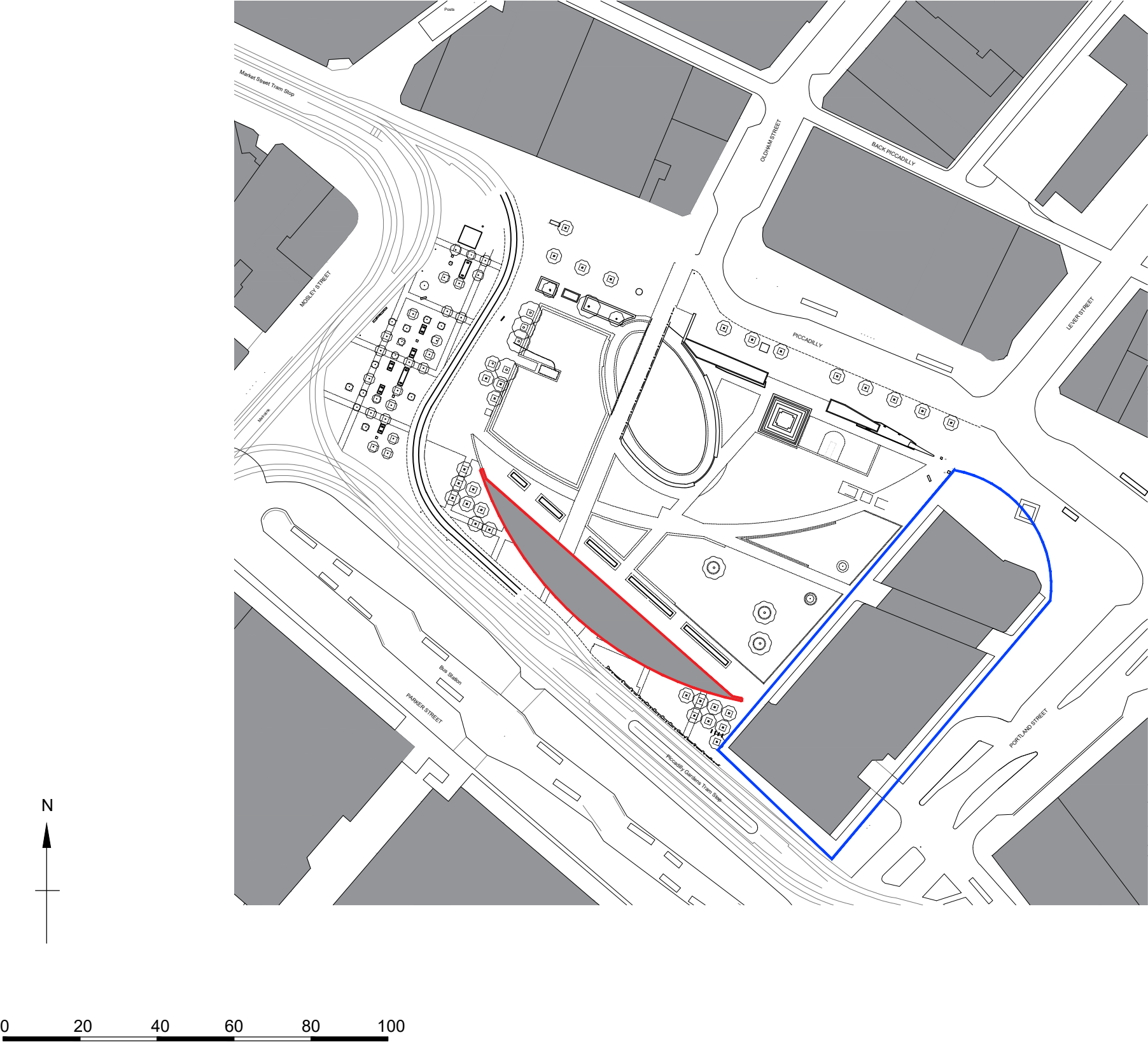
Artin.
Creative Lighting Design

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STOP AND BUS STATION AREAS.

Appendices - planning drawings architectural

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Client Logo:



Rev:	Details:	By:	Date:

Client:
Legal & General

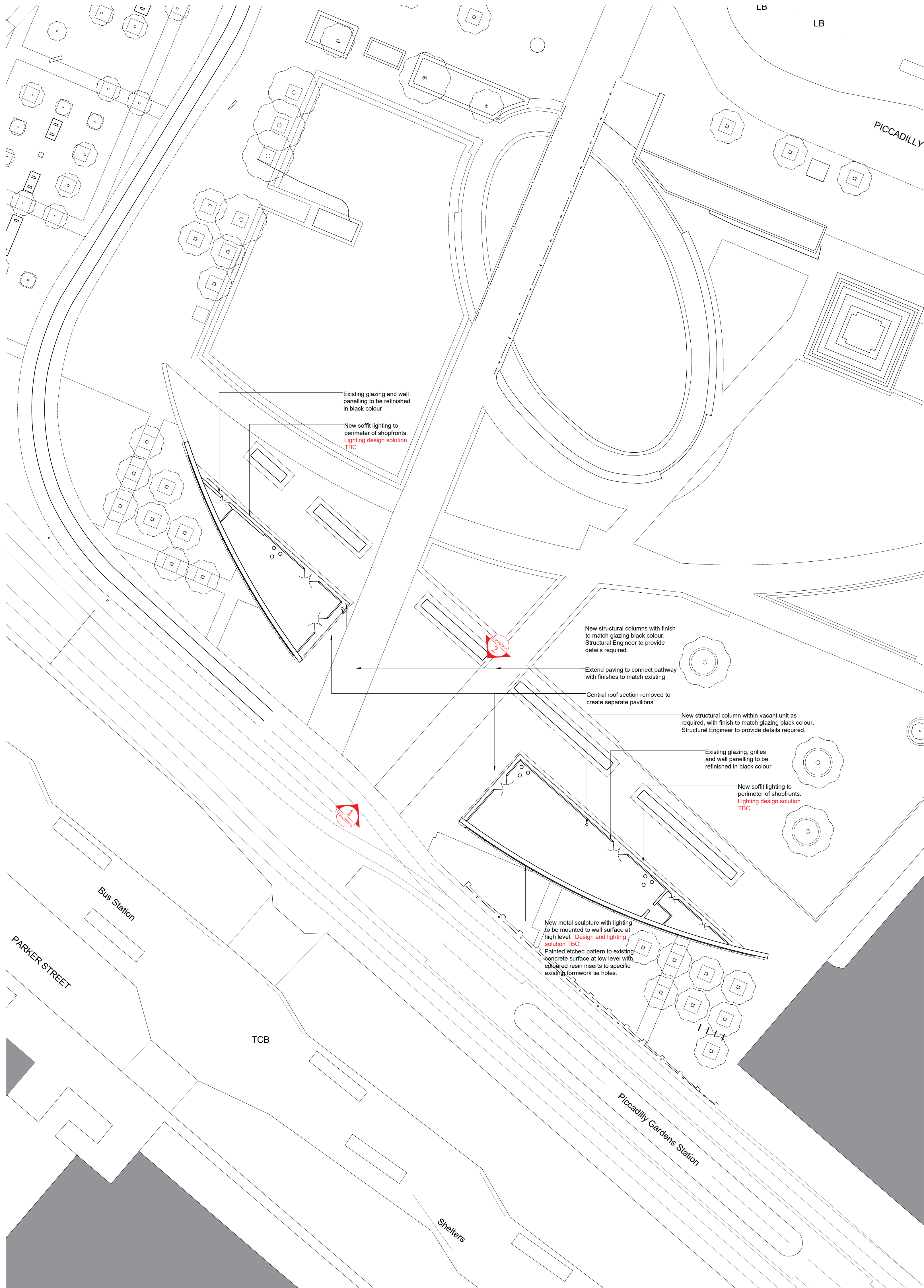
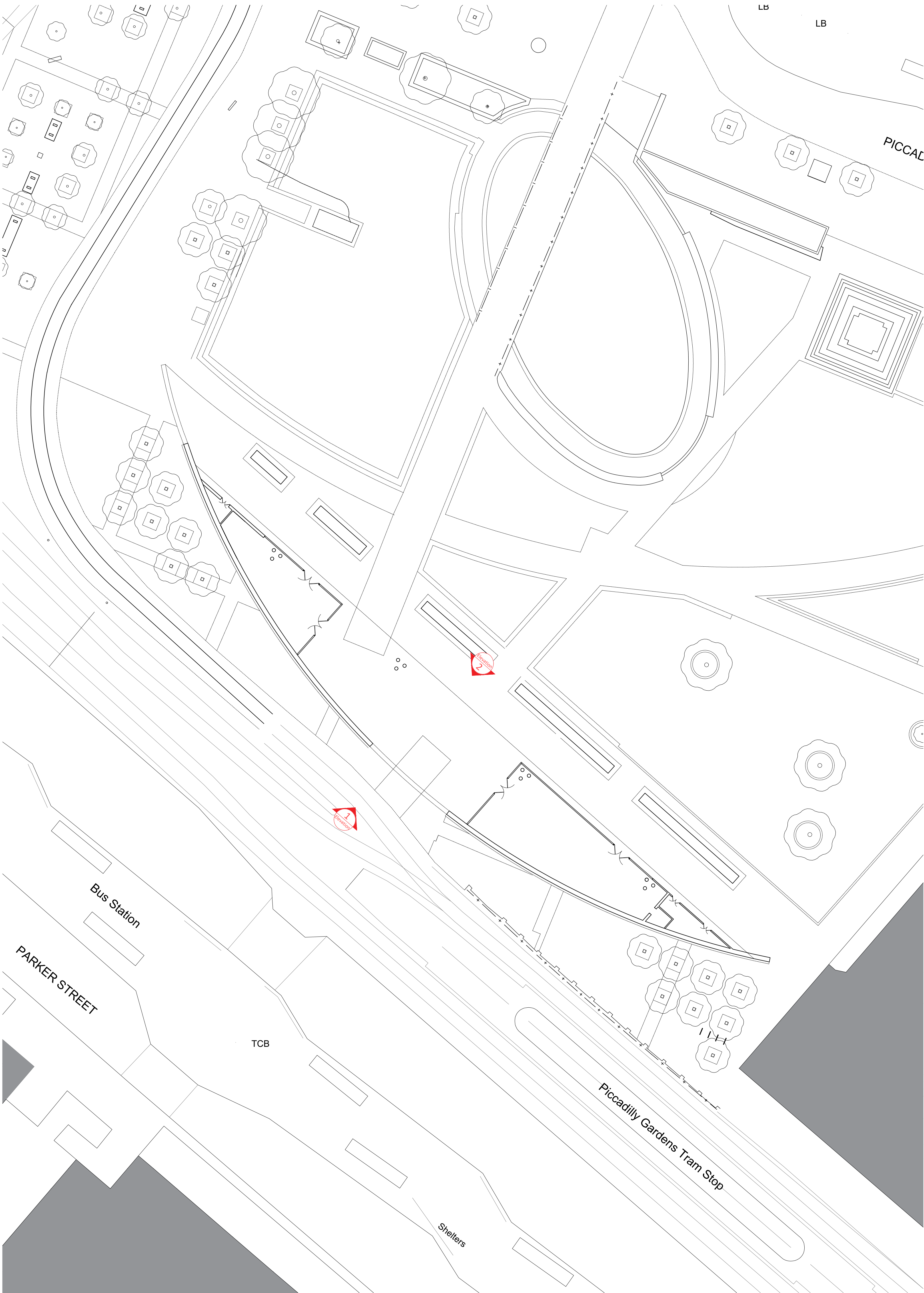
Project:
Piccadilly Gardens Pavilion

Drawing Title:
Site Location Plan

Project Number: 21064	Drawing Number: (90)001	Revision: -
Scale: 1:1250@A3	Drawn By: RC	Issue: Planning

SPACE – INVADER

Email: info@spaceinvaderdesign.co.uk
Web: www.spaceinvaderdesign.co.uk



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- Drawing based on received base build plans. Survey information provided by others. All dimensions to be checked on site prior to construction
- Final setting out provided to be checked on site prior to construction
- Contractor to allow for cleaning, repairing and making good of all surfaces, where required
- M&E engineering works as per M&E engineers design and details. Refer to M&E details for further information
- All finishes and suggested manufacturers to be equal and approved
- All finishes to be in strict accordance with manufacturers requirements and specification

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Client Logo:



Rev	Details	By	Date

Client:

Legal & General

Project:

Piccadilly Gardens Pavilion

Drawing Title:

Existing & Proposed Site Plan

Project Number:

21064

Scale:

1:250(A0)

Drawn By:

HC

Issue:

Planning

Revision:

1/0000

Issue:

Planning

Space Invader

Info@spaceinvaderdesign.co.uk

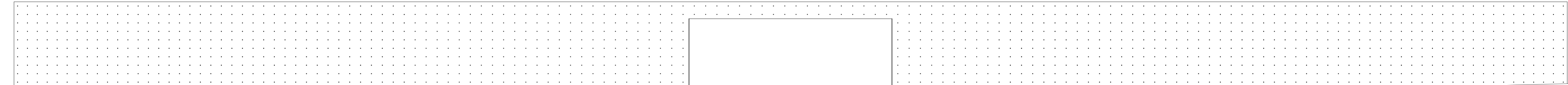
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- M&E engineering works as per M&E engineers design and details. Refer to M&E details for further information
- All finishes and suggested manufacturers to be equal and approved
- All finishes to be in strict accordance with manufacturers requirements and specification

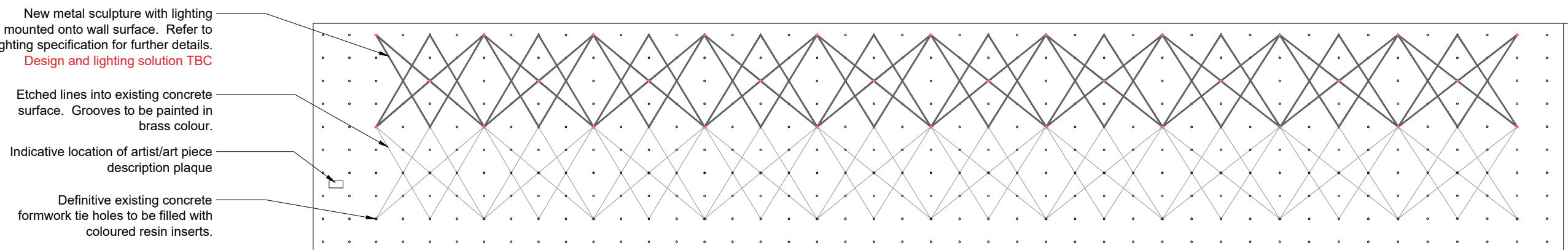
Please do not undertake any works based on measured or figured dimensions indicated here. These plans are indicative of design intent only and are not based upon confirmed survey data. Please conduct a measured survey prior to any commencement of works. Please notify SID immediately of any variations in size or layout that would cause deviation from the design intent



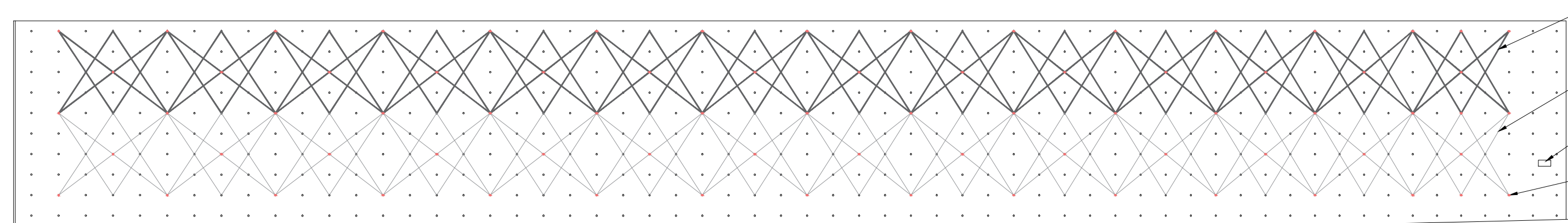
Existing Elevation 1
1:100



Existing Elevation 2
1:100



- New metal sculpture with lighting mounted onto wall surface. Refer to lighting specification for further details. Design and lighting solution TBC
- Etched lines into existing concrete surface. Grooves to be painted in brass colour
- Indicative location of artwork piece description plaque
- Definitive existing concrete formwork in holes to be filled with coloured resin inserts



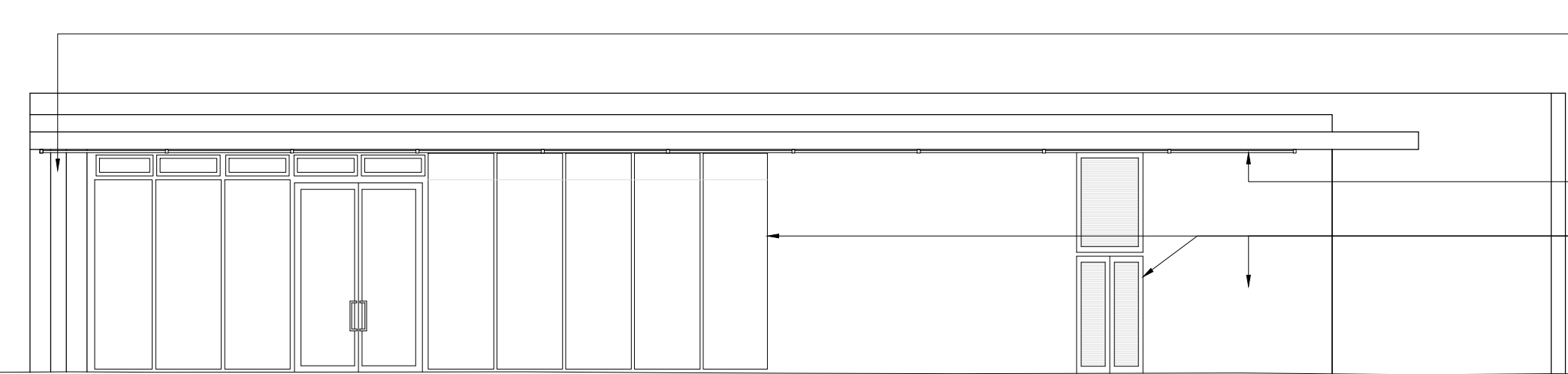
- New metal sculpture with lighting mounted onto wall surface. Refer to lighting specification for further details. Design and lighting solution TBC
- Etched lines into existing concrete surface. Grooves to be painted in brass colour
- Indicative location of artwork piece description plaque
- Definitive existing concrete formwork in holes to be filled with coloured resin inserts

Proposed Elevation 1
1:100



- Hatch indicative of possible signage zones to vacant unit, subject to separate application
- New strip lighting to shopfront perimeter. Lighting design solution TBC
- Existing wall panelling, grilles, doors and framework to glazing to be refinished in black colour

Proposed Elevation 2
1:100



- New structural column with finish to match glazing black colour. Structural Engineer to provide details required
- New strip lighting to shopfront perimeter. Lighting design solution TBC
- Existing wall panelling, grilles, doors and framework to glazing to be refinished in black colour

Client Logo:



Rev	Details	By	Date

Client:

Legal & General

Project:

Piccadilly Gardens Pavilion

Drawing Title:

Existing & Proposed Elevations

Project Number:

21054

Scale:

1:100(B&D)

Drawn By:

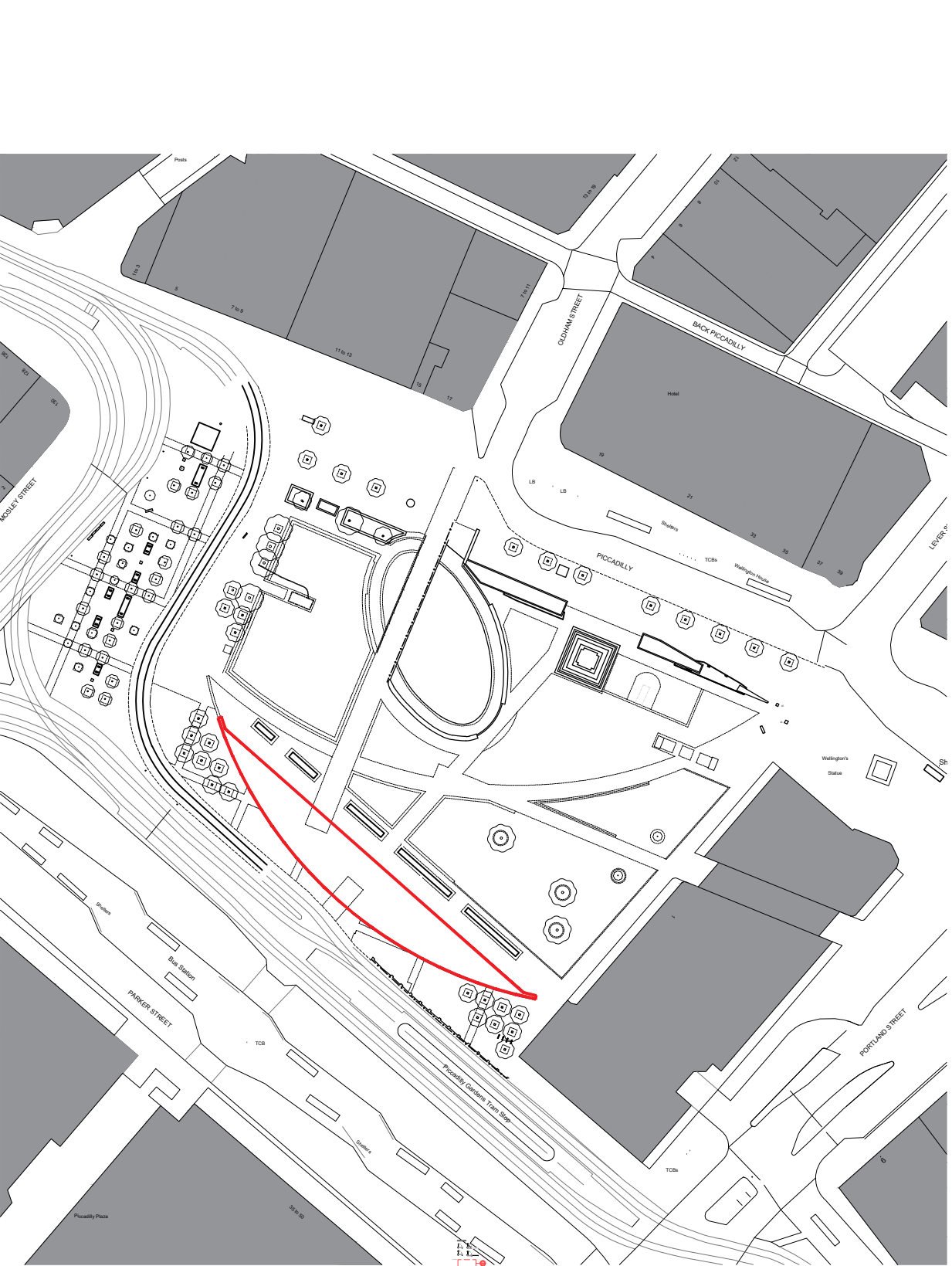
HC

Issue:

Planning

Web:

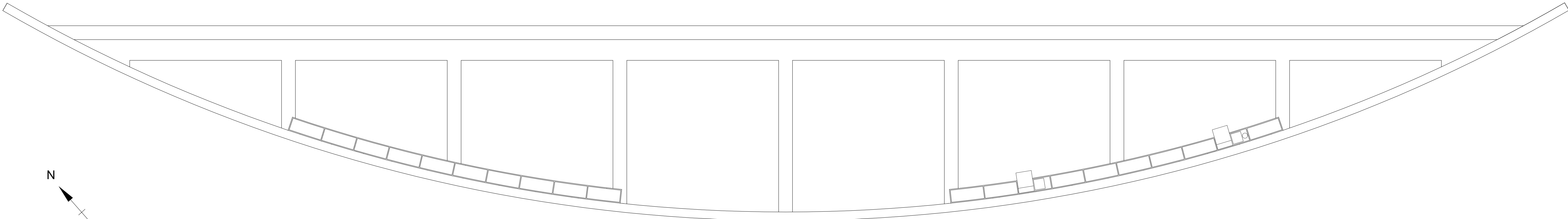
www.spaceinvaderdesign.co.uk



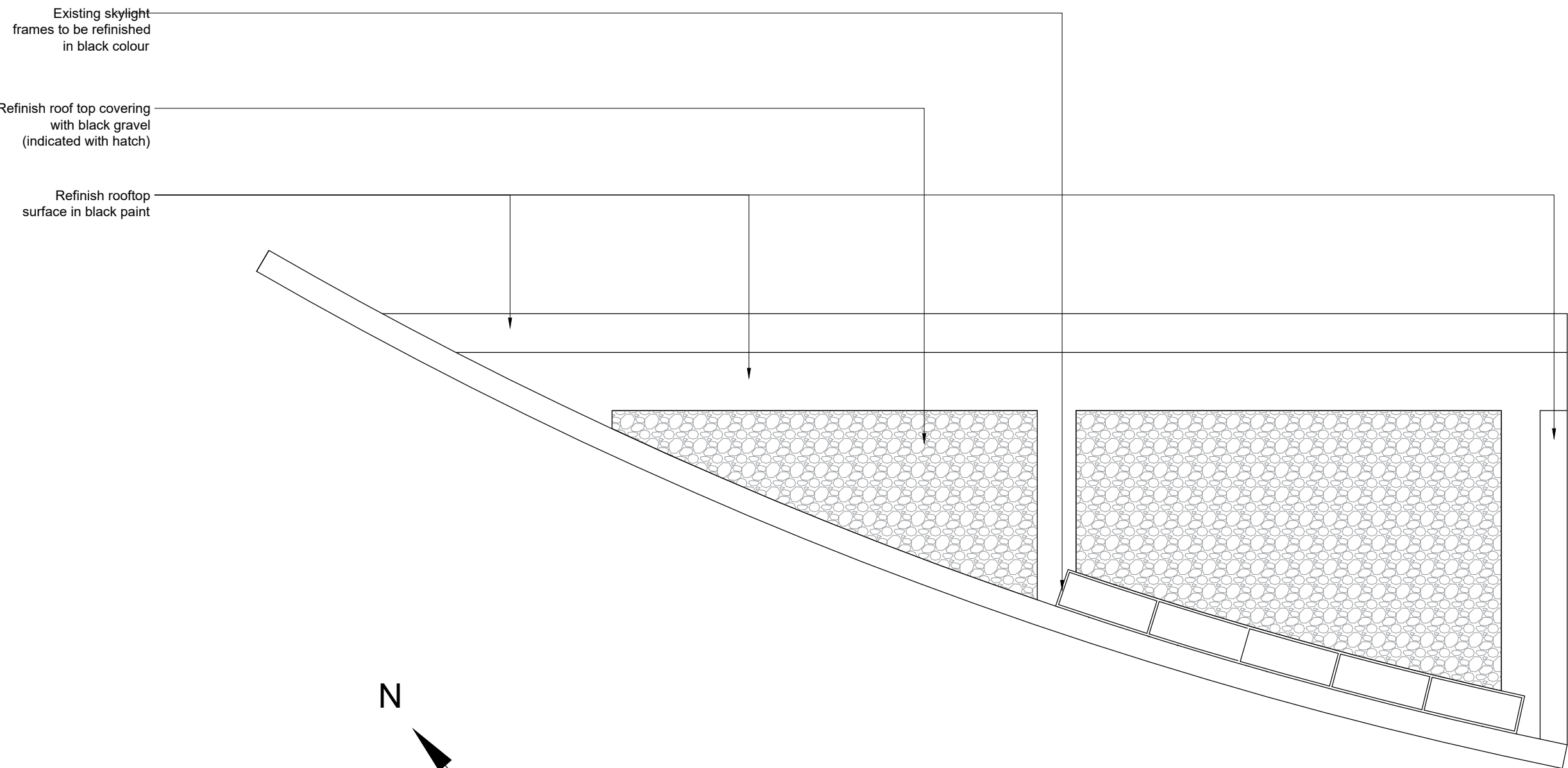
Site Location Plan
1:1500

- Notes:**
- Drawing to be printed in colour
 - Drawing prepared by SID for general arrangement and illustrative purposes, and to record the scope of intent only
 - Drawing based on received base build plans. Survey information provided by others. All dimensions to be checked on site prior to construction
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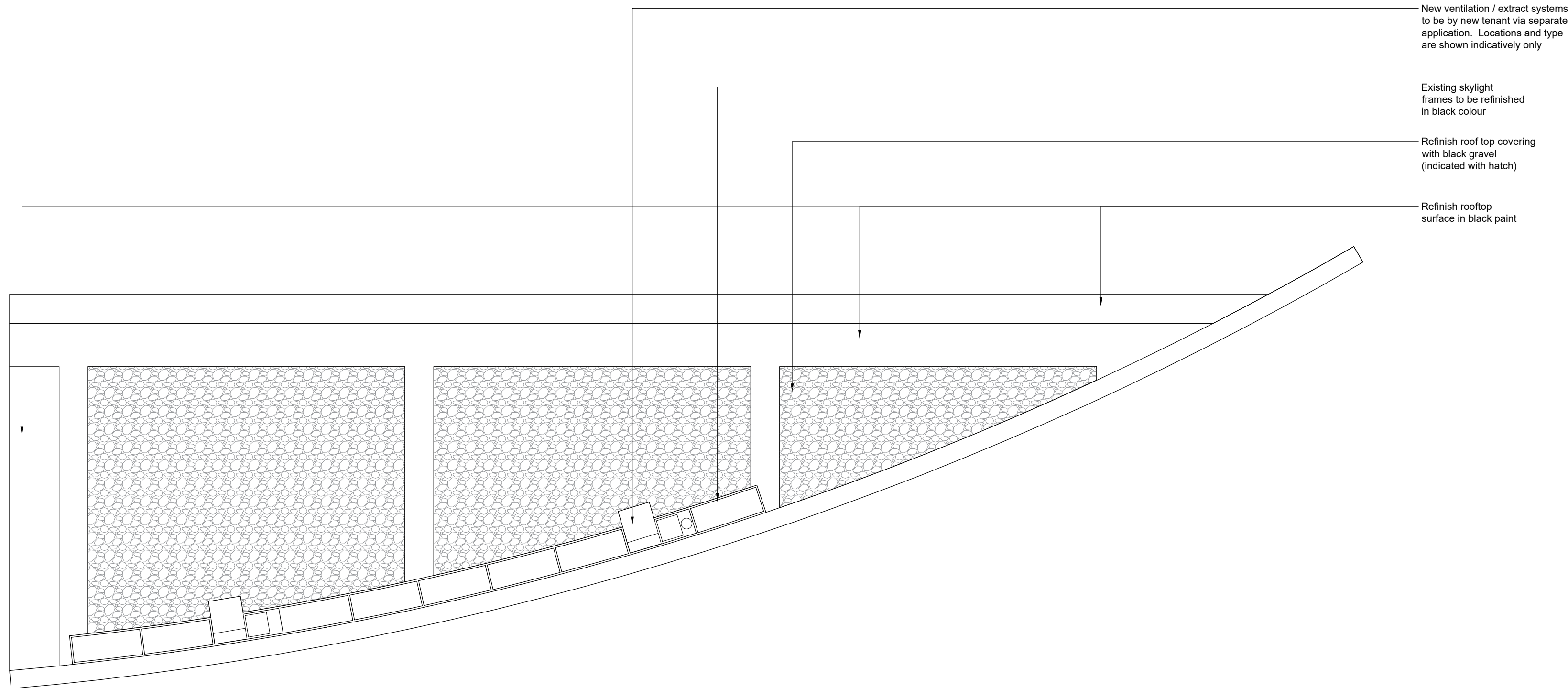
Please do not undertake any works based on measured or figured dimensions indicated here. These plans are indicative of design intent only and are not based upon confirmed survey data. Please conduct a measured survey prior to any commencement of works. Please notify SID immediately of any variations in size or layout that would cause deviation from the design intent



Existing Roof Plan
1:100



Proposed Roof Plan
1:100



Client Logo:



Rev	Details	By	Date

Client:

Legal & General

Project:

Piccadilly Gardens Pavilion

Drawing Title:

Existing & Proposed Roof Plan

Project Number:

21064

Drawing Number:

00002

Revision:

1

Scale:

1:100(BA0)

Drawn By:

HC

Issue:

Planning

SPACE INVADER

Email:
Web:

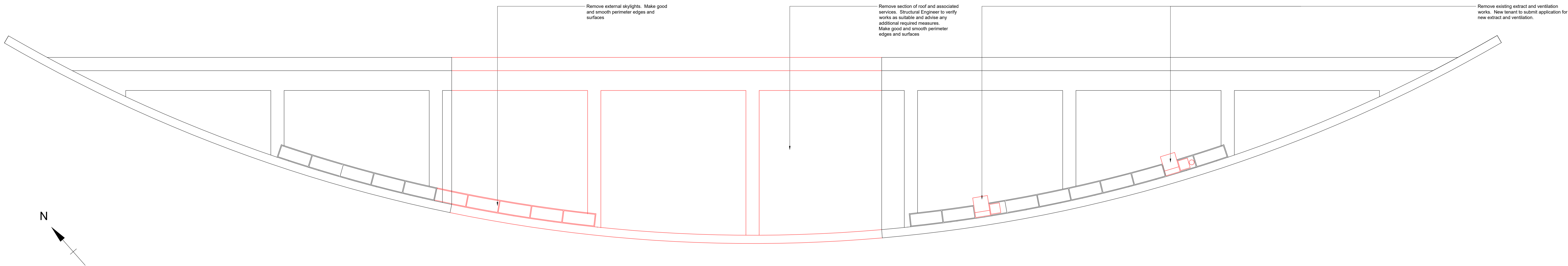
info@spaceinvaderdesign.co.uk
www.spaceinvaderdesign.co.uk

Key

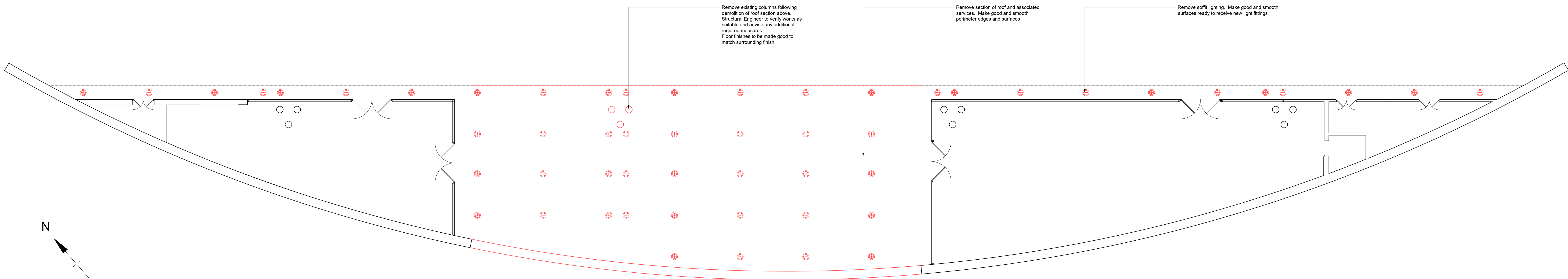
Indicates structure / item to be demolished

- Notes:**
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Demolition Plan - Roof
1:1100



Demolition Plan
1:1100



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