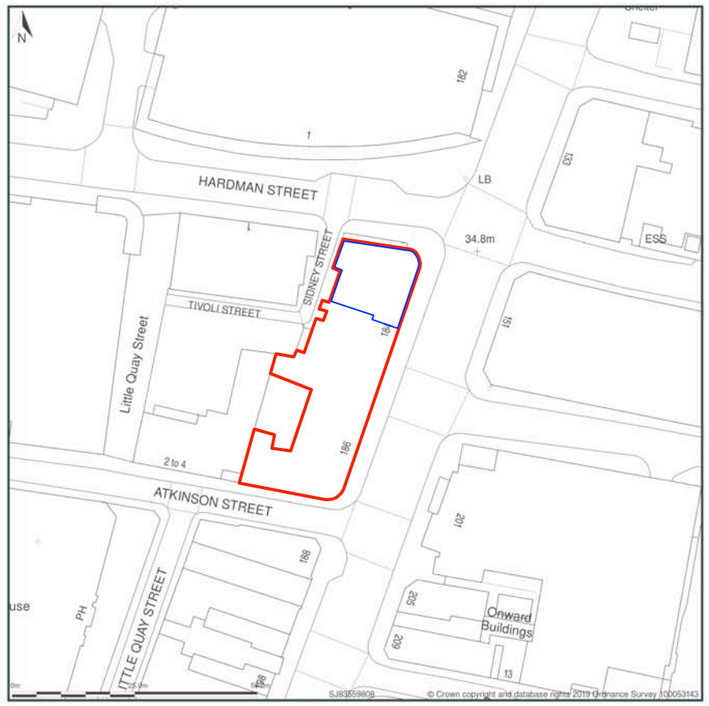
Oddfellows House, 184-186, Deansgate, Manchester, M3 3WB



Site Plan shows area bounded by: 383481.77, 398010.95 383623.2, 398152.37 (at a scale of 1:1250), OSGridRef: SJ83559808. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Blue line indicates proposed unit

Red line indicates site boundary

Notes
-

Revision	Date	Description
-	30/09/19	Issued for Planning

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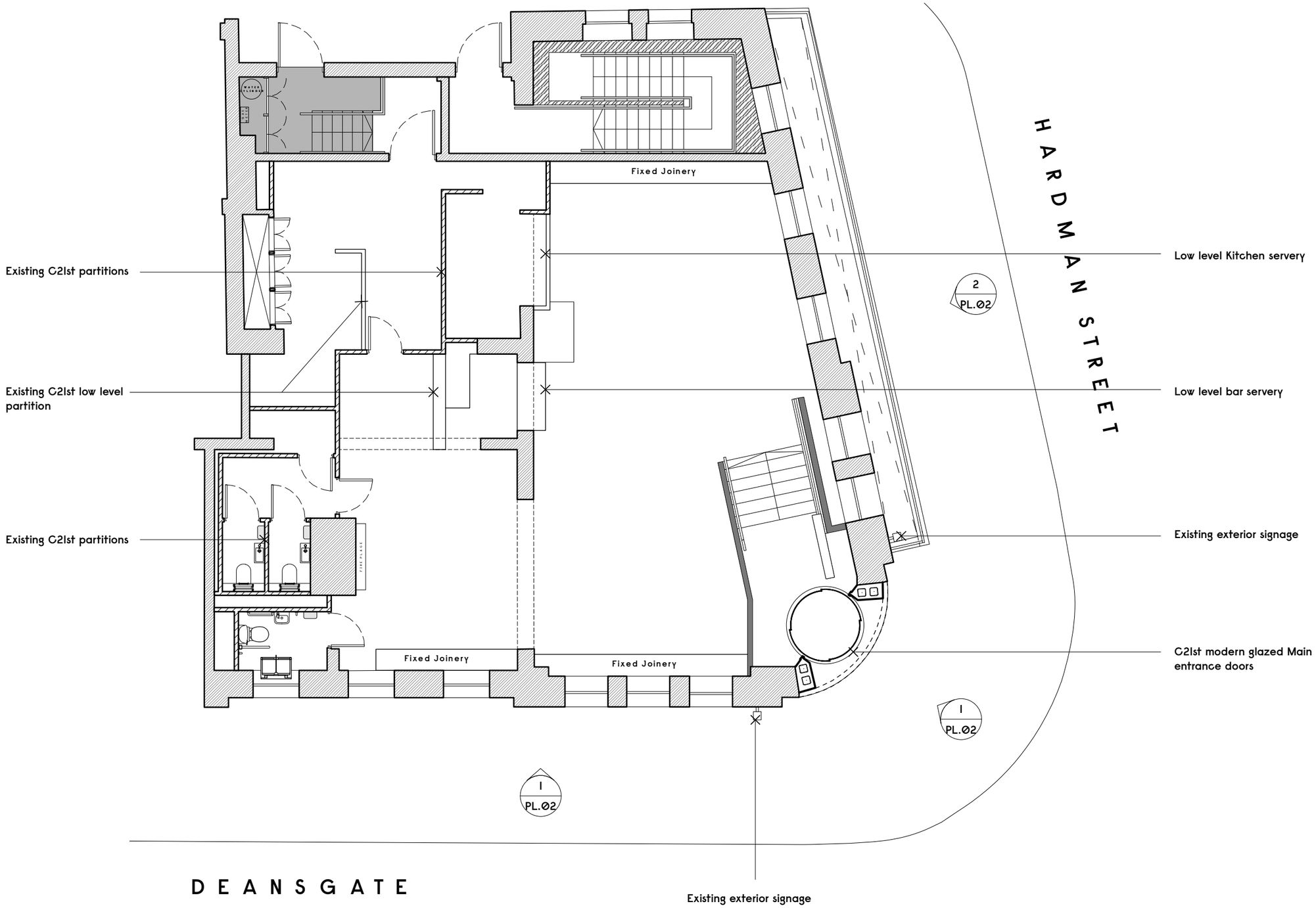
Project	Rosas Manchester		
Drawing title	Site Location Plan		
Scale	1:1250 @ A3	Drwg. No.	Rev
Date	September 2019	344_PL_00	-
Status	PLANNING		



1 Existing GA
Scale: 1:100

Notes
-

0 1m 2m 3m 4m 5m

Revision	Date	Description
-	30/09/19	Issued for Planning

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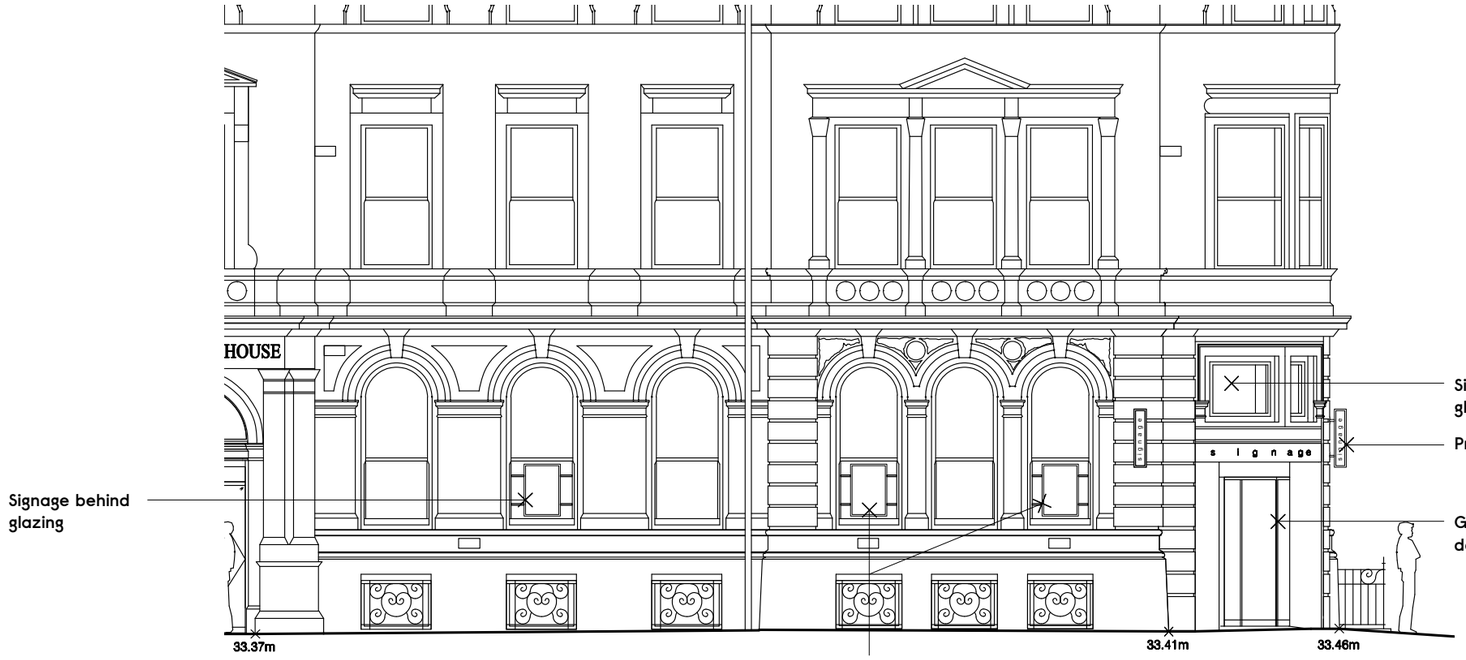
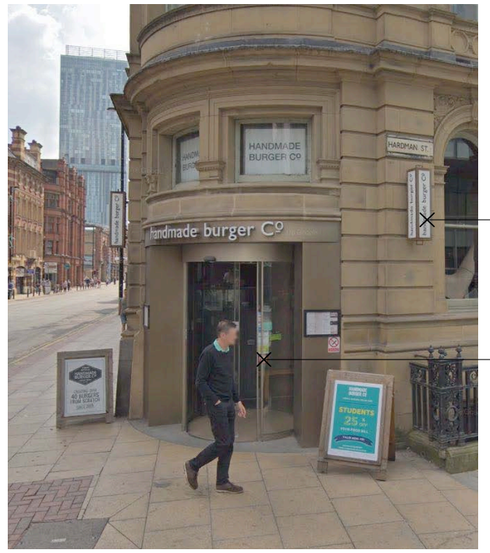
Project	Rosas Manchester		
Drawing title	Existing General Arrangement Plan		
Scale	1:100 @ A3	Drwg. No.	Rev
Date	September 2019	344_PL_01	-
Status	PLANNING		



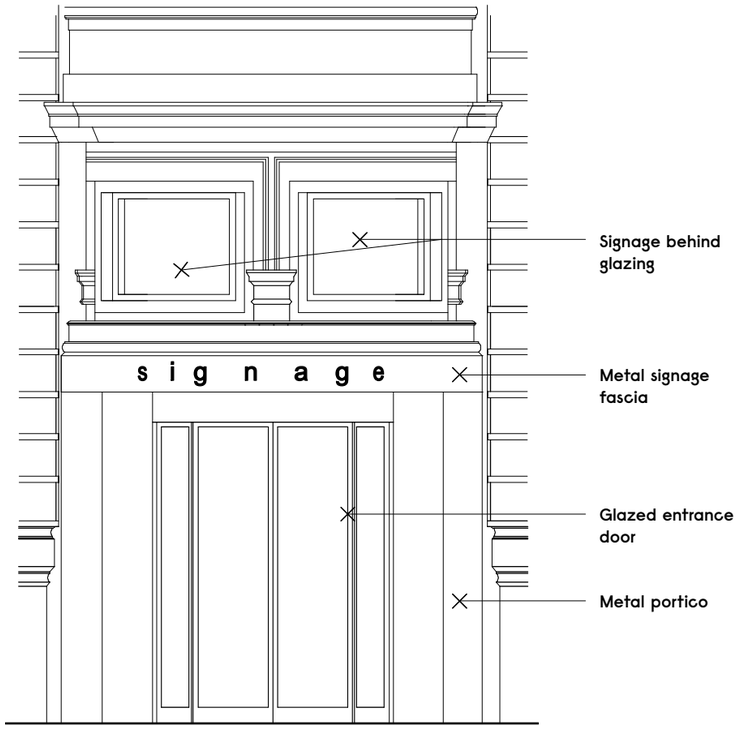
1 Existing Deansgate Elevation
Scale: 1:100



4 Existing Entrance Corner Image
NTS



2 Existing Hardman Street Elevation
Scale: 1:100



3 Existing Entrance Corner Elevation
Scale: 1:50

Notes
-

0 1m 2m 3m 4m 5m

Revision	Date	Description
-	30/09/19	Issued for Planning

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Project	Rosas Manchester		
Drawing title	Existing Elevations		
Scale	As Shown @ A3	Drwg. No.	Rev
Date	September 2019	394_PL_02	-
Status	PLANNING		



1 Deansgate Elevation

Illustrating detracting signage in windows and dark uninviting entrance.



2 Hardman St Elevation

Illustrating detracting signage in windows



3 Entrance Portico

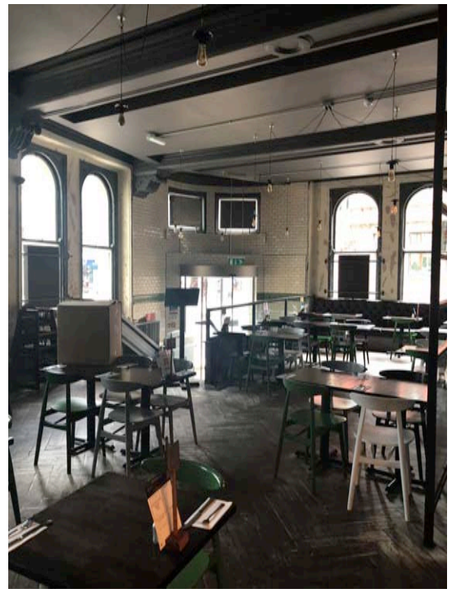
Illustrating detracting signage in windows and dark uninviting entrance.



4 Approach from Hardman Street



5 View along Deansgate



6 Interior View Towards Entrance

Illustrating detracting signage in windows and innapropriate and uninviting entrance. Also illustrating historic cornicing which is to be retained

Notes
-

Revision	Date	Description
-	30/09/19	Issued for Planning

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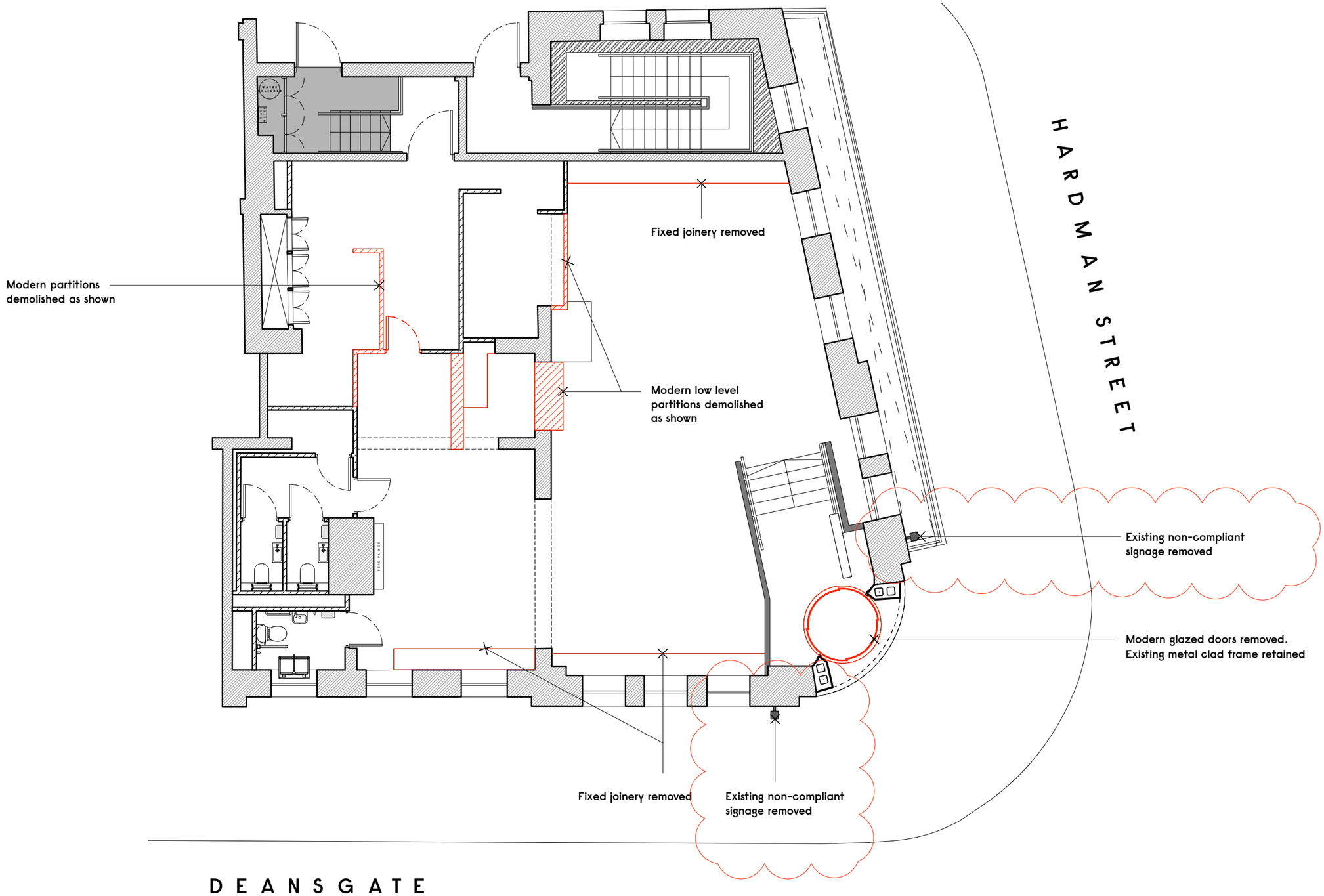
Project	Rosas Manchester		
Drawing title	Existing Site Photos		
Scale	NTS @ A3	Drwg. No.	Rev
Date	September 2019	394_PL_03	-
Status	PLANNING		



1 **Proposed Demolition Plan**
Scale: 1:100

Notes
-

0 1m 2m 3m 4m 5m

Revision	Date	Description
-	30/09/19	Issued for Planning]
A	11/11/19	Removal of existing signs noted

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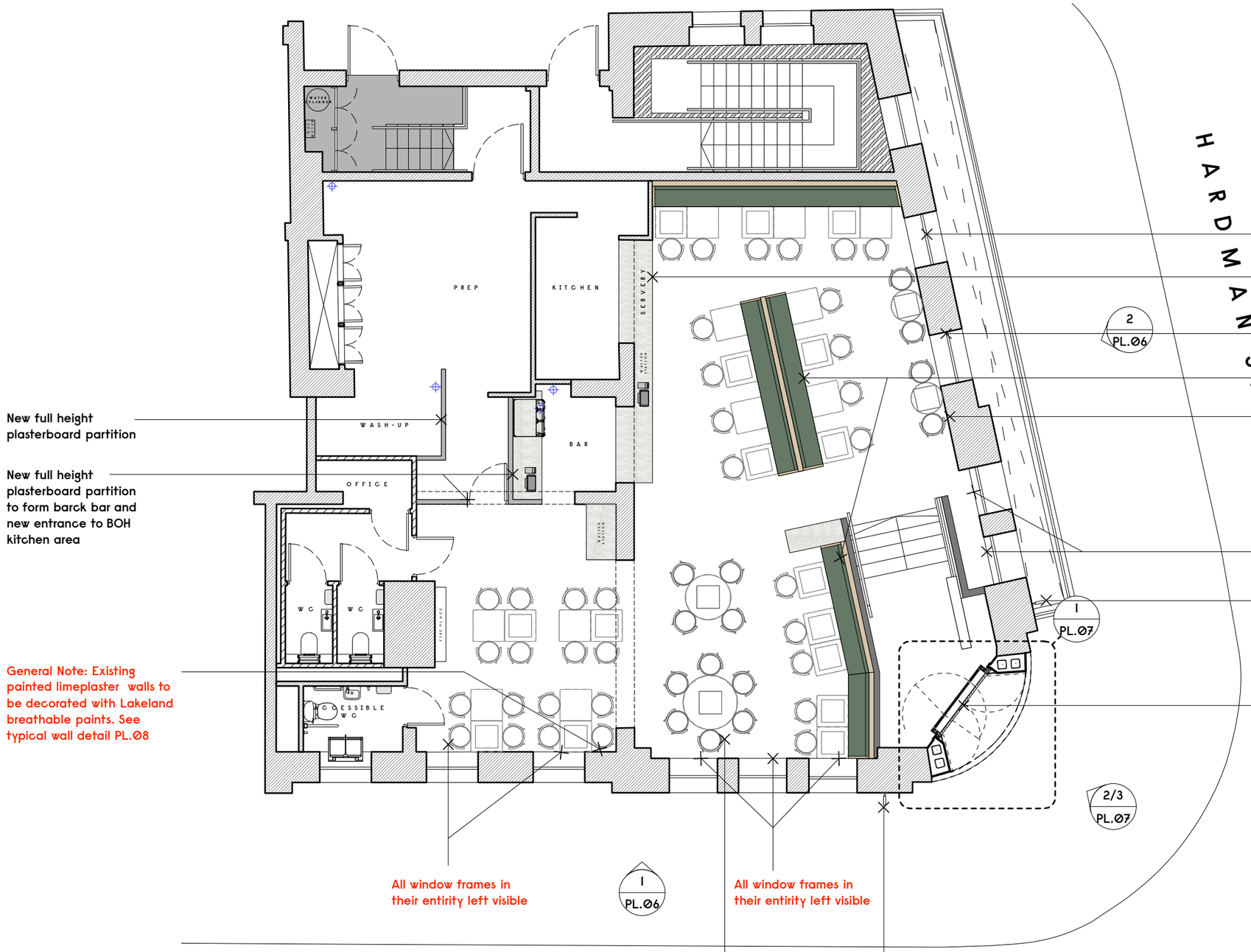
Project	Rosas Manchester		
Drawing title	Proposed Demolition Plan		
Scale	1:100 @ A3	Drwg. No.	Rev
Date	September 2019	394_PL_04	A
Status	PLANNING		



1 Proposed General Arangement Plan
Scale: 1:100

Notes
-

0 1m 2m 3m 4m 5m

Revision	Date	Description
-	30/09/19	Issued for Planning
A	11/11/19	New signage and interior finishes noted

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Project	Rosas Manchester		
Drawing title	Proposed General Arrangement Plan		
Scale	1:100 @ A3	Drwg. No.	Rev
Date	September 2019	394_PL_05	A
Status	PLANNING		



New signage painted signage to windows. Refer to Application Nº 125177/AO/2019

New signage to wall. Refer to Application Nº 125177/AO/2019. New fixings into stone. Stone filler tinted to match existing to former fixing holes

New traditional solid hardwood doors to entrance to match doors on Atkinson St corner. Secret fixings into existing metal portico.

1 Proposed Deansgate Elevation
Scale: 1:100

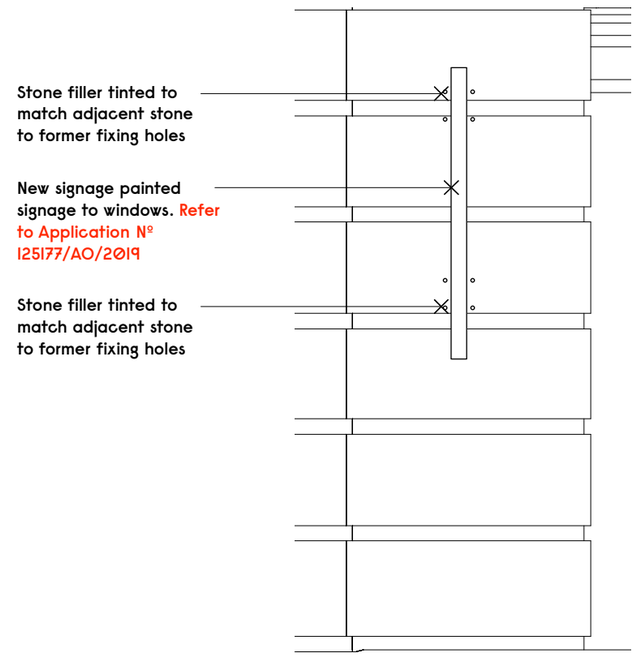


New signage to wall. Refer to Application Nº 125177/AO/2019. New fixings into stone. Stone filler tinted to match existing to former fixing holes

New traditional solid hardwood doors to entrance to match doors on Atkinson St corner. Secret fixings into existing metal portico.

New signage painted signage to windows. Refer to Application Nº 125177/AO/2019

2 Proposed Hardman Street Elevation
Scale: 1:100



Stone filler tinted to match adjacent stone to former fixing holes

New signage painted signage to windows. Refer to Application Nº 125177/AO/2019

Stone filler tinted to match adjacent stone to former fixing holes

3 Lowered Signage Detail
Scale: 1:20

Notes
-

0 1m 2m 3m 4m 5m

Revision	Date	Description
-	../../..	-
A	11/11/19	New signage noted

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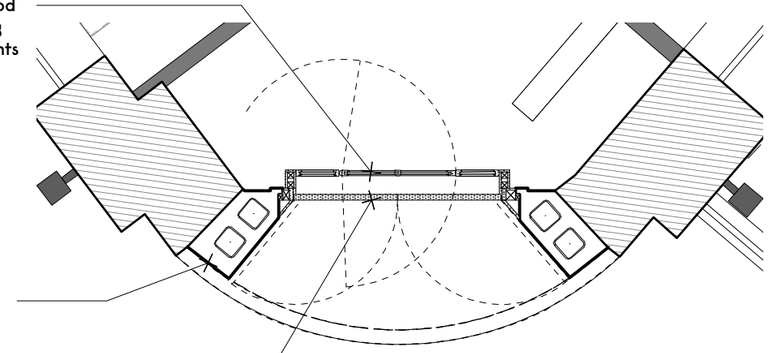
Project	Rosas Manchester		
Drawing title	Proposed Elevations		
Scale	As Shown @ A3	Drwg. No.	Rev
Date	September 2019	394_PL_06	A
Status	PLANNING		

Secondry painted hardwood glazed door with matching frame. With glazed sidelights and fanlight surround

Metal portico as existing.

New traditional solid hardwood doors to entrance to match doors on Atkinson St corner. Painted (colour tbc) hardwood 6 panel doors with decorative moulding and brass ironmongery. To be secret fixed to existing metal portico. Doors to lock in open position flush with portico



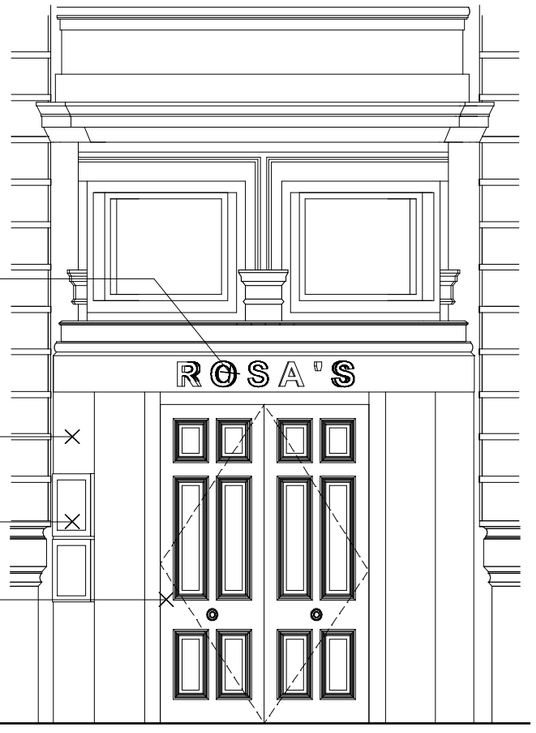
1 Proposed Doors Plan
Scale: 1:50



5 Design Precedent Image - Atkinson St Corner
NTS



6 Design Precedent Image - Original Entrance Doors
NTS



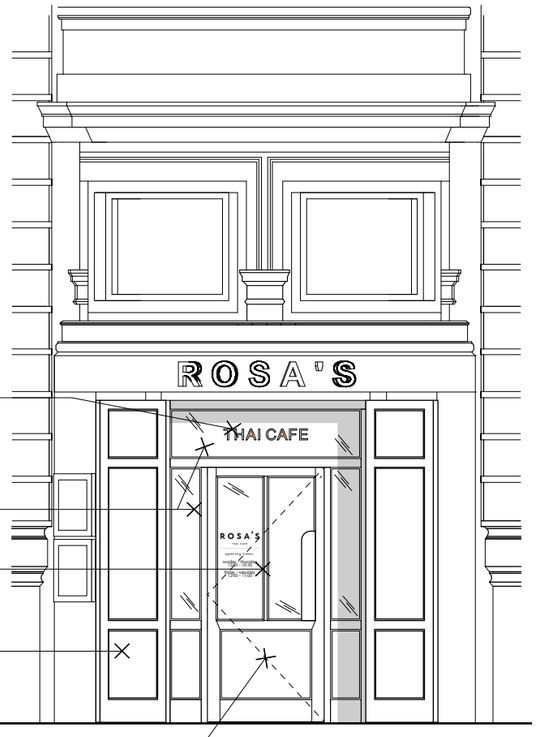
Internally illuminated signage fixed to portico. To be covered by seperate Advertisement Consent application

Metal portico as existing.

Internally illuminated brass menu cases to portico

New traditional solid hardwood doors to entrance to match doors on Atkinson St corner. painted (colour tbc) hardwood 6 panel doors with decorative moulding and brass ironmongery. To be secret fixed to existing metal portico.

2 Proposed Entrance Corner Elevation (Primary Door)
Scale: 1:50



Vinyl signage to fanlight. To be covered by seperate Advertisement Consent application

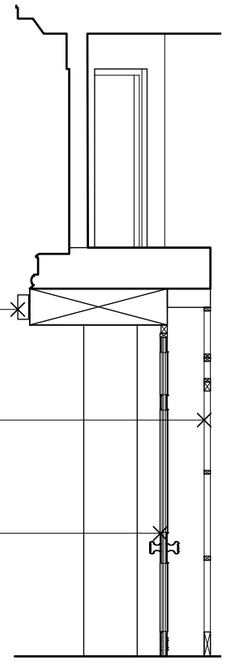
Glazed fanlight and sidelights

Painted hardwood glazed door with matching frame. (Colour TBC)

Inside face of primary doors to have simple beading to match secondary doors. Painted (Colour TBC)

Solid panels to base

3 Proposed Entrance Corner Elevation (Secondary Door)
Scale: 1:50



Internally illuminated signage fixed to portico. To be covered by seperate Advertisement Consent application

Painted hardwood glazed door with matching frame. With glazed sidelights and fanlight surround

New traditional solid hardwood doors to entrance to match doors on Atkinson St corner. painted (colour tbc) hardwood 6 panel doors with decorative moulding and brass ironmongery. To be secret fixed to existing metal portico.

4 Proposed Door Sectionoor)
Scale: 1:50

Notes
-

0 1m 2m 3m 4m 5m

Revision	Date	Description
-	30/09/19	Issued for Planning

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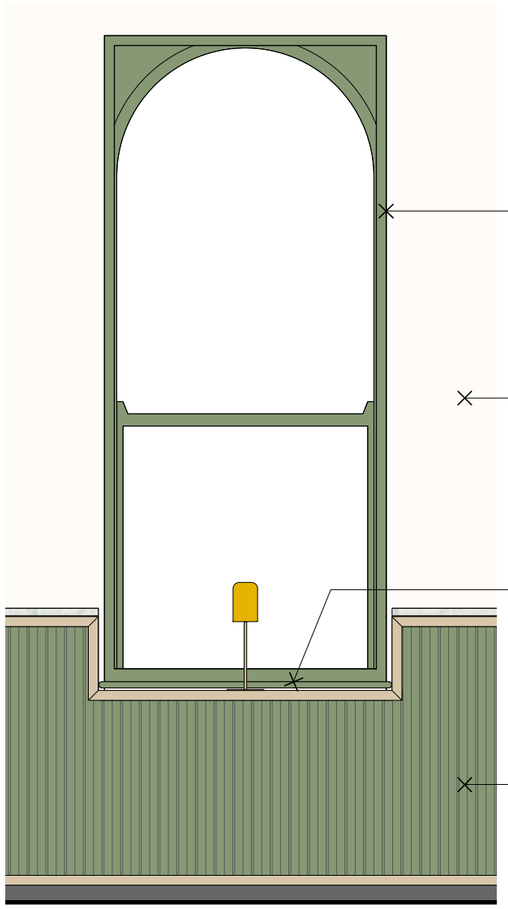
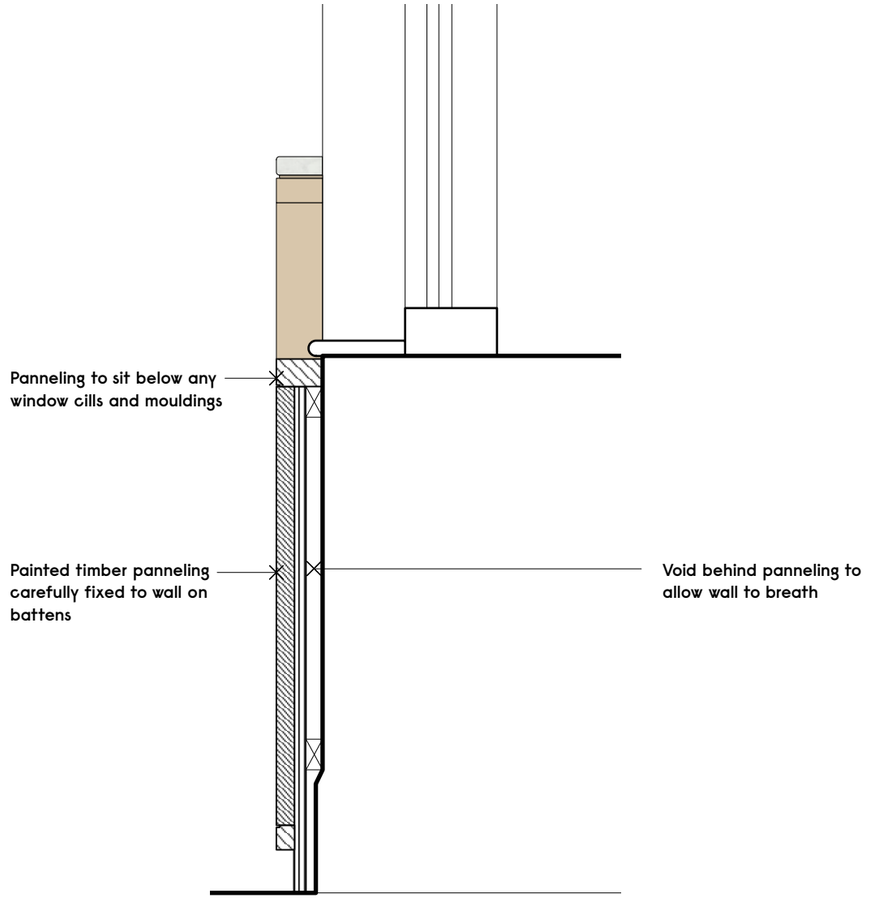
Project	Rosas Manchester		
Drawing title	Proposed Elevations and Door Detail		
Scale	As Shown @ A3	Drwg. No.	Rev
Date	September 2019	394_PL_07	-
Status	PLANNING		



1 Proposed Typical Wall Elevation
Scale: 1:25



2 Proposed Typical Wall Section
Scale: 1:10

Notes
-

0 1m 2m 3m 4m 5m

Revision	Date	Description
-	11/11/19	Issued for Planning

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Project	Rosas Manchester		
Drawing title	Proposed Typical Interior Wall Details		
Scale	As Shown @ A3	Drwg. No.	Rev
Date	November 2019	394_PL_08	-
Status	PLANNING		