

THE ATRIUM
MANCHESTER
DESIGN & ACCESS STATEMENT

FEBRUARY 2018 | LRW-7664-L(00)39C

PREPARED BY

LeachRhodesWalker Architects

Grzywinski+Pons

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0.0 The Team

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1.0 Introduction

1.0 Introduction

The Atrium is a group of buildings located at the corner of Whitworth Street and Princess Street in Central Manchester bounded to the north by the Rochdale Canal and to the west by a multi storey car park on Beaver Street. The group of buildings are arranged around a central courtyard “The Atrium” and consist of Central House a Grade II listed building at the corner of Princess Street and the canal, Johnson House, which adjoins Central House fronting the Canal and Beaver Street and Dominion House, the largest of the buildings which adjoins Johnson House and extends from Beaver Street along the principal Whitworth Street frontage and turns the corner onto Princess Street.

Around the turn of the century, 20th to 21st, the buildings as a group were converted into apartments to be let over a short term, approximately a week to six months, and the central courtyard was roofed over with an ornate glazed barrel vaulted canopy forming the entrance to the apartments from Princess Street. The lower level of Johnson House, below street level on Whitworth Street, became a restaurant in the reconfiguration and the upper corner unit above street level at the corner of Whitworth Street and Princess Street was occupied by a bank which later closed and was replaced by a café.

Due to the heritage nature of the buildings the design has taken into consideration the sensitivity required in dealing with listed buildings, especially their elements of greatest significance.



Site Location Plan

2.0 Context

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The Atrium is located within the Whitworth Street Conservation Area within which many grand industrial buildings fronting onto Whitworth Street and Princess Street are located and the area contains some of the largest Victorian and Edwardian commercial buildings in Manchester. A Historic Buildings Report has been prepared by Donald Insall Associates demonstrating the importance of the heritage aspects of the buildings, both individually and within the conservation area.

Socially the area is extremely diverse; many of the buildings on Whitworth Street which were originally office/warehouses for textile companies have been converted into apartments whilst the old offices for the Refuge Insurance Company are now a hotel. There are also purpose built offices within the Whitworth Street frontage constructed to a similar side and detail to the previous office/warehouse of the Victorian era. To the north of the Rochdale canal, the character of the area changes substantially, whilst many of the Victorian buildings remain. The area is more leisure orientated with bars, nightclubs and cafes having taken over the ground and first floors as the “gay village” has expanded from its original location on and around Canal Street to the north east of the site. Much of the nightlife in the area is now mainstream and brings many tourists to the area.

The economy of the local area is mixed, with leisure uses expanding around the site but also a perceived demand for characterful residential accommodation in the city centre. Office use seems to be moving further north in the city centre with Spinningfields having been extensively redeveloped with large footplate offices and also Peter Square with the new No.1 and No.2 office buildings.

The Atrium is now in need of refurbishment due to wear and tear and the internal fixtures and fittings becoming dated. Demand for short to mid-term let full size apartments is not as strong as it was due to the number of apartments to let that have been built or are under construction around the city centre. Demand, however, is rising for short term lets for smaller apartments for both tourist and business use. The new owner of the Atrium is therefore looking to refurbish the complex with smaller units suitable for shorter term lets. This is entirely compatible with the current use of the building and the economic and social context of the local area.



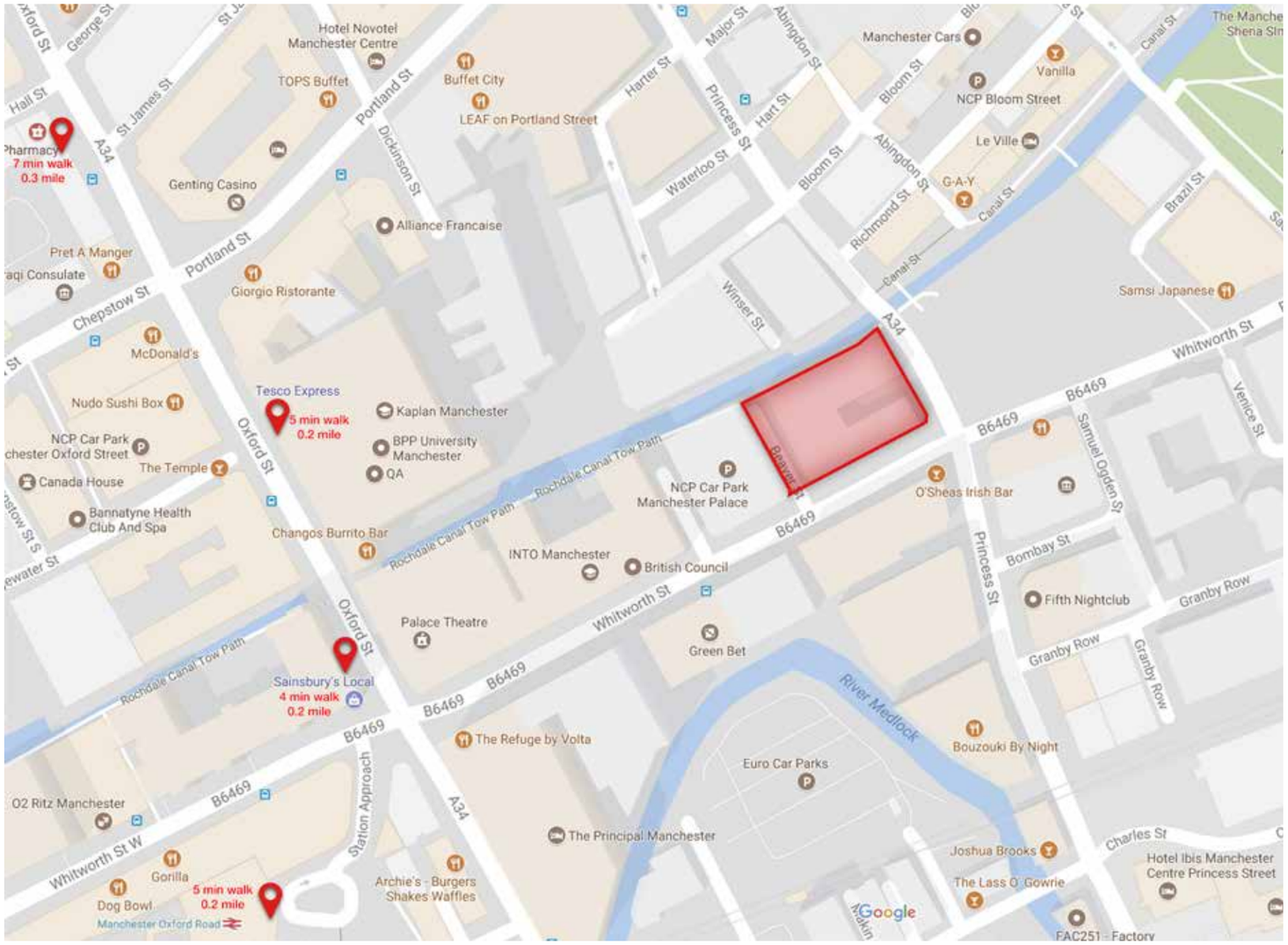






The brief from the client is to upgrade the building, creating more smaller apartments with public areas, ancillary hotel bar and coworking areas etc. compatible with this change and to provide A3 units that can be let to businesses that compliment this change.

2.0 Context



Local Amenities



Rochdale Canal Tow path

3.0 Proposed Use

3.0 Proposed Use

The proposed use is extremely similar to the existing use. The apartments are to be refurbished but the larger ones are to be sub-divided in order to provide additional apartments which are more suitable in size to the short term letting market. The principles adopted in the initial conversion to residential, maintaining new internal wall junctions to external walls away from the existing windows and the preservation of existing fabric will be maintained. The existing apartments had very little public area as they were seen as self-contained units, but for the smaller aparthotel units a larger common area with facilities such as a co-working area, a café and ancillary hotel bar and a gym in the basement are proposed.

The apartments are to be a new brand called “Locke” by SACO Property Group. SACO Property Group was established in 1997 and is one of the UK’s most established multi-model serviced apartment operators with an extensive network of properties around the world. SACO Property Group is fully owned and funded by Oaktree Capital. Currently some 800 serviced apartments are in operation in the UK with access to 35,000 serviced apartments globally.

SACO Property Group targets the corporate extended stay market via a traditional serviced apartment offering. This strategy involves securing the accounts of large corporate organisations, with current contracts including PWC, Deloitte, Shell and BMW.

In order to cater to the needs of the New Corporates, SACO Property Group has launched a new brand called “Locke” which is designed with the ideals of the new corporates in mind. The brand is more design led, offering good quality accommodation and value for money in the best locations. The aim is to provide an environment for guests which enables them to feel at home in the apartments while connecting them to the amenities of their location. In this context, the Locke apartments are often delivered alongside high quality food and beverage outlets within the same building which assist in enhancing the on-site customer experience whilst also providing the public with additional local amenities.

The Locke brand, in addition to providing state of the art short stay apartments, also provides a simple restaurant in the reception area where guests can meet and enjoy a meal or a drink and a co-working zone with meeting rooms. The co-working area will have Wi-Fi and allows users to work either individually or together and if privacy is required they can rent the individual meeting rooms being provided. A fully equipped gym is located in the basement for guests use where they can keep fit whilst away from home.



Proposed Public Area Ground Floor

A quote from Wallpaper magazine about the first Locke brand apartments Leman Locke

“With a blend of dusty pink upholstering, industrial furniture and sheepskin rugs, you might think the rooms at Leman Locke were the result of a domestic design commission – but you’d be wrong. Located a short stride from East London’s buzzing Brick Lane, the property is a new aparthotel concept that fuses the benefits of an Airbnb rental with the facilities of a boutique hotel.

‘This is the first time an Aparthotel is being presented with lifestyle experiences’ explains Stephen Hanton, CEO of SACO Property Group, the serviced apartments company behind Leman Locke. ‘We understand that travellers no longer want just a comfortable night’s stay. They want an experience and to feel a part of a community.’”

4.0 Proposed Amount

4.0 Proposed Amount

As previously described, the proposals principally involve the creation of additional rooms by the sub-division of the larger existing rooms to increase room numbers. In addition, however, new apartments are being formed on the ground floor of Johnson House, which is currently a laundry and staffroom facing onto the canal. At basement level, new apartments are being formed on the same elevation in both Johnson and Central Houses, in areas previously used as a night club. The basement area of Central House abutting Princess Street is proposed to become a tenanted area; this space was previously used as a swimming pool probably for use as a bar. It is also proposed to extend the A3 retail unit currently in the basement of Dominion House, fronting Whitworth Street to the ground floor level, which is above pavement level on this elevation providing the ability to let this as one large or up to three smaller units.

The area below the existing glazed roof is, together with the Ground floor area toward Beaver Street to become a large open space to be used as reception, ancillary hotel bar and co-working area.

	Existing	Proposed	Existing (GIA)	Proposed (GIA)
Hotel Rooms	116	160	4947.8	5380.7
Hotel Floorspace	-	-	8154.7	7567.7
A3 Space	-	-	644.8	944.4
Nightclub Space	-	-	482.4	N/A

5.0 Proposed Layout

5.0 Proposed Layout

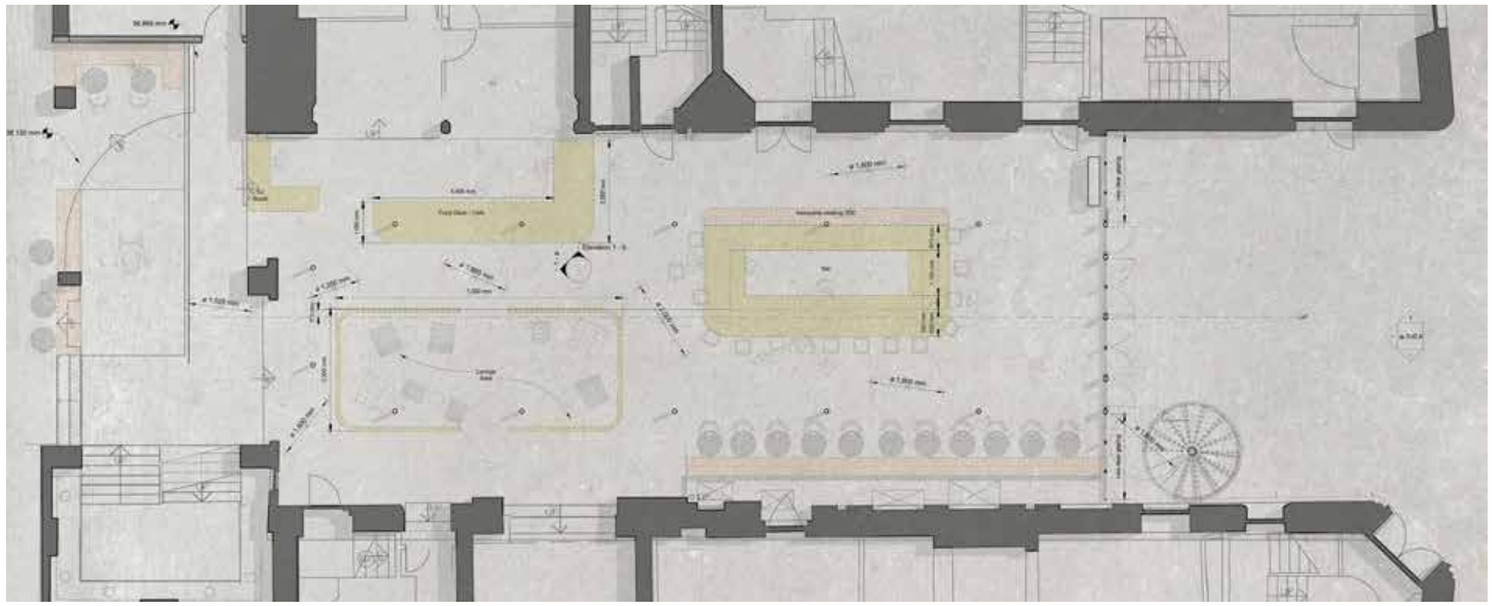
The layout of the apartments within the building is constrained by the existing building envelope and the layout of the existing apartments as the proposals envisage reconfiguring the current layout of the larger apartments to sub-divide them into smaller ones increasing the overall numbers. The ground floor and basement, however, have an increased scope for revising the existing layout as there is a need to provide more public spaces to service short stay apartments, which could be let for periods as short as a weekend, than long stay larger apartments.

New guestrooms will be provided at ground floor in Johnson House facing the canal whilst those in Central House will be maintained as the current layout but fully refurbished to meet the Locke brand requirements. The Whitworth Street frontage, in Dominion House, will be retail units at ground level, entered directly from the atrium space and at basement, which can be accessed by lift from the space providing two levels of retail space which can be sub-divided as necessary.

The atrium and extended public area in Johnson House, to the Beaver Street frontage, will be flexible, partly reception area with an ancillary hotel bar counter, partly lounge seating and a co-working area with tables chairs and Wi-Fi for working or meeting.

The remaining part of the basement area outside Dominion House is to become new guest apartments on the Rochdale Canal frontage with back of house uses in the deeper plan away from the glazed frontage. The swimming pool area in Central House, with the connection to street level to become a retail tenanted area. To the rear in Johnson House and accessed by lift and stair from the atrium, will be the leisure area for the apartments with exercise machines and an open area for exercise classes or yoga.

We are aware that any work taking place in Central House will require Listed Building Consent.

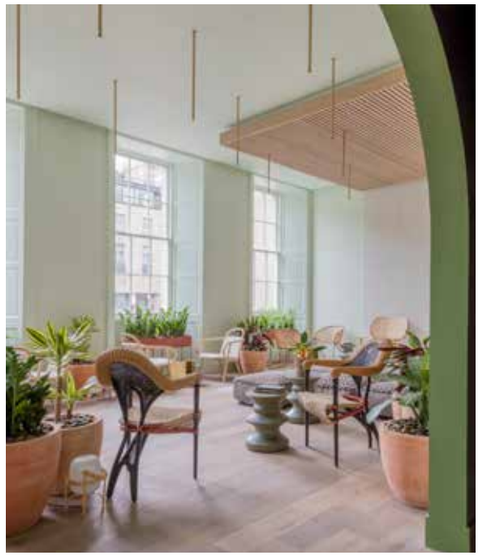


Proposed Ground Floor Plan (see section 8.1 for detail)

5.0 Proposed Layout - **Precedent Imagery**

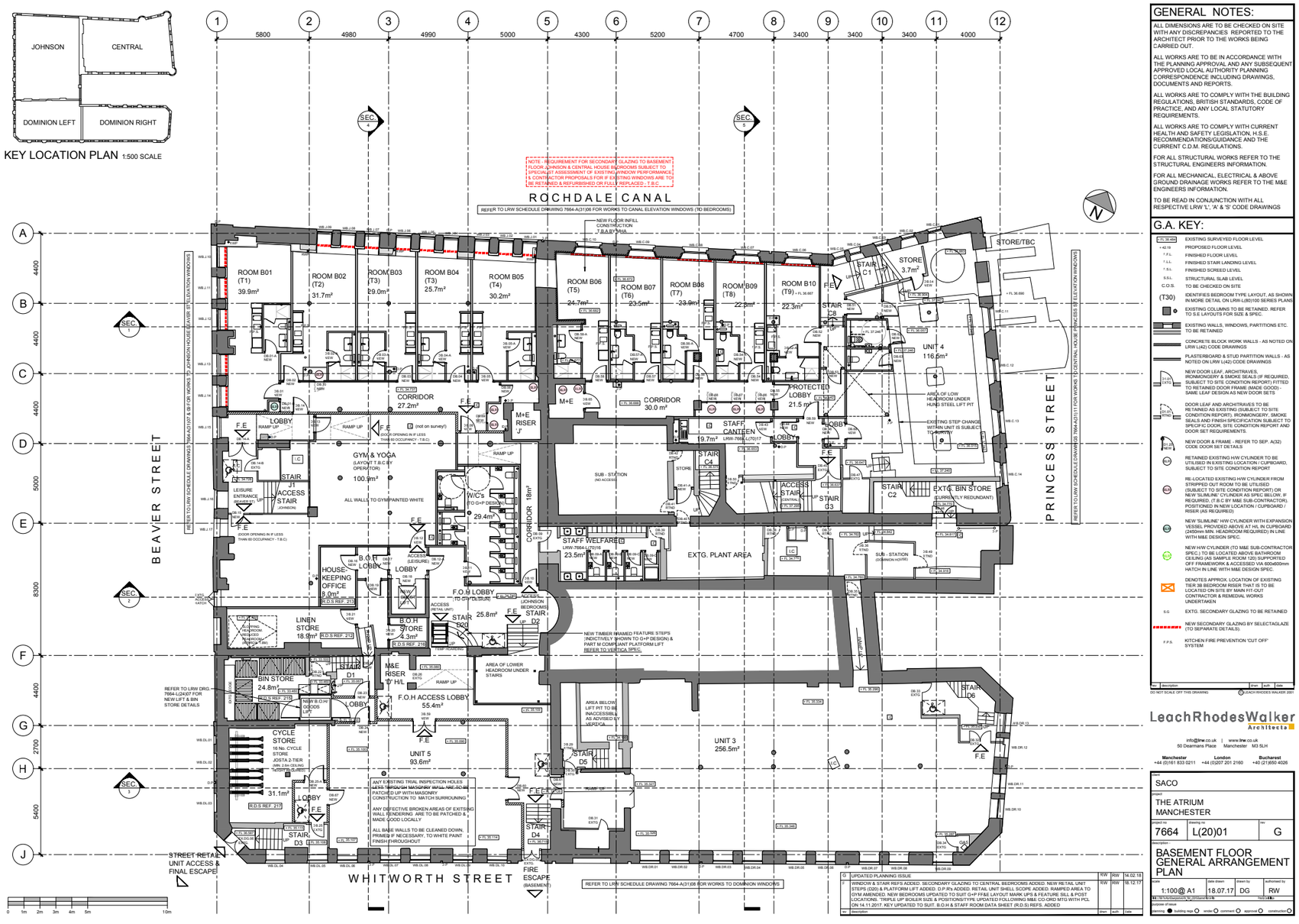
Public Areas






5.0 Proposed Layout - **Basement**



5.0 Proposed Layout - Ground



5.0 Proposed Layout - First



GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

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ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL, ELECTRICAL & ABOVE GROUND DRAINAGE WORKS REFER TO THE M&E ENGINEERS INFORMATION.

TO BE READ IN CONJUNCTION WITH ALL RESPECTIVE LRW 'L', 'A' & 'S' CODE DRAWINGS

G.A. KEY:

- EXISTING SURVEYED FLOOR LEVEL
- PROPOSED FLOOR LEVEL
- F.F.L. FINISHED FLOOR LEVEL
- F.L.L. FINISHED STAIR LANDING LEVEL
- F.S.L. FINISHED SCREED LEVEL
- S.S.L. STRUCTURAL SLAB LEVEL
- C.O.S. TO BE CHECKED ON SITE
- (T30) IDENTIFIES BEDROOM TYPE LAYOUT, AS SHOWN IN MORE DETAIL ON LRW-L(80)100 SERIES PLANS
- EXISTING COLUMNS TO BE RETAINED. REFER TO S.E LAYOUTS FOR SIZE & SPEC.
- EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
- CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - SAME LEAF DESIGN AS NEW DOOR SETS
- DOOR LEAF AND ARCHITRAVES TO BE RETAINED AS EXISTING (SUBJECT TO SITE CONDITION REPORT), IRONMONGERY, SMOKE SEALS AND FINISH SPECIFICATION SUBJECT TO SPECIFIC DOOR, SITE CONDITION REPORT AND DOOR SET REQUIREMENTS.
- NEW DOOR & FRAME - REFER TO SEP. A(32) CODE DOOR SET DETAILS
- RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
- RE-LOCATED EXISTING H/W CYLINDER FROM STRIPPED OUT ROOM TO BE UTILISED (SUBJECT TO SITE CONDITION REPORT) OR NEW 'SLIMLINE' CYLINDER AS SPEC BELOW, IF REQUIRED. (T.B.C BY M&E SUB-CONTRACTOR). POSITIONED IN NEW LOCATION / CUPBOARD / RISER (AS REQUIRED)
- NEW 'SLIMLINE' H/W CYLINDER WITH EXPANSION VESSEL PROVIDED ABOVE AT HIL IN CUPBOARD (2450mm MIN. HEADROOM REQUIRED) IN LINE WITH M&E DESIGN SPEC.
- NEW H/W CYLINDER (TO M&E SUB-CONTRACTOR SPEC.) TO BE LOCATED ABOVE BATHROOM CEILING (AS SAMPLE ROOM 120) SUPPORTED OFF FRAMEWORK & ACCESSED VIA 600x600mm HATCH IN LINE WITH M&E DESIGN SPEC.
- DENOTES APPROX. LOCATION OF EXISTING TIER 3B BEDROOM RISER THAT IS TO BE LOCATED ON SITE BY MAIN FIT-OUT CONTRACTOR & REMEDIAL WORKS UNDERTAKEN
- S.G EXTG. SECONDARY GLAZING TO BE RETAINED
- NEW SECONDARY GLAZING BY SELECTAGLAZE (TO SEPARATE DETAILS).
- F.P.S. KITCHEN FIRE PREVENTION 'CUT OFF' SYSTEM

rev	description	drwn	auth	date
D	UPDATED PLANNING ISSUE.	DG	RW	14.02.18
C	PLANNING ISSUE.	DG	RW	21.11.17
B	CONTRACT TENDER ISSUE.	DG	RW	03.11.17
A	PLANNING ISSUE.	DG	RW	13.09.17

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client: SACO
project: THE ATRIUM MANCHESTER
project no: 7664 | drawing no: L(20)03 | rev: D
description: FIRST FLOOR GENERAL ARRANGEMENT PLAN
scale: 1:100@ A1 | date drawn: 18.07.17 | drawn by: DG | authorised by: RW
file: R:\Architecture\7664\CAD\Revit\7664_central_MASTER.rvt
purpose of issue: planning ● | building regs ○ | tender ○ | comment ○ | approval ○ | construction ○

5.0 Proposed Layout - Second & Third



GENERAL NOTES:

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G.A. KEY:

- F.L. 34.494 — EXISTING SURVEYED FLOOR LEVEL
- + 42.19 — PROPOSED FLOOR LEVEL
- F.F.L. — FINISHED FLOOR LEVEL
- F.L.L. — FINISHED STAIR LANDING LEVEL
- F.S.L. — FINISHED SCREED LEVEL
- S.S.L. — STRUCTURAL SLAB LEVEL
- C.O.S. — TO BE CHECKED ON SITE
- (T30) — IDENTIFIES BEDROOM TYPE LAYOUT, AS SHOWN IN MORE DETAIL ON LRW-L(80)100 SERIES PLANS
- EXISTING COLUMNS TO BE RETAINED. REFER TO S.E LAYOUTS FOR SIZE & SPEC.
- EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
- CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- D2.01 NEW — NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - SAME LEAF DESIGN AS NEW DOOR SETS
- D2.01 EXTG — DOOR LEAF AND ARCHITRAVES TO BE RETAINED AS EXISTING (SUBJECT TO SITE CONDITION REPORT). IRONMONGERY, SMOKE SEALS AND FINISH SPECIFICATION SUBJECT TO SPECIFIC DOOR, SITE CONDITION REPORT AND DOOR SET REQUIREMENTS.
- D2.01 NEW — NEW DOOR & FRAME - REFER TO SEP. A(32) COOK DOOR SET DETAILS
- RCR — RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
- RCR — RE-LOCATED EXISTING H/W CYLINDER FROM STRIPPED OUT ROOM TO BE UTILISED (SUBJECT TO SITE CONDITION REPORT) OR NEW 'SLIMLINE' CYLINDER AS SPEC BELOW, IF REQUIRED, (T.B.C BY M&E SUB-CONTRACTOR). POSITIONED IN NEW LOCATION / CUPBOARD / RISER (AS REQUIRED)
- NCR — NEW 'SLIMLINE' H/W CYLINDER WITH EXPANSION VESSEL PROVIDED ABOVE AT HL IN CUPBOARD (2450mm MIN. HEADROOM REQUIRED) IN LINE WITH M&E DESIGN SPEC.
- NCR — NEW H/W CYLINDER (TO M&E SUB-CONTRACTOR SPEC.) TO BE LOCATED ABOVE BATHROOM CEILING (AS SAMPLE ROOM 120) SUPPORTED OFF FRAMEWORK & ACCESSED VIA 600x600mm HATCH IN LINE WITH M&E DESIGN SPEC.
- DENOTES APPROX. LOCATION OF EXISTING TIER 3B BEDROOM RISER THAT IS TO BE LOCATED ON SITE BY MAIN FIT-OUT CONTRACTOR & REMEDIAL WORKS UNDERTAKEN
- S.G — EXTG. SECONDARY GLAZING TO BE RETAINED
- NEW SECONDARY GLAZING BY SELECTAGLAZE (TO SEPARATE DETAILS)
- K.P.S. — KITCHEN FIRE PREVENTION 'CUT OFF' SYSTEM

Rev	description	drwn	auth	date

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Rev	description	drwn	auth	date
J	UPDATED PLANNING ISSUE.	DG	RW	14.02.17
H	UPDATED IN LINE WITH PCL VALUE ENGINEERING E.R AGREEMENT FOR M&E & NEW BEDROOM BOILER PROPOSALS. EXTG. T3B BEDROOM RISERS IDENTIFIED. INTERNAL BEDROOM LAYOUTS REFINED IN LINE WITH G+P COMMENTS & AGREED ADDITIONAL STRIP BACK OF TIER 3A ROOMS. ROOM 232 AMENDED TO TIER 3A TYPE TO SUIT AGREED PLANNING REQUIREMENTS. KEY UPDATED TO SUIT.	RW	RW	09.01.17
G	PLANNING ISSUE.	DG	RW	21.11.17
F	CONTRACT TENDER ISSUE.	DG	RW	03.11.17
E	PLANNING ISSUE.	DG	RW	13.09.17
D	SANIWARE UPDATED TO REFLECT G+P BATHROOM DESIGN BOOKLET. SHOWER ROOMS LAYOUTS 214 & 221 INCREASED IN SIZE. BATHROOM 207 RATIONALISED TO CREATE MORE SPACE	DG	RW	08.08.17

client	SACO
project	THE ATRIUM MANCHESTER
project no	7664
drawing no	L(20)04
rev	J
description	SECOND FLOOR GENERAL ARRANGEMENT PLAN
scale	1:100@ A1
date drawn	14.06.17
drawn by	DG
authorised by	RW
file	7664 Sub-blocks(A3).dgn Sheet(A3)
purpose of issue	planning ● building regs ○ tender ○ comment ○ approval ○ construction ○

5.0 Proposed Layout - Fourth



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D	UPDATED PLANNING ISSUE.	DG	RW	14.02.18
C	PLANNING ISSUE.	DG	RW	21.11.17
B	CONTRACT TENDER ISSUE.	CM	RW	03.11.17
A	PLANNING ISSUE.	DG	RW	13.09.17

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client: SACO
project: THE ATRIUM MANCHESTER
project no: 7664 | drawing no: L(20)06 | rev: D
description: FOURTH FLOOR GENERAL ARRANGEMENT PLAN
scale: 1:100@ A1 | date drawn: 23.08.17 | drawn by: DG | authorised by: RW
file: R:\Architecture\7664\CAD\Revit\7664_Central_local.rvt
purpose of issue: planning ● | building regs ○ | tender ○ | comment ○ | approval ○ | construction ○

5.0 Proposed Layout - Fifth



GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

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ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL, ELECTRICAL & ABOVE GROUND DRAINAGE WORKS REFER TO THE M&E ENGINEERS INFORMATION.

TO BE READ IN CONJUNCTION WITH ALL RESPECTIVE LRW 'L', 'A' & 'S' CODE DRAWINGS

G.A. KEY:

- EXISTING SURVEYED FLOOR LEVEL
- PROPOSED FLOOR LEVEL
- F.F.L. FINISHED FLOOR LEVEL
- F.S.L. FINISHED STAIR LANDING LEVEL
- F.S.L. FINISHED SCREED LEVEL
- S.S.L. STRUCTURAL SLAB LEVEL
- C.O.S. TO BE CHECKED ON SITE
- (T30) IDENTIFIES BEDROOM TYPE LAYOUT, AS SHOWN IN MORE DETAIL ON LRW-L(80)100 SERIES PLANS
- EXISTING COLUMNS TO BE RETAINED. REFER TO S.E LAYOUTS FOR SIZE & SPEC.
- EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
- CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - SAME LEAF DESIGN AS NEW DOOR SETS
- DOOR LEAF AND ARCHITRAVES TO BE RETAINED AS EXISTING (SUBJECT TO SITE CONDITION REPORT). IRONMONGERY, SMOKE SEALS AND FINISH SPECIFICATION SUBJECT TO SPECIFIC DOOR, SITE CONDITION REPORT AND DOOR SET REQUIREMENTS.
- NEW DOOR & FRAME - REFER TO SEP. A(32) CODE DOOR SET DETAILS
- RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
- RE-LOCATED EXISTING H/W CYLINDER FROM STRIPPED OUT ROOM TO BE UTILISED (SUBJECT TO SITE CONDITION REPORT) OR NEW 'SLIMLINE' CYLINDER AS SPEC BELOW, IF REQUIRED, (T.B.C BY M&E SUB-CONTRACTOR). POSITIONED IN NEW LOCATION / CUPBOARD / RISER (AS REQUIRED)
- NEW 'SLIMLINE' H/W CYLINDER WITH EXPANSION VESSEL PROVIDED ABOVE AT HIL IN CUPBOARD (2450mm MIN. HEADROOM REQUIRED) IN LINE WITH M&E DESIGN SPEC.
- NEW H/W CYLINDER (TO M&E SUB-CONTRACTOR SPEC.) TO BE LOCATED ABOVE BATHROOM CEILING (AS SAMPLE ROOM 120) SUPPORTED OFF FRAMEWORK & ACCESSED VIA 600x600mm HATCH IN LINE WITH M&E DESIGN SPEC.
- DENOTES APPROX. LOCATION OF EXISTING TIER 3B BEDROOM RISER THAT IS TO BE LOCATED ON SITE BY MAIN FIT-OUT CONTRACTOR & REMEDIAL WORKS UNDERTAKEN
- S.G EXTG. SECONDARY GLAZING TO BE RETAINED
- NEW SECONDARY GLAZING BY SELECTAGLAZE (TO SEPARATE DETAILS).
- F.P.S. KITCHEN FIRE PREVENTION 'CUT OFF' SYSTEM

rev	description	drwn	auth	date
D	UPDATED PLANNING ISSUE.	DG	KW	14.02.18
C	PLANNING ISSUE.	DG	KW	01.11.17
B	CONTRACT TENDER ISSUE.	CM	KW	03.11.17
A	PLANNING ISSUE.	DG	KW	3.09.17

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client: SACO

project: THE ATRIUM MANCHESTER

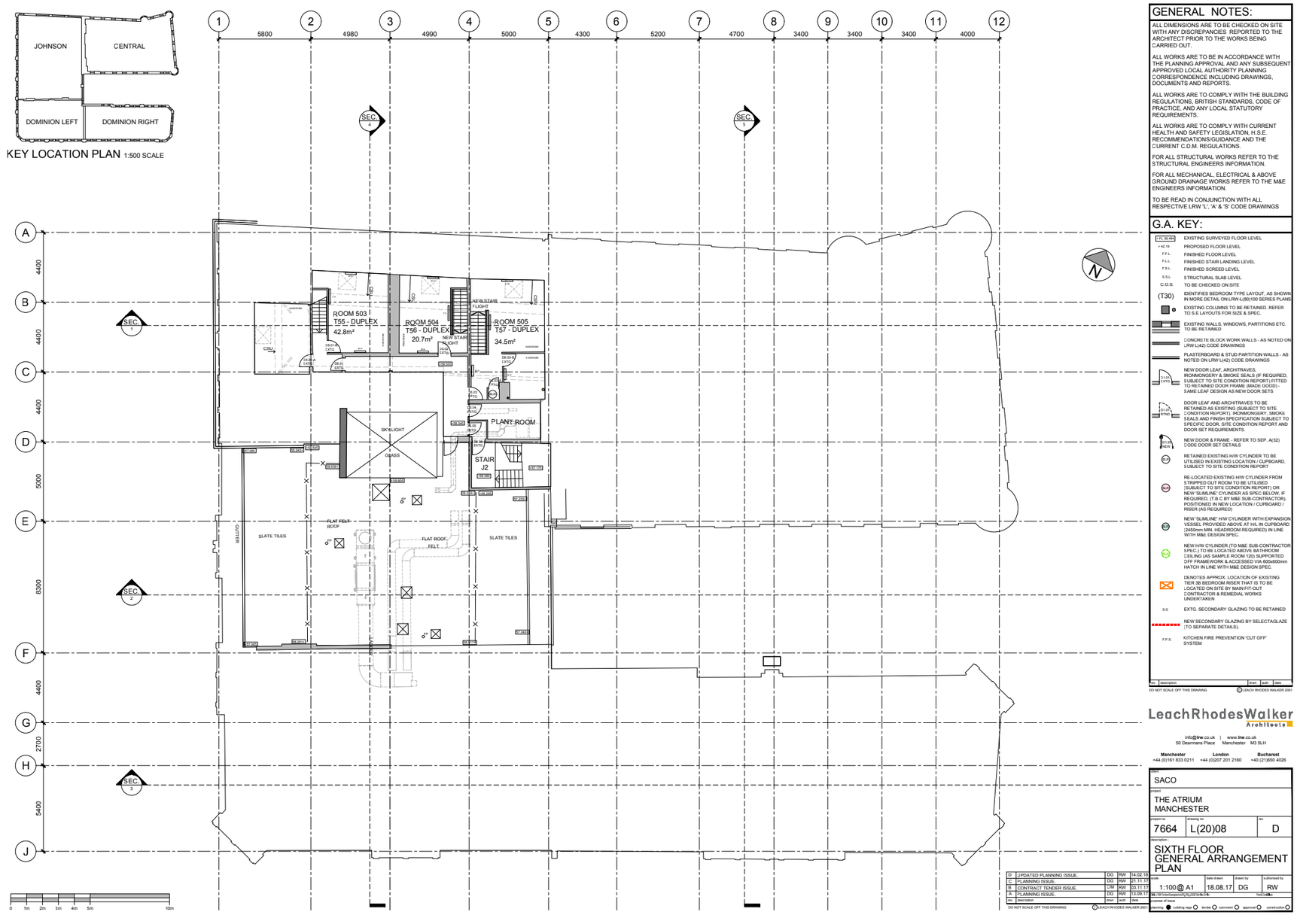
project no	drawing no	rev
7664	L(20)07	D

description: FIFTH FLOOR GENERAL ARRANGEMENT PLAN

scale	date drawn	drawn by	authorised by
1:100@ A1	18.08.17	DG	RW

purpose of issue: planning ● building regs ○ tender ○ comment ○ approval ○ construction ○

5.0 Proposed Layout - Sixth



GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

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FOR ALL MECHANICAL, ELECTRICAL & ABOVE GROUND DRAINAGE WORKS REFER TO THE M&E ENGINEERS INFORMATION.

TO BE READ IN CONJUNCTION WITH ALL RESPECTIVE LRW 'L', 'A' & 'S' CODE DRAWINGS

G.A. KEY:

- T.L. 34.45 — EXISTING SURVEYED FLOOR LEVEL
- + 42.19 — PROPOSED FLOOR LEVEL
- F.F.L. — FINISHED FLOOR LEVEL
- F.L.L. — FINISHED STAIR LANDING LEVEL
- F.S.L. — FINISHED SCREED LEVEL
- S.S.L. — STRUCTURAL SLAB LEVEL
- C.O.S. — TO BE CHECKED ON SITE
- (T30) — IDENTIFIES BEDROOM TYPE LAYOUT, AS SHOWN IN MORE DETAIL ON LRW-L(80)100 SERIES PLANS
- EXISTING COLUMNS TO BE RETAINED. REFER TO S.E LAYOUTS FOR SIZE & SPEC.
- EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
- CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- 21 (T) TXTD — NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - SAME LEAF DESIGN AS NEW DOOR SETS
- 21 (T) RTND — DOOR LEAF AND ARCHITRAVES TO BE RETAINED AS EXISTING (SUBJECT TO SITE CONDITION REPORT). IRONMONGERY, SMOKE SEALS AND FINISH SPECIFICATION SUBJECT TO SPECIFIC DOOR, SITE CONDITION REPORT AND DOOR SET REQUIREMENTS.
- 21 (T) NEW — NEW DOOR & FRAME - REFER TO SEP. A(32) CODE DOOR SET DETAILS
- RCH — RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
- RLC — RE-LOCATED EXISTING H/W CYLINDER FROM STRIPPED OUT ROOM TO BE UTILISED (SUBJECT TO SITE CONDITION REPORT) OR NEW 'SLIMLINE' CYLINDER AS SPEC BELOW, IF REQUIRED, (T.B.C BY M&E SUB-CONTRACTOR). POSITIONED IN NEW LOCATION / CUPBOARD / RISER (AS REQUIRED)
- NSC — NEW 'SLIMLINE' H/W CYLINDER WITH EXPANSION VESSEL PROVIDED ABOVE AT H/L IN CUPBOARD (2450mm MIN. HEADROOM REQUIRED) IN LINE WITH M&E DESIGN SPEC.
- NEW H/W CYLINDER (TO M&E SUB-CONTRACTOR SPEC.) TO BE LOCATED ABOVE BATHROOM CEILING (AS SAMPLE ROOM 120) SUPPORTED OFF FRAMEWORK & ACCESSED VIA 600x600mm HATCH IN LINE WITH M&E DESIGN SPEC.
- DENOTES APPROX. LOCATION OF EXISTING TIER 3B BEDROOM RISER THAT IS TO BE LOCATED ON SITE BY MAIN FIT-OUT CONTRACTOR & REMEDIAL WORKS UNDERTAKEN
- S.G — EXTG. SECONDARY GLAZING TO BE RETAINED
- NEW SECONDARY GLAZING BY SELECTAGLAZE (TO SEPARATE DETAILS).
- F.P.S. — KITCHEN FIRE PREVENTION 'CUT OFF' SYSTEM

rev	description	drwn	auth	date

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client: SACO

project: THE ATRIUM MANCHESTER

project no	drawing no	rev
7664	L(20)08	D

description: SIXTH FLOOR GENERAL ARRANGEMENT PLAN

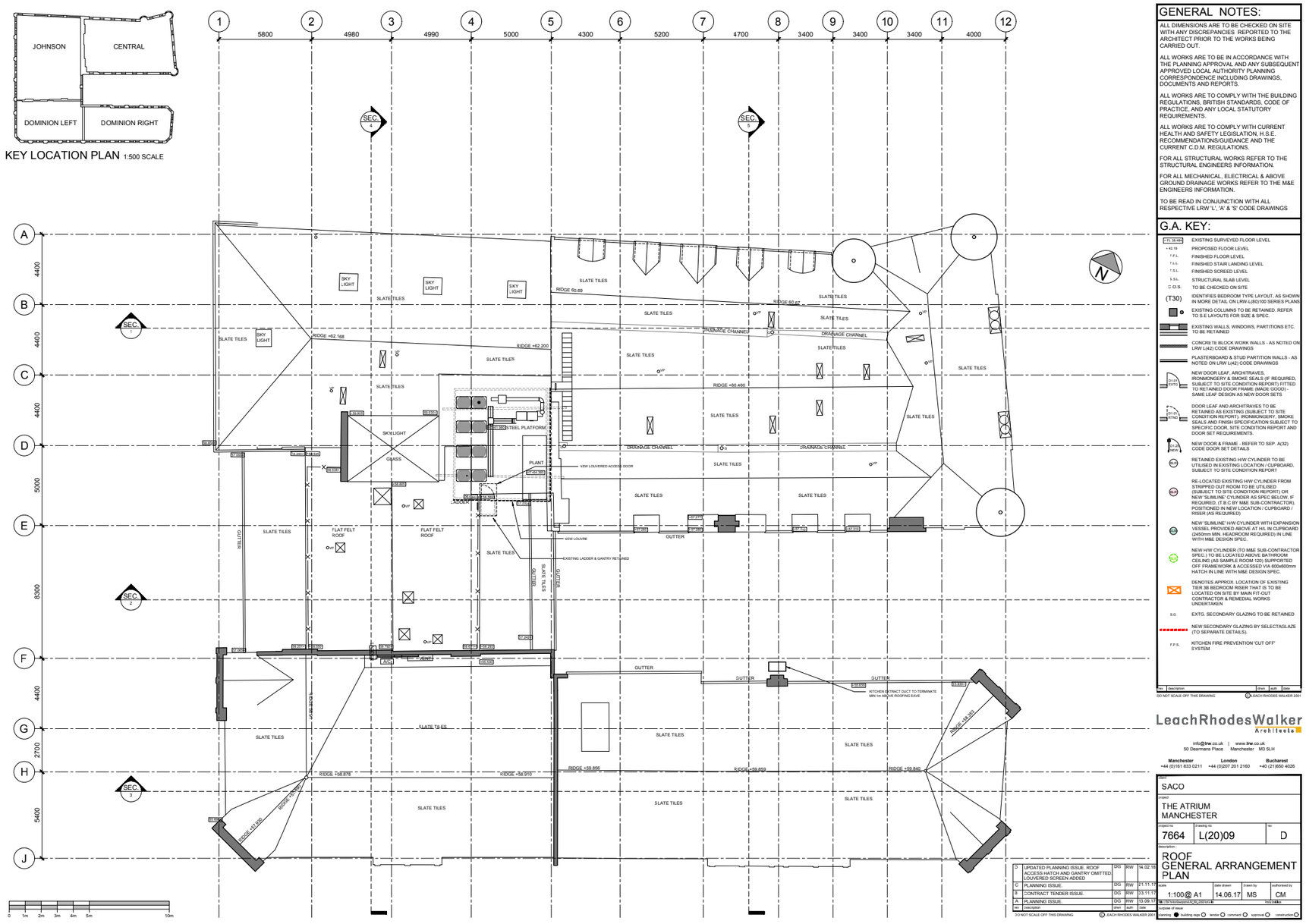
rev	description	drwn	auth	date
D	UPDATED PLANNING ISSUE.	DG	RW	14.02.18
C	PLANNING ISSUE.	DG	RW	21.11.17
B	CONTRACT TENDER ISSUE.	CM	RW	03.11.17
A	PLANNING ISSUE.	DG	RW	13.09.17

scale	date drawn	drawn by	authorised by
1:100@ A1	18.08.17	DG	RW

file: L:\07-Projects\7664\CAD\L(20)08.dwg — status: purpose of issue

planning ● building regs ○ tender ○ comment ○ approval ○ construction ○

5.0 Proposed Layout - **Roof**



GENERAL NOTES:

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TO BE READ IN CONJUNCTION WITH ALL RESPECTIVE LRW 'L', 'A' & 'S' CODE DRAWINGS

G.A. KEY:

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- PROPOSED FLOOR LEVEL
- F.F.L. FINISHED FLOOR LEVEL
- T.S.L. FINISHED STAIR LANDING LEVEL
- F.S.L. FINISHED SCREED LEVEL
- S.S.L. STRUCTURAL SLAB LEVEL
- T.C.O.S. TO BE CHECKED ON SITE
- (T30) IDENTIFIES BEDROOM TYPE LAYOUT, AS SHOWN IN MORE DETAIL ON LRW-L(80)100 SERIES PLANS
- EXISTING COLUMNS TO BE RETAINED. REFER TO S.E LAYOUTS FOR SIZE & SPEC.
- EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
- CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
- D1.01 EXTG. NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - SAME LEAF DESIGN AS NEW DOOR SETS
- D1.01 EXTG. DOOR LEAF AND ARCHTRAVES TO BE RETAINED AS EXISTING (SUBJECT TO SITE CONDITION REPORT). IRONMONGERY, SMOKE SEALS AND FINISH SPECIFICATION SUBJECT TO SPECIFIC DOOR, SITE CONDITION REPORT AND DOOR SET REQUIREMENTS.
- D1.02 NEW NEW DOOR & FRAME - REFER TO SEP. A(32) CODE DOOR SET DETAILS
- HCR RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
- HCR RE-LOCATED EXISTING H/W CYLINDER FROM STRIPPED OUT ROOM TO BE UTILISED (SUBJECT TO SITE CONDITION REPORT) OR NEW 'SLIMLINE' CYLINDER AS SPEC BELOW, IF REQUIRED. (T.B.C BY M&E SUB-CONTRACTOR). POSITIONED IN NEW LOCATION / CUPBOARD / RISER (AS REQUIRED)
- HCR NEW 'SLIMLINE' H/W CYLINDER WITH EXPANSION VESSEL PROVIDED ABOVE AT HL IN CUPBOARD (2450mm MIN. HEADROOM REQUIRED IN LINE WITH M&E DESIGN SPEC.
- HCR NEW H/W CYLINDER (TO M&E SUB-CONTRACTOR SPEC.) TO BE LOCATED ABOVE BATHROOM CEILING (AS SAMPLE ROOM 120) SUPPORTED OFF FRAMEWORK & ACCESSED VIA 600x600mm HATCH IN LINE WITH M&E DESIGN SPEC.
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- F.P.S. KITCHEN FIRE PREVENTION 'CUT OFF' SYSTEM

no	description	drawn	auth	date
5	UPDATED PLANNING ISSUE. ROOF ACCESS HATCH AND GANTRY OMITTED. LOUVERED SCREEN ADDED	DG	RW	14.02.18
C	PLANNING ISSUE.	DG	RW	21.11.17
B	CONTRACT TENDER ISSUE.	DG	RW	03.11.17
A	PLANNING ISSUE.	DG	RW	13.09.17

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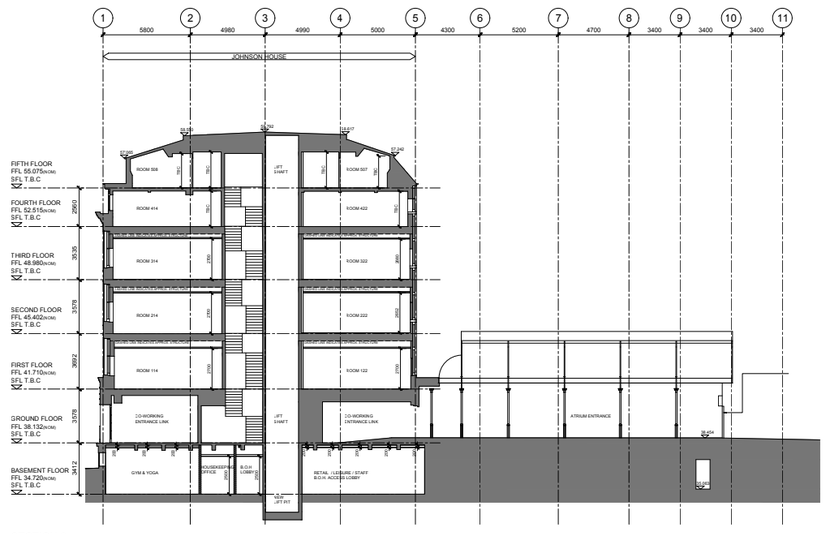
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Manchester +44 (0)161 833 0211 | London +44 (0)207 251 2160 | Bucharest +40 (21)650 4026

client: SACO
project: THE ATRIUM MANCHESTER
project no: 7664 | drawing no: L(20)09 | rev: D
description: ROOF GENERAL ARRANGEMENT PLAN
scale: 1:100@ A1 | date drawn: 14.06.17 | drawn by: MS | authorised by: CM
file: N:\7664\Working\Arch\L\80\7664_L80_100.pln | hatch: 0.4mm
purpose of issue: planning ● | building regs ○ | tender ○ | comment ○ | approval ○ | construction ○

5.0 Proposed Layout - **Section**



SECTION 1



SECTION 2

0 1m 2m 3m 4m 5m 10m

GENERAL NOTES:

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LEACH RHODES WALKER ARCHITECTS GENERAL ARRANGEMENT (L CODE) DRAWINGS, TOGETHER WITH RELEVANT DETAILED (A CODE) DRAWINGS AND SPECIFICATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.

D	UPDATED PLANNING ISSUE	DC	RW	14.09.18
C	PLANNING ISSUE & UPDATED TO SUIT LATEST SURVEY	DC	RW	07.11.17
B	ADDITIONAL NOTES ADDED TO SECTION 2 FOR ENTRANCES	DB	RW	14.10.17
A	PLANNING ISSUE	DC	RW	13.09.17
rev	description	drawn	check	date

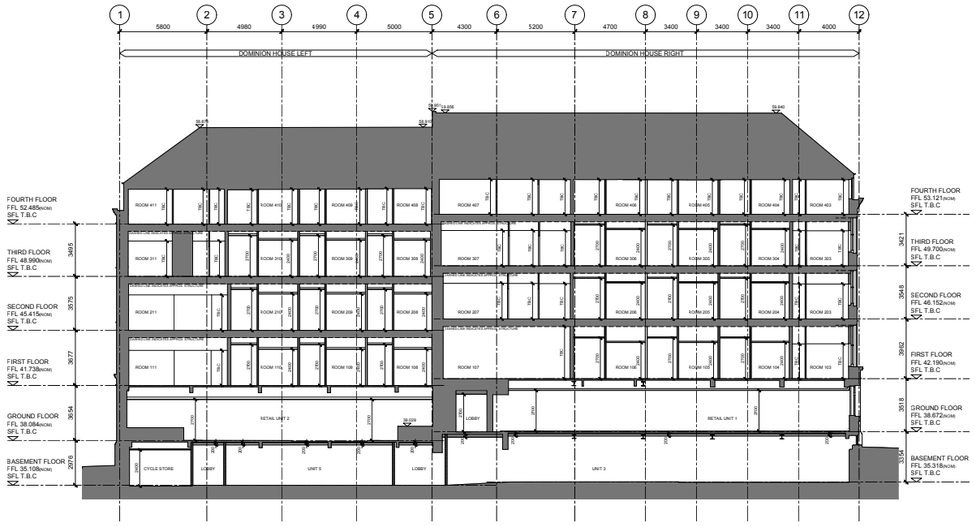
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client	SACO		
project	THE ATRIUM MANCHESTER		
project no.	7664	drawing no. L(20)13	rev. D
description	AS PROPOSED SECTIONS SHEET 1 OF 2		
scale	1:100@ A0	date issued 14.07.17	drawn by MS	checked by RMW

5.0 Proposed Layout - **Section**



5.0 Proposed Layout - **Elevations**



SECTION 3



SECTION 4



SECTION 5

GENERAL NOTES:

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C	UPDATED PLANNING ISSUE	DG	13.02.18
B	PLANNING ISSUE & UPDATED TO SUIT LATEST SURVEY	DG	21.11.17
A	PLANNING ISSUE	DG	23.08.17
rev	description	drawn	date

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SACO

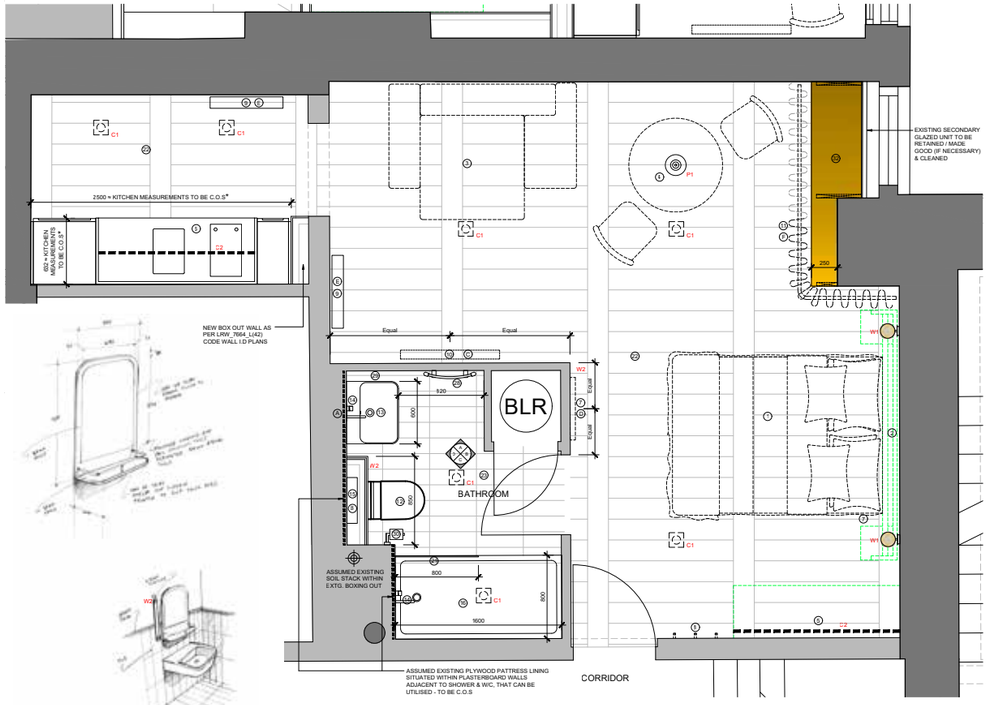
THE ATRIUM MANCHESTER

7664 | L(20)14 | C

AS PROPOSED SECTIONS SHEET 2 OF 2

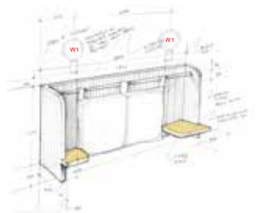
1:100@A0 | 29.06.17 | MS | RMW

5.0 Proposed Layout - **Bedroom Plan**



TIER '3B' BEDROOM **TYPE 29** - APPLIES TO GUESTROOMS **113 - 413 incl.** IN DOMINION HOUSE

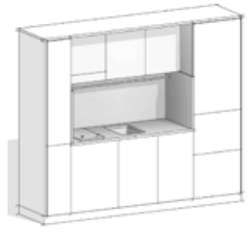
BATHROOM JOINERY - ITEM 20
G+P DESIGN SKETCH VISUAL N.T.S



LIGHTING ABOVE BED - LIGHTING W1
G+P DESIGN SKETCH VISUAL N.T.S



NEW SILL & POST SUPPORT - ITEM 32
G+P DESIGN SKETCH VISUAL
REFER TO LRW DRAWING 7664-A(70)01 N.T.S



KITCHEN JOINERY - ITEM 6
G+P DESIGN SKETCH VISUAL
REFER TO LRW DRAWING 7664-L(70)11 N.T.S

COMPONENT KEY:

1. BED (FF&E)
2. BEDHEAD (FF&E)
3. COUCH (FF&E)
4. DINING TABLE & CHAIRS (FF&E)
5. WARDROBE (FF&E)
6. KITCHEN (SEE G+P DESIGN SKETCH)
7. FLOOR STANDING MIRROR (FF&E)
8. COAT HOOKS (FF&E)
9. NEW WALL FIXED PANEL HEATER
10. 42" SLIM TV - WALL BRACKET (FF&E)
11. CURTAIN & HEAD TRACK (FF&E)
12. W/C (WALL HUNG)
13. WASH HAND BASIN (WITH TOWEL RAIL)
14. BASIN/ BATH MIXER TAP (WALL SPOUT)
15. CISTERN BOX OUT / TILED LID TOP
16. BATH
17. SHOWER
18. CHROME WASTE PIPE & BOTTLE TRAP
19. FLUSH PLATE
20. MIRROR CABINET (TO G+P DESIGN)
21. HINGED GLASS SIDE SCREEN
22. TIMBER PLANK FLOORING
23. FLOOR TILES
24. WALL TILES
25. PAINTED WALL FINISH
26. ROBE HOOKS (FF&E)
27. SOLID TEAK STOOL / TABLE (FF&E)
28. HEATED TOWEL RADIATOR
29. SHAVER SOCKET
30. TOILET ROLL HOLDER (FF&E)
31. BIN (FF&E)
32. NEW SILL & POST DETAIL

TECHNICAL NOTES:

A. ALL PLUMBING & DRAINAGE PIPES TO BE ALTERED IN ADJ. WALL ACCORDINGLY TO SUIT SITE CONDITIONS
B. BOXING OUT DEPTH DETERMINED BY EXISTING SOIL STACK CONNECTION PIPE LOCATION WITHIN ADJACENT BOXED OUT WALL. TO BE C.O.S & SUIT SITE CONDITIONS
C. REFER TO LRW PRINCIPLES DRAWING 7664-A(70)02
D. REFER TO LRW PRINCIPLES DRAWING 7664-A(70)03
E. REFER TO LRW PRINCIPLES DRAWING 7664-A(70)04
F. REFER TO LRW CURTAIN PELMET DRAWING 7664-A(70)05

GENERAL NOTES:

EXISTING SKIRTINGS TO BE CAREFULLY REMOVED BY FIT-OUT CONTRACTOR AND NEW SKIRTING TO BE INSTALLED WHERE INDICATED. REFER TO LRW L(43) CODE.

CEILINGS TO BE RETAINED/ MADE GOOD (IF NECESSARY)

LIGHTING KEY:

C1: RECESSED CEILING DOWNLIGHT *
ORLIGHT 3018-1' BLACK - SQUARE FITTING

C2: INTEGRATED LED STRIP LIGHTING
LINEAR LED STRIP (2700K) WARM WHITE

W1: BEDSIDE WALL LAMP
PARACHUNA ABALLO A GOLDEN FINISH WITH OPAL SHADE & LED 230V G9 BULB - DIMMABLE

W2: BEDROOM WALL PENDANT LIGHT
TEKNA MARCHER LONG - GOLD PLATED BRASS - LED230V G6 BULB - DIMMABLE

W3: BATHROOM WALL LAMP
SAMWOOD ELGAR S1201, CLEAR ANODIZED REFLECTOR

P1: ABOVE TABLE PENDANT LIGHT
& TRADITION MASS LIGHT PENDANT - BRASS FINISH WITH OPAL SHADE G9 MAZ 40W BULB - DIMMABLE

* ALL EXISTING CEILING SPOTLIGHT POSITIONS TO BE RETAINED IN BOTH BEDROOM & BATHROOM FOR APPLICATION OF NEW LIGHT FITTINGS (AS SPEC. ABOVE) NOTE - EXISTING APERTURE MAY NEED TO BE MODIFIED TO SUIT NEW LIGHT FITTING

ALL EXISTING SOCKET / SWITCH COVER PLATES (LEFT ON VIEW IN ROOM) ARE TO BE REPLACED WITH NEW COVER PLATE (TO G+P SPEC.). NOTE - EXISTING STANDARD PLUG SOCKETS ARE TO BE REPLACED WITH NEW SOCKET OUTLET WITH DUAL USB CONNECTION POINTS RELATIVE TO BED LOCATIONS & LIVING AREA ONLY

GENERAL NOTES:

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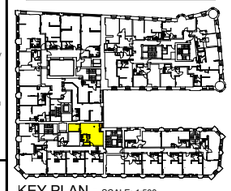
FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

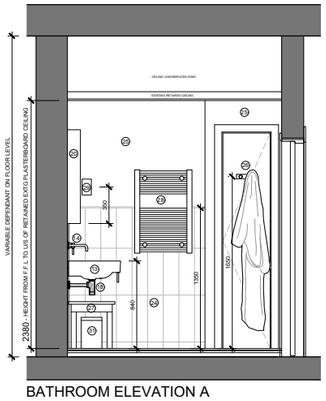
FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
L(20) CODE GA PLANS
L(35) CODE CEILING PLANS
L(43) CODE FLOOR FINISHES
L(70) CODE SHOWER / KITCHEN LAYOUTS
S(70) CODE SHOWER ROOM ID PLAN
S(80) CODE ROOM DATA SHEETS
A(70) CODE PICTORIAL SPECS
G+P 'DD' CODE DESIGN BOOKLETS

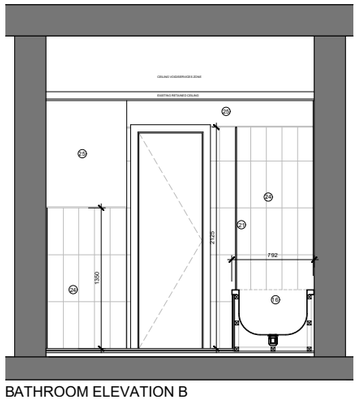
LEVELS AND DIMENSIONS GIVEN OF WINDOWS, CEILINGS, SERVICE ZONES AND FFL TO USOS MAY DIFFER THROUGHOUT FLOOR LEVELS. REFER TO LRW G.A L(20) CODE AND LRW R.C.P L(35) CODE DRAWINGS FOR SPECIFIC FLOOR/ ROOM SPECIFICATIONS.



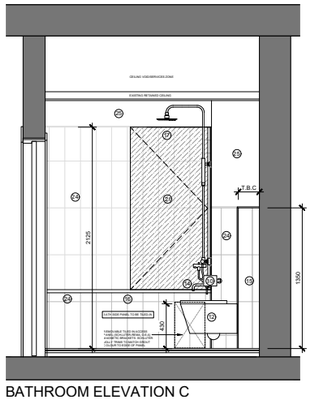
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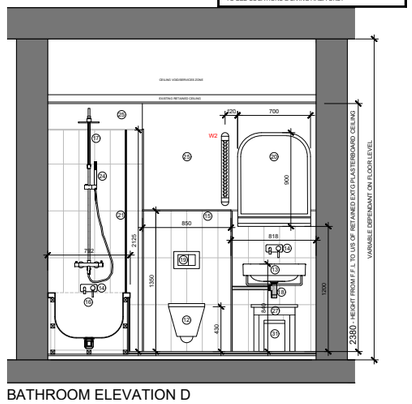
BATHROOM ELEVATION A



BATHROOM ELEVATION B



BATHROOM ELEVATION C



BATHROOM ELEVATION D

SAMPLE BEDROOM

rev	description	dwn	auth	date
A	UPDATED IN LINE WITH LATEST G+P DESIGN PACKAGE. COMPONENT KEY UPDATED IN LINE WITH CLIENT CONFIRMATION & G+P FF&E ITEMS.	DG/ RW	RW	01.09.17

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client	SACO
project	THE ATRIUM MANCHESTER
project no	7664
drawing no	L(80)29
rev	A
description	BEDROOM PLAN TYPE 29, ROOMS 113 - 413 TIER '3B' EXTG LAYOUT
scale	1:20@ A1
date drawn	17.07.17
drawn by	RW/DG
authorised by	RMW

purpose of issue: planning ○ building regs ○ tender ○ comment ○ approval ● construction ○

6.0 Scale

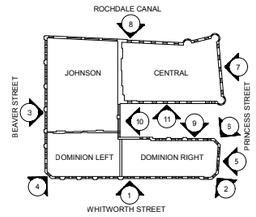
6.0 Scale

As there are no proposals to amend the fabric of the exterior of the building, the issue of scale will be confined to the interventions in the façade to remove the additions from the previous refurbishment.



ELEVATION 1 WHITWORTH STREET

ELEVATION 2



KEY LOCATION PLAN (NTS)

GENERAL NOTES:

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TO BE READ IN CONJUNCTION WITH:
- LRW_L(20) CODE G.A PLANS
- LRW_L(26) CODE AS EXTG. ELEVS
- G+P DAS

KEY:

= DENOTES CLEAR GLAZED WINDOW UNIT, U.N.O.

= DENOTES WINDOW PANE THAT APPEARS TO BE BOARDED UP / OBSCURED FROM INSIDE.

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= DENOTES EXISTING CEMENTITOUS BACKING BOARD REMOVED INTERNALLY FROM EXISTING EXTERNAL GLASS PANE TO RE-INSTATE FULL HEIGHT WINDOW HEIGHT. 'SOLARFILM' TO BE APPLIED TO INSIDE FACE OF REVEALED WINDOW PANES

CCTV - ALL CCTV TO BE NEW CAMERA DEVICES

SCHED. OF EXTERNAL REPAIRS:

- REMOVE ALL SIGNAGE AND MAKE AREA GOOD.
- REMOVE ALL OLD CCTV & EXTERNAL LIGHTING AND MAKE AREA GOOD.
- REMOVE ALL VEGETATION PRESENT.
- MAKE GOOD OF GUTTERING WHERE REQUIRED.
- EXISTING BROKEN STEPS TO BE REPLACED OR REPAIRED.

no	description	dram	auth	date

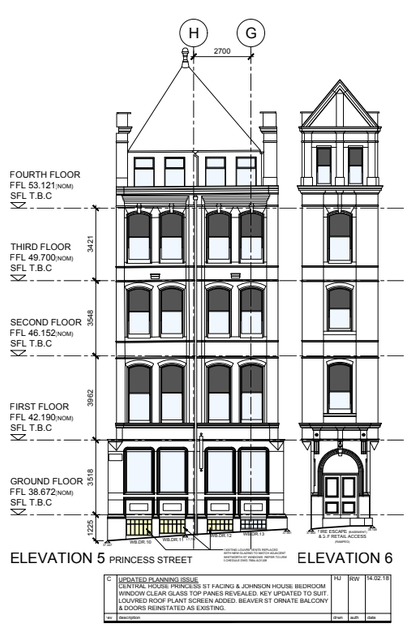
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ELEVATION 3 BEAVER STREET

NOTE: REFER TO LRW DRAWING 7664-A(31)06 FOR SPECIFIC WORKS TO BASEMENT BEDROOM WINDOWS

ELEVATION 4



ELEVATION 5 PRINCESS STREET

ELEVATION 6

C	UPDATED PLANNING ISSUE. CENTRAL HOUSE, PRINCESS ST FACING & JOHNSON HOUSE BEDROOM WINDOW CLEAR GLASS TOP PANES REVEALED. KEY UPDATED TO SUIT. LOUVRED ROOF PLANT SCREEN ADDED. BEAVER ST ORNATE BALCONY & DOORS REINSTATED AS EXISTING.	HU	RW	14.02.18
no	description	dram	auth	date

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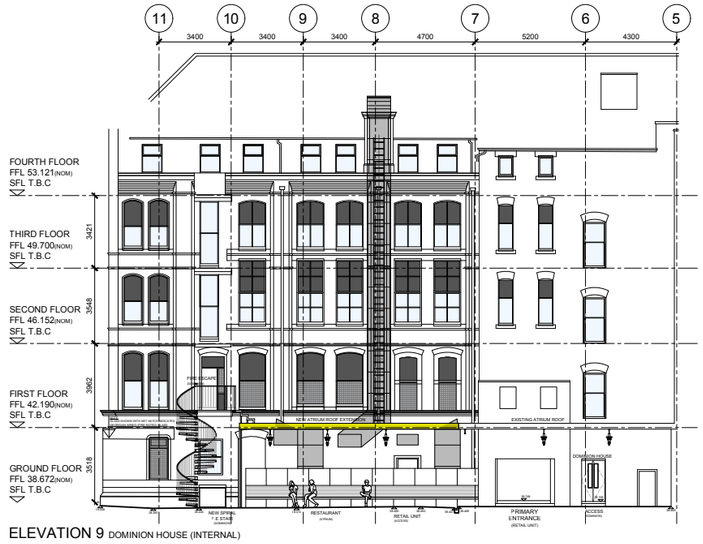
client	SACO
project	THE ATRIUM MANCHESTER
project no	7664
drawing no	L(20)10
rev	C
description	AS PROPOSED ELEVATIONS SHEET 1 OF 3
scale	1:100@ A1
date drawn	18.07.17
drawn by	MS
authorised by	RMW

purpose of issue: planning ● | building regs ○ | tender ○ | comment ○ | approval ○ | construction ○

6.0 Scale - **Elevations**



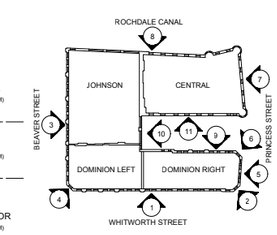
ELEVATION 7 PRINCESS STREET



ELEVATION 9 DOMINION HOUSE (INTERNAL)



ELEVATION 8 ROCHDALE CANAL



KEY LOCATION PLAN (NTS)

no	description	init	by	date
C	UPDATED PLANNING ISSUE CENTRAL HOUSE PRINCESS ST FACING CORNER TURRET & JOHNSON HOUSE CANAL BEDROOM WINDOW CLEAR GLASS TOP PANES REVEALED. CENTRAL HOUSE N&W BASEMENT BEDROOM WINDOW WORKS IDENTIFIED. KEY UPDATED TO SUIT. CENTRAL HOUSE BASEMENT CANAL WINDOW SECURITY BARS IDENTIFIED AS TO BE REPAINTED.	HJ	KW	4.02.18
B	PLANNING ISSUE	DG	KW	21.11.17
A	PLANNING ISSUE	DG	KW	31.09.17

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- LRW_L(26) CODE AS EXTG. ELEVS
- G+P DAS

KEY:

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- REMOVE ALL VEGETATION PRESENT.
- MAKE GOOD OF GUTTERING WHERE REQUIRED.
- EXISTING/ BROKEN STEPS TO BE REPLACED OR REPAIRED.
- ALL EXTERNAL RAINWATER GOODS ON CENTRAL HOUSE TO BE CAREFULLY REMOVED & REPLACED WITH NEW METAL PRODUCTS

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Bucharest +40 (21)600 4026

client: SACO

project: THE ATRIUM MANCHESTER

project no	drawing no	rev
7664	L(20)11	C

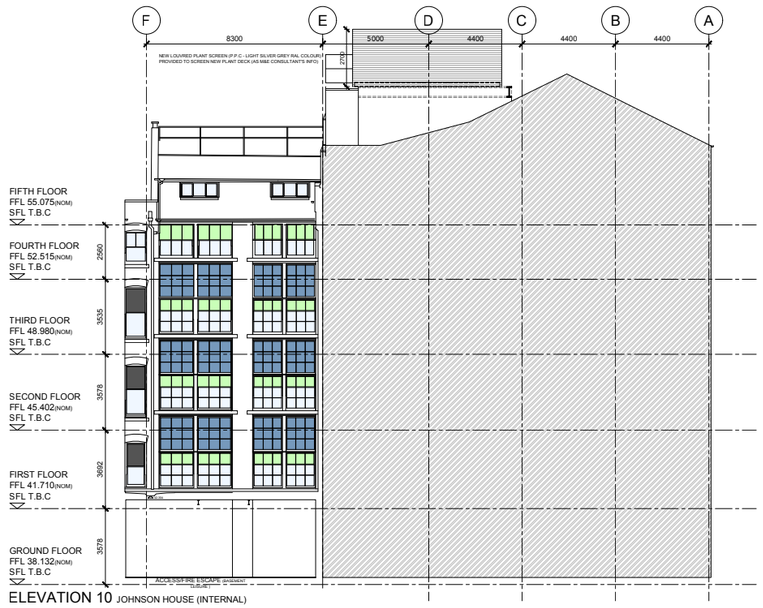
description: AS PROPOSED ELEVATIONS SHEET 2 OF 3

scale	date drawn	drawn by	authorised by
1:100@ A1	18.07.17	MS	RMW

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purpose of issue: planning ● building regs ○ tender ○ comment ○ approval ○ construction ○

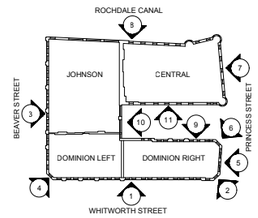
6.0 Scale - **Elevations**



ELEVATION 10 JOHNSON HOUSE (INTERNAL)



ELEVATION 11 CENTRAL HOUSE (INTERNAL)



KEY LOCATION PLAN (NTS)

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- ALL EXTERNAL RAINWATER GOODS ON CENTRAL HOUSE TO BE CAREFULLY REMOVED & REPLACED WITH NEW METAL PRODUCTS

rev	description	drawn	auth	date
C	UPDATED PLANNING ISSUE CENTRAL HOUSE PRINCESS ST FACING CORNER TURRET & JOHNSON HOUSE BEDROOM WINDOW CLEAR GLASS TOP PANES REVEALED. CENTRAL HOUSE EXTG. REUNDANT EXTG. BIN STORE DOOR IDENTIFIED AS RETAINED AS CURRENT. KEY UPDATED TO SUIT. ROOF PLANT SCREEN ADDED.	HJF CM	RW	14.02.18
B	PLANNING ISSUE	DG	RW	21.11.17
A	PLANNING ISSUE	DG	RW	11.09.17

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client: SACO			
project: THE ATRIUM MANCHESTER			
project no. 7664	drawing no. L(20)12		rev C
description: AS PROPOSED ELEVATIONS SHEET 3 OF 3			
scale 1:100@ A1	date drawn 18.07.17	drawn by MS	authorised by RMW

file: L:\7664\Design\A1_Rp\2014\Issue\[sacho2.c... 7664 A1.lkc

purpose of issue: planning ● building regs ○ tender ○ customer ○ approval ○ construction ○

7.0 Landscape

7.0 Landscape

There is currently only a small amount of external landscape involved in the refurbishment of the group of buildings, the area at the front of the building on Princess Street between the front of the atrium structure and the back of footpath where the domed canopy and metal structure is to be removed. This area will be repaired following the works to match the existing external finishes. Otherwise the boundary of the building is the back of the public footpath around the exterior of the building apart from Beaver Street which is within the demise of the building. This will be repaved and damaged kerbs and paving replaced.



Aerial View Of The Site

8.0 Appearance

8.0 Appearance

The external appearance of the group of buildings will be changed in a number of minor ways. Repairs will be made to the facades, leaking rainwater pipes and gutters will be replaced and any of the associated staining and mould on the building will be removed. The various decorative elements that had been applied such as the scalloped plywood external shading over the windows will be removed and made good, and the painted plywood panels applied around some windows and doors on Beaver Street will also be removed.

Whatever is behind will be finished in an appropriate manner in matching external materials such as stone or brick to make good the surround to the opening. Elsewhere all exposed timber on the external elevations such as doors and window frames will be repainted together with the external rainwater goods.

Probably the largest change to the external appearance will be the works to the glazed barrel vault of the Atrium. The vault currently terminates in a glazed half dome and it is proposed to remove this to create a more traditional vertical gable end with glazing bars radiating from the centre of the semi-circle. The associated curved metal sign for the Atrium surrounding the barrel vault will also be removed. The profiled metal cladding surrounding the spiral escape stair from the first floor level of Dominion House will also be removed and a new decorative helical metal stair will be located adjacent to the glass screen at the entrance.

It is also proposed to remove the existing flues and ducts which rise up the internal elevation of the atrium at the rear of Dominion House. Extract from the retail units will be re-routed to rise internally and discharge through roof vents, improving the appearance of the building.





Typical Locke Style Apartments (colours and layout may vary)

8.1 Refurbishment Of The Atrium

This document shows our third proposed atrium renovation revision. It follows the comments received from the MCC and still seeks to enhance the setting of Central House and contribute positively to the character of the conservation area. We have sought to mitigate the impact of the necessary life safety egress and control systems. We removed the stepped facade and fully glazed it which inherently creates both transparency and symmetry and reactivates Galbraith Street. The new fire escape stair is now the only intervention and is subtly celebrated as such with a perforated security screen at its base.

We wanted to expose all of the heritage facades and fulfil the necessity of the building regulation life safety systems (escape stair and fire control station). The fire control systems are moved to a freestanding column inside of the atrium so the glazed panels can be continued all the way across the now straight and contiguous atrium facade.

Our revised proposal integrates these elements while increasing transparency into the space and introducing symmetry and a simplification to the facade so it complements and celebrates the listed exterior.



8.1 Refurbishment Of The Atrium

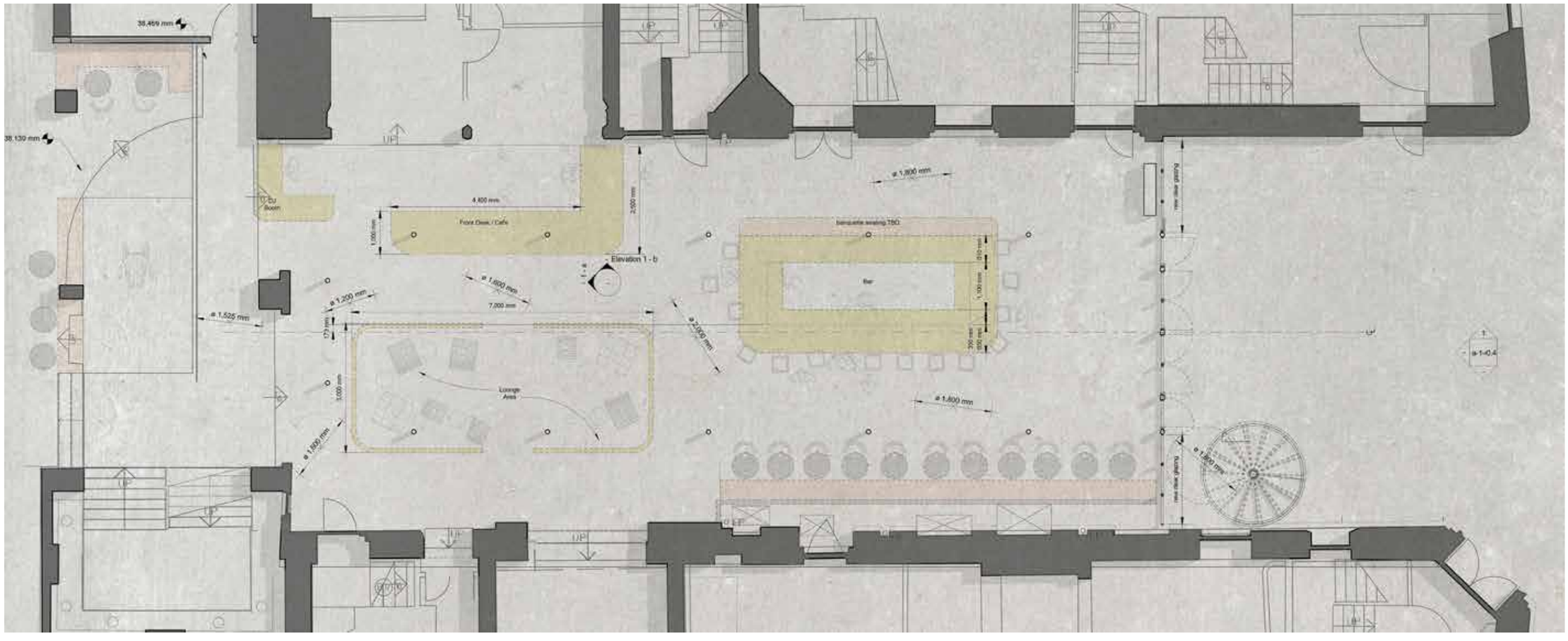
This revised proposal removes the stepped plan by pushing the new spiral escape stair in line with the first floor exit. Fire control systems are placed in a new freestanding column and the glazing is added across the entire new frontage of the atrium for increased transparency and symmetry.

The stair will be the only intervention and is designed and detailed to convey a sense of craft, quality and intention.

We are still removing the Perspex dome and the carnivalesque signage arch from Princess Street. Central House's Galbraith elevation will be completely unobstructed and the increased glazing will enhance the visibility of the listed facade.

Detail Plan of Atrium Entrance

1. New Spiral fire escape stair to replace existing large fire separated and single run escape stair. Stair is of high quality design and construction. The stair has been moved forward to allow the atrium face to be consistent and straight and fully glazed.
2. Replacement of current doors with steel framed fully glazed doors for maximum transparency finished in a way contiguous with the rest of the atrium structure and removing the visually heavy air curtain from the transom.
3. Glazing is added to flanking panels on either side of doors to enhance symmetry and transparency into atrium space.
4. Freestanding column containing life safety systems and controls allows the solid wall to be glazed to match panels behind the spiral stair.
5. Central House restored and untouched by any of the proposed interventions.
6. Replacement of floor inside and out with granite and york stone to approximate reintegration of Galbraith Street.
7. Built in banquette with raised back to cordon off the otherwise exposed mechanical on Dominion elevation.



8.1 Refurbishment Of The Atrium

Detail of Atrium Elevation

1. New Spiral fire escape stair to replace existing large fire separated and single run escape stair. Stair is of high quality construction. The stair has been moved forward to allow the atrium face to be consistent and straight and fully glazed.
2. Replacement of current doors with steel framed fully glazed doors for maximum transparency finished in a way contiguous with the rest of the atrium structure and removing the visually heavy air curtain from the transom.
3. Glazing is added to flanking panels on either side of doors to enhance symmetry and transparency into atrium space.
4. Freestanding column containing life safety systems and controls allows the solid wall to be glazed to match panels behind the spiral stair.

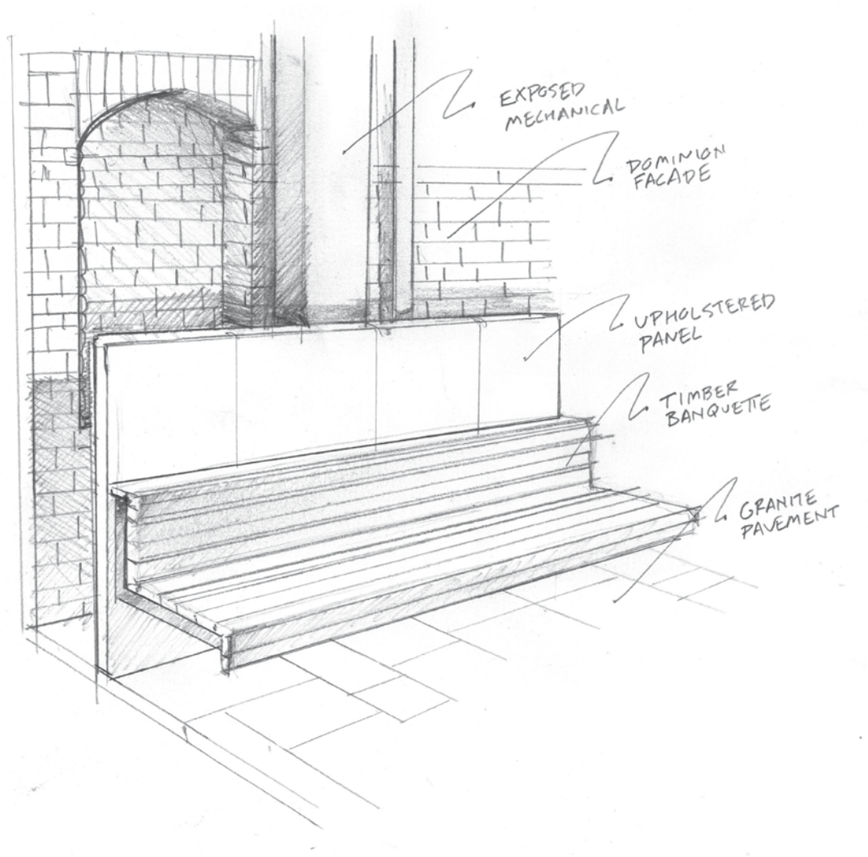


8.1 Refurbishment Of The Atrium

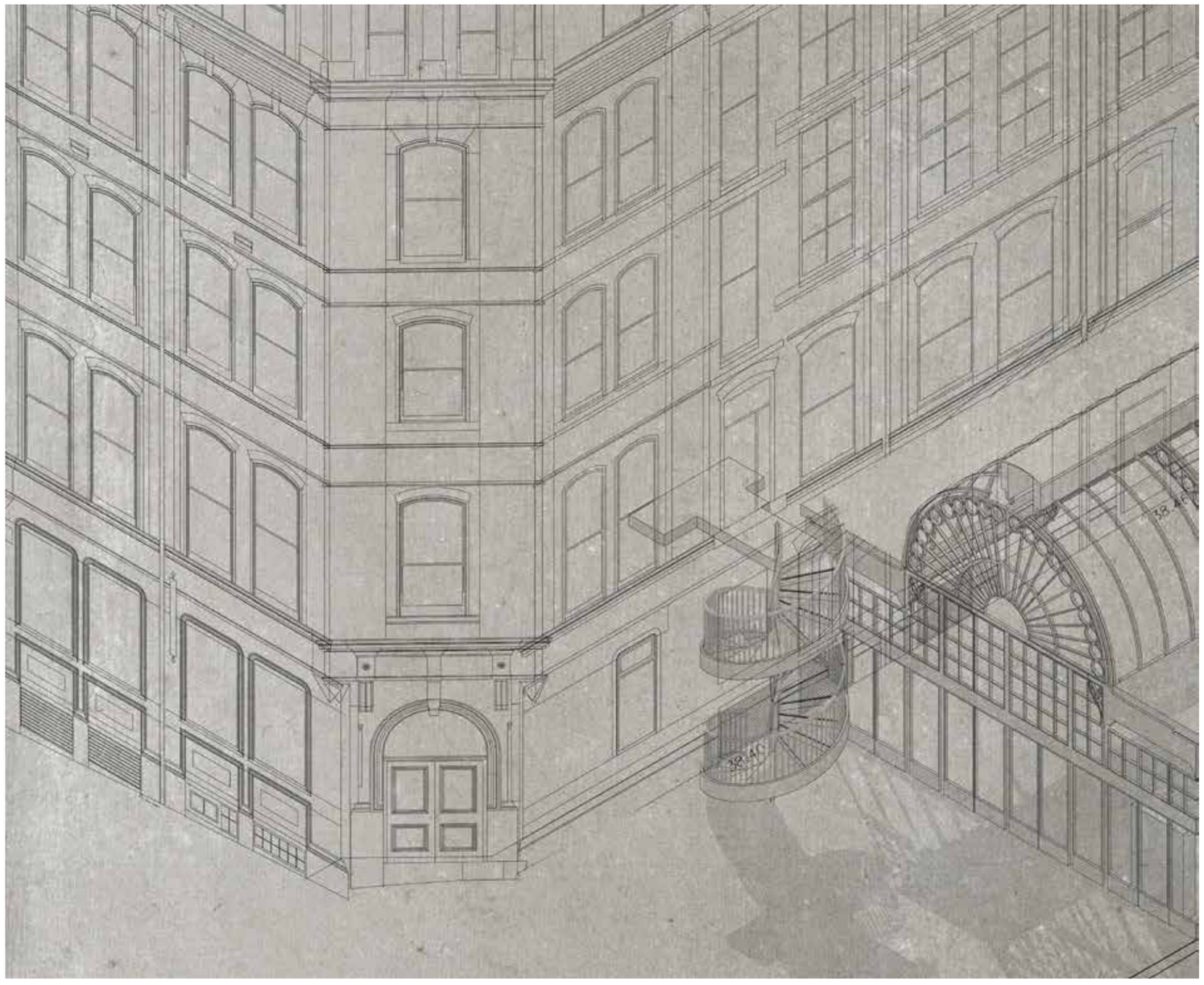


8.1 Refurbishment Of The Atrium





8.1 Refurbishment Of The Atrium



8.2 Interior Design Approach

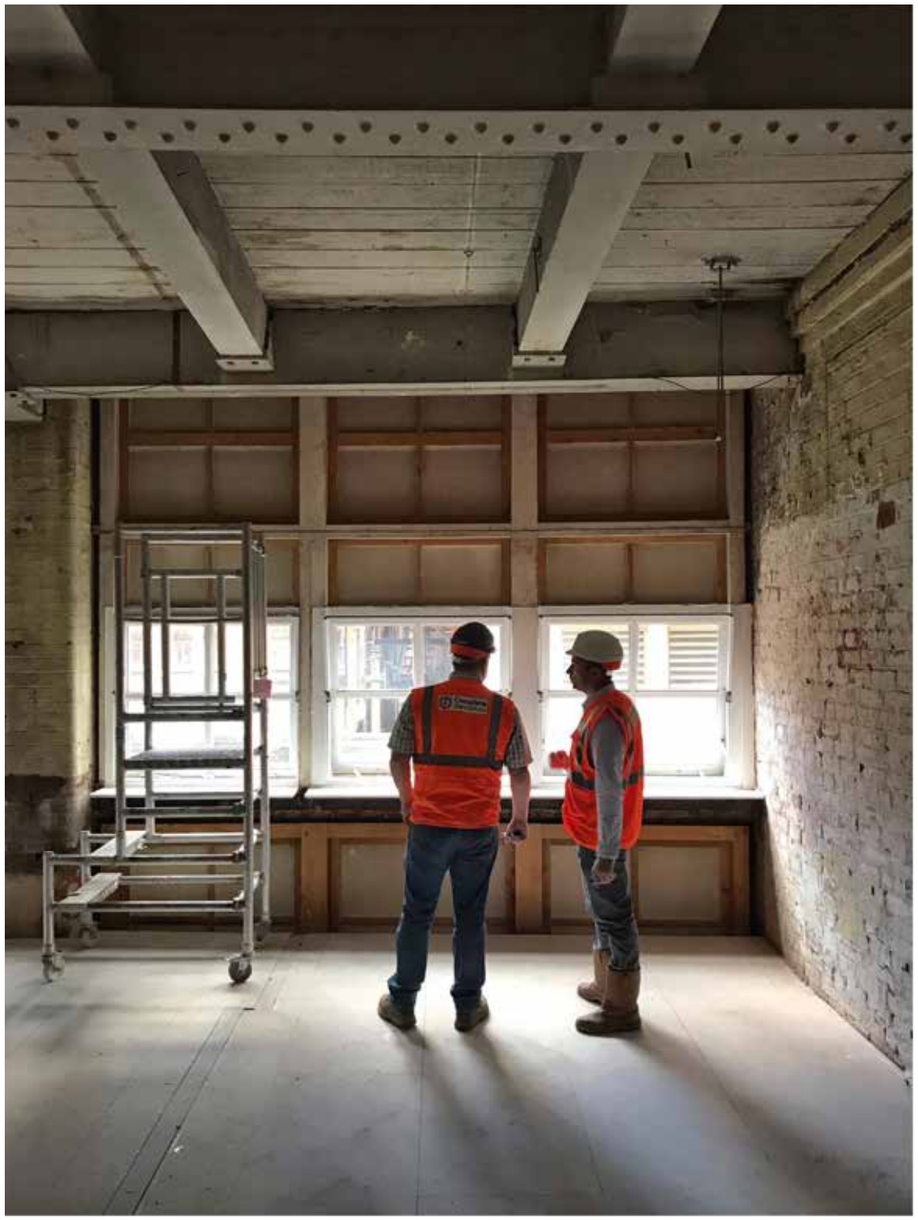
When possible we are looking to expose and celebrate the fabric of the buildings, peeling back the layers of the 1990 renovation.

While there are both financial and performance impediments (acoustic, fire and thermal) to exposing large swathes of the structure and building fabric, we are looking to do so where it pays off the most, principally in the public spaces, and where we can within the guestrooms where special opportunities exist.

Area in the guestrooms which we may be able to expose the masonry and original structural details (as we will do in the public spaces) include the “new” rooms in the cellar of Johnson house, some rooms on the Canal in Johnson House and perhaps some rooms in Dominion House South. As per meetings with MCC officers we are also currently awaiting approval to do some exploratory work in the Princess Street facing rooms in Central House following which we will begin a design for those rooms as well.

The following pages should be read along with the General Arrangement Plans included in this application and other relevant planning drawings. We hope they clearly show our intention to do a high quality renovation and take advantage of the inherent beauty and quality of the four existing buildings wherever possible within the interior.

Please note some details in the following drawings with exposed masonry and ceilings are not typical and we are endeavoring to see where and when we can make that happen within the building.



8.2 Interior Design Approach

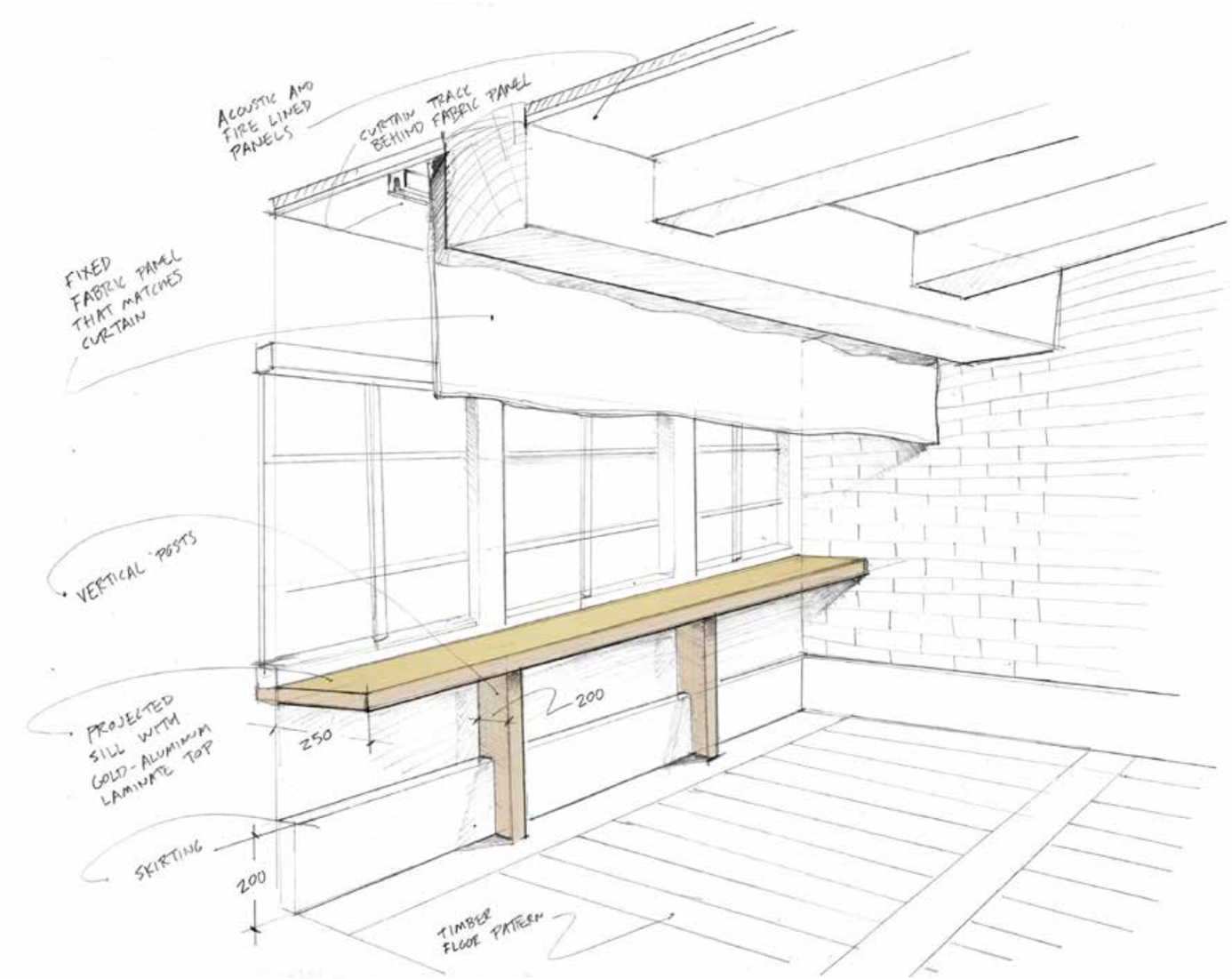
8.32 Typical Room Details

Window sill is also a shelf across the entire wall in any wall that has a window in it at a with a projection of 250mm from the face of all perimeter exterior walls in the rooms.

The sill/shelf should be in solid timber with a Gold Finish Aluminum Laminate top - Wilsonart, Formica and others have this product (G+P has the spec if it is needed similar to this link: https://www.wilsonart.com/decorative-metals/satin-brushed-gold-aluminum-6258). This 35mm thick shelf should sit on vertical members (200 x 35). The 200mm high skirting (painted to match all other surfaces which will be on deco schedule and will be installed around these pieces.

A fixed fabric panel will hang behind the beam and cover the solid panels on the windows of the room while the curtains of the same fabric (to be specified by G+P) will sit on a track behind the fabric panel. This will be at a distance from the wall to clear the projecting sill/shelf and will cover th entire length of the wall.

Timber floor pattern will be as drawn and will also be on a floor plan mark up. Brick is exposed and painted wherever possible. Outlets and any other electrics will be on surface mount conduit and back boxes all painted as per deco schedule.





8.2 Interior Design Approach

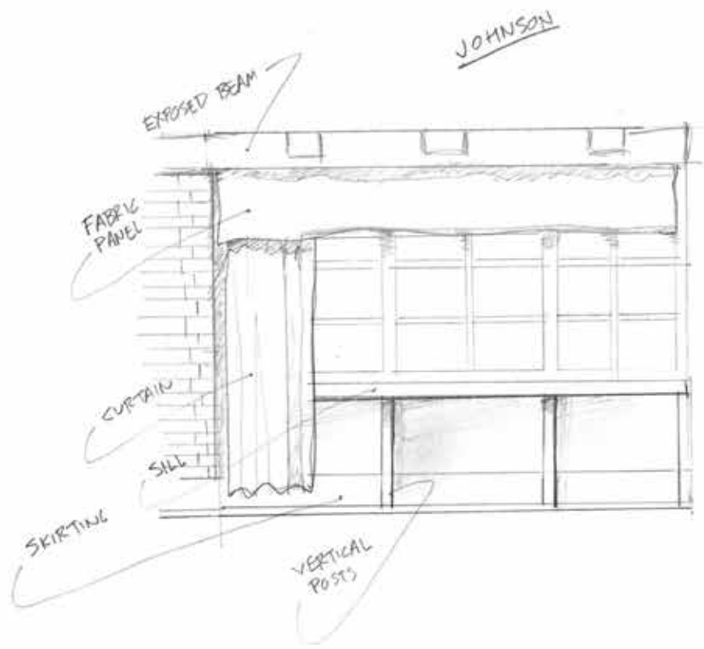
8.32 Typical Room Details

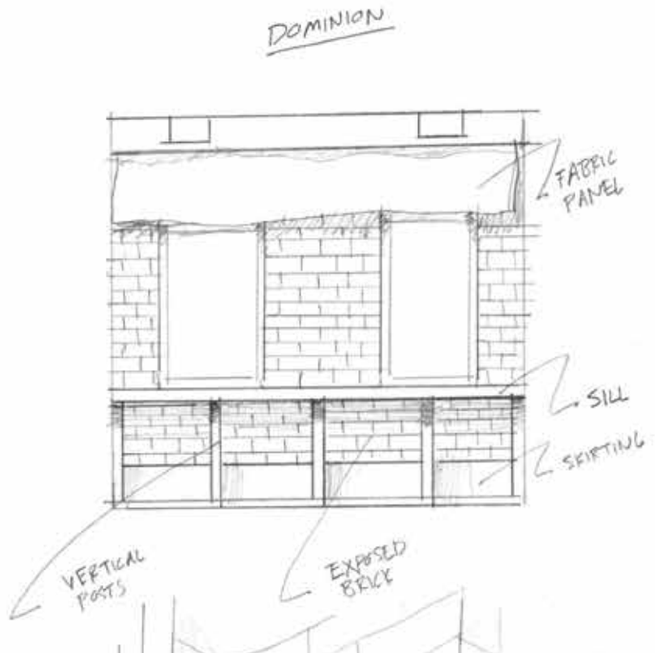
Exterior facing wall detail occurs in every room type with variations to accommodate existing conditions. In Dominion rooms where possible the sill, posts and skirting sits on top of exposed painted brick.

Fabric panel and curtain behind are also used in every room with a ceiling higher than the half covered windows (which should be the majority of rooms). Sill projection is 250mm from the furthest interior surface - in the Dominion rooms for example that id fro the face of the brick so the sills at the windows will be deeper.

Exposed ceiling detail will be forthcoming from LRW. Curtain and Fabric panels will be specified by G+P and procured from FFE suppliers.

Ironmongery will be black Stuttgart style lever - probably from Assa Abloy so it will work on both interior doors and room entry doors. Interior door and architrave will have color specified in deco schedule by G+P.









8.2 Interior Design Approach

8.32 Typical Room Details

Lighting placement will be shown in room detail reflected ceiling plans but these are the types of architectural fixtures included. Any other lighting will be part of the FFE package.

The Parachilna fixtures are the two lights by all bedsides - they are both wall mounted and should be switched by a wall switch and dimmable. Whenever these lights are on an exposed brick wall they can be mounted on exposed conduit and back box, painted.

The Tekna Fixture is mounted vertically adjacent to the locations where the wall mirrors will be in the rooms. The wall mirror will be in the FFE package and designed by G+P and we will clarify how far these lights will be and a t what height in the room elevations.

The & Tradition Pendant is mounted above the table in all rooms - in the rooms where the ceiling is exposed structure the power can either be brought across via a conduit or it can be swagged from a power source on the wall as it comes with a 5000mm cord.

The ceiling lighting is the recessed trimless orlight fixture in black. Bathroom lighting is shown on the bathroom detail document. All lighting should be on dimmers.





PARACHILNA ABALLS A
Golden Finish With Opal Shade
LED230V G9 Bulb - Dimmable



& TRADITION MASS LIGHT
PENDANT Brass Finish With
Opal Shade G9 Max 40W Bulb -
Dimmable



ORLIGHT ORL3018
Recessed Square Trimless
Magnetic Black Downlight
GU10 Bulb - Dimmable

TEKNA MERCER LONG
Gold Plated Brass
LED230V 9W Bulb -
Dimmable



8.2 Interior Design Approach

8.32 Typical Room Details

Engineered timber floor should be laid in lengths around 1200mm with perpendicular strips dividing them and boards should never sit next to skirting unless they are parallel to it with the exception of the dividing strips.

Ironmongery will be black Stuttgart style lever - probably from Assa Abloy so it will work on both interior doors and room entry doors. Interior door and architrave will have color specified in deco schedule by G+P.





8.2 Interior Design Approach

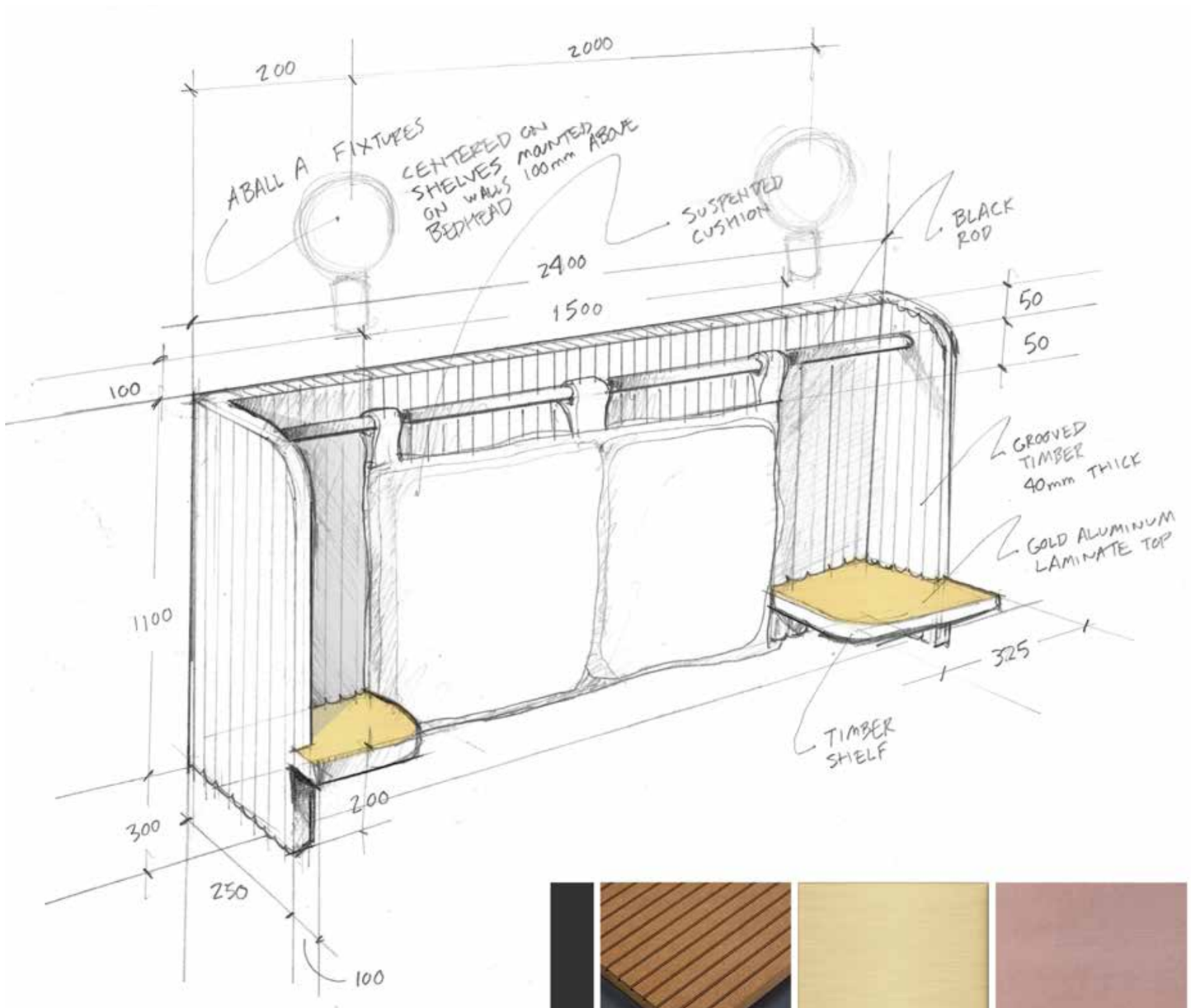
8.32 Typical Room Details

Bedhead with integral side tables and cushion for all room typologies that fit the 2400 wide aspect. No integration with electrical is required.

The bedhead is made of grooved timber 40mm thick or more with routed channels on both sides of the material. Timber to be selected by G+P and the fabricator. The integral 350 x 325 shelves should be in solid timber with a Gold Finish Aluminum Laminate top - Wilsonart, Formica and others have this product (G+P has the spec if it is needed similar to this link: https://www.wilsonart.com/decorative-metals/satin-brushed-gold-aluminum-6258).

There is a black powder coated rod from which the removable upholstered cushion is suspended. Fabric selection will be coordinated with G+P and the fabricator.

The two Parachilna Aball fixtures are installed 100mm above the bedhead (or 1500mm from finish floor) and centered 200mm from the end of both sides of the bedhead or 2000mm from the other.



8.2 Interior Design Approach

8.32 Typical Room Details

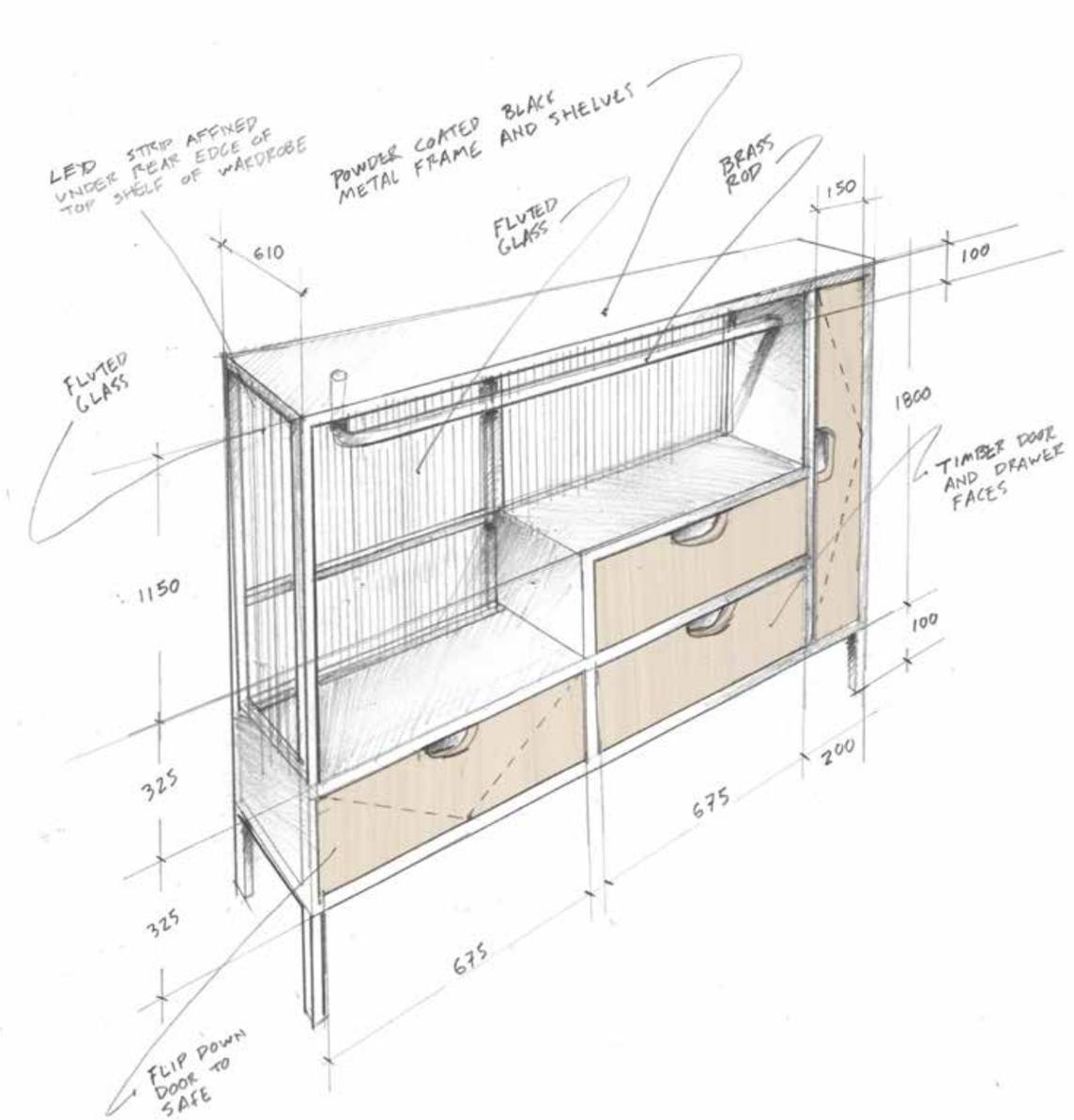
Wardrobe in 1600mm standard width for placement both against and perpendicular to room walls (see plans). Variations from standard module should be minimal in all room types.

The wardrobe is principally made from a powder coated metal frame, shelf and carcass. Timber fronted drawers and doors (to the flip down safe compartment and ironing board - product cut sheets available) sit within the frame. A polished brass rod is fixed to the frame and underside of shelf. Fluted glass is on the “back” face of the unit and the side as drawn. The glass should sit withing the frame as drawn and preferably should be flush to the frame on the “back” or outside face of the unit as this will be highly visible in certain room types.

Where necessary when the unit is used as a room divider placed perpendicular to the walls a vertical post can be used on the corners to attach the unit to the ceiling to prevent overturn.

A linear LED strip (2700K warm white) should have a “blind” cove install on the back bottom of the top shelf. Power can be fed through an external black corn and plug and plugged into an adjacent outlet.





8.2 Interior Design Approach

8.33 Typical Kitchen Design

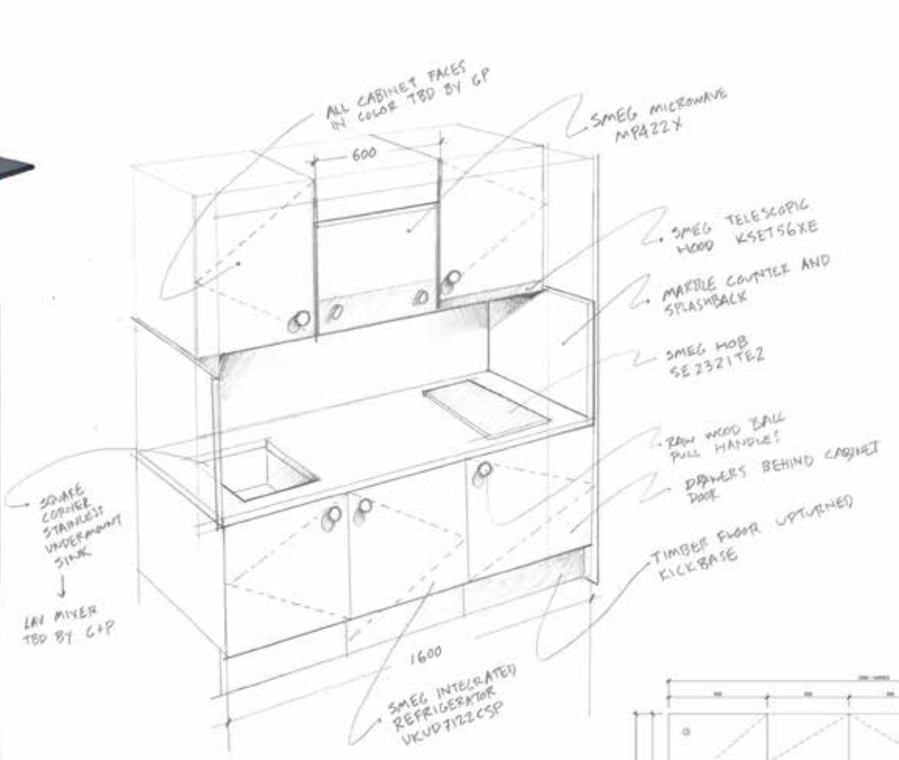
This drawing is for the “short” type kitchen in the guestrooms and sit within the wall in a “goalpost” surround. They are 1600mm wide and their location is as marked in plan.

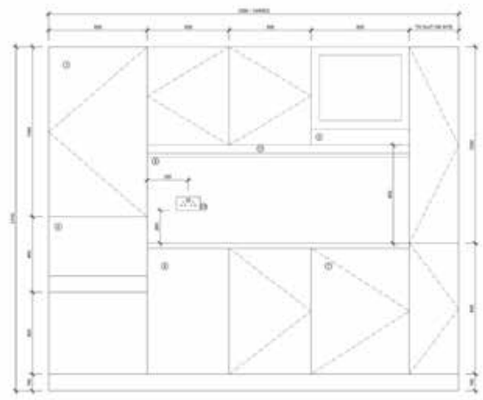
Pulls are matte black edge pulls. We can provide a source if the supplier cannot find one. The splashback and counter is unpolished black soapstone, granite or a solid surface material but to be approved by G+P. The cabinets are all flat fronts and will be finished in a black color tbd by G+P. The kick base is on the same engineered timber as the floors. Venting for the fridge will be worked out with the fabricator but ideally happens through a shadow gap rather than a inserted grille.

All appliances are as marked and cut sheets are available. The kitchen sink and lav mixer will be selected by G+P with the contractor. The lav mixer will be matte black and similar to the reference provided in this document. Inserts for drawers and pull out trash in the under counter cabinets will also be worked out with the fabricator.

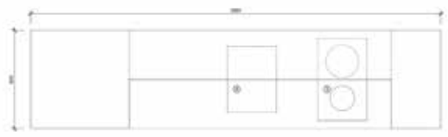
The Buster + Punch (or similar) outlet should be in the matte black finish as pictured.





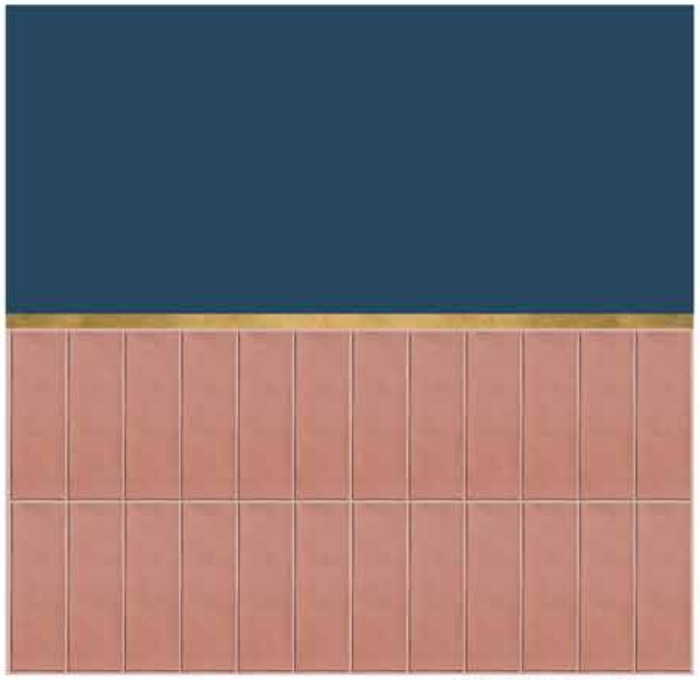


KITCHEN TYPE 2 - ELEVATION

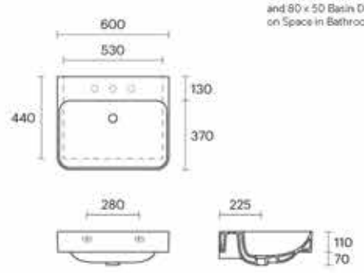


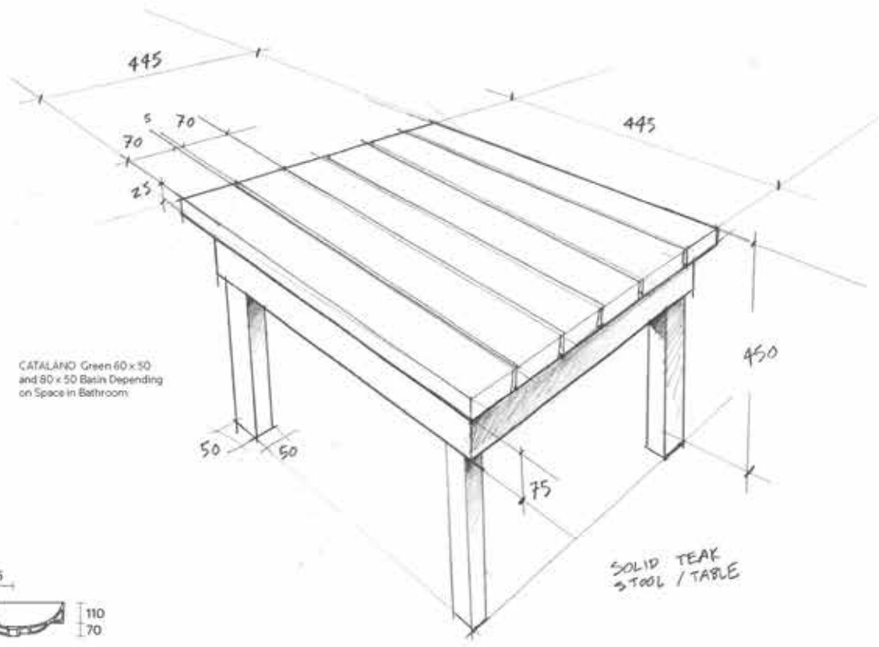
KITCHEN TYPE 2 - PLAN

8.2 Interior Design Approach



ORNAMENTA Tile on Wall and Floor (see text for details) With Brass Trim and Then Painted Ceiling, Walls and Trims.





CATALANO Green 60 x 50 and 80 x 50 Basin Depending on Space in Bathroom



Solid Teak Ball Pull Handle for Glass Shower Door



ORNAMENTA Pick N Brick Porcelain in Color: Rosso Mattone With Grout TBD by G+P 150 x 450mm

8.34 Typical Bathroom Design

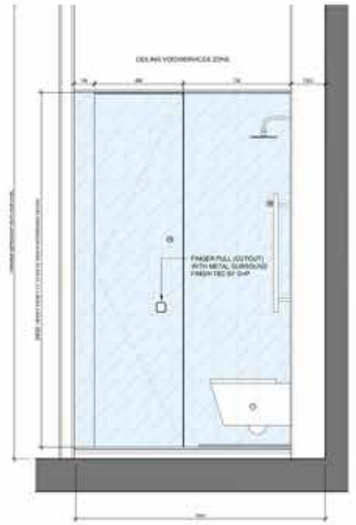
Configuration and details for all guestroom bathroom types. Details for room types will be extrapolated into specific room info sheets and plans.

All bathrooms should have a frameless glass shower door and side panel except where they have tubs as per plans. Door should be mounted on the wall so patch fittings can be put directly on the wall. Wall tile is full height to door header within showers and 1350mm high (150 x 450mm tile mounted vertically) on all other walls. Above this the walls and ceilings and trims will all be painted the same color to be specified by G+P. A brass rectangular trim piece should be mounted on top of the tile before the wall transitions to paint. Wherever possible the floors should be pitched toward a slot or trench drain. The custom pieces in the bathrooms included herein are the mirror/tray and the towel -holder/ stool which will go through the shop drawing process with the fabricator and then include those drawings in the tender.

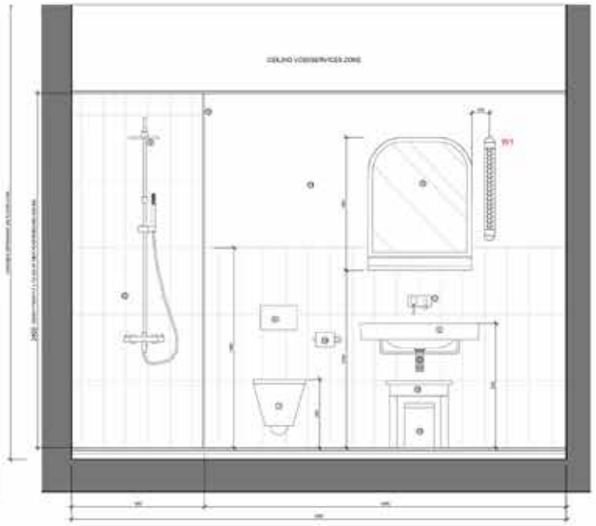
8.2 Interior Design Approach



SAMMODE Elgar S1201
700mm Clear Anodized Reflector IP66 Rated



ELEVATION C



ELEVATION D

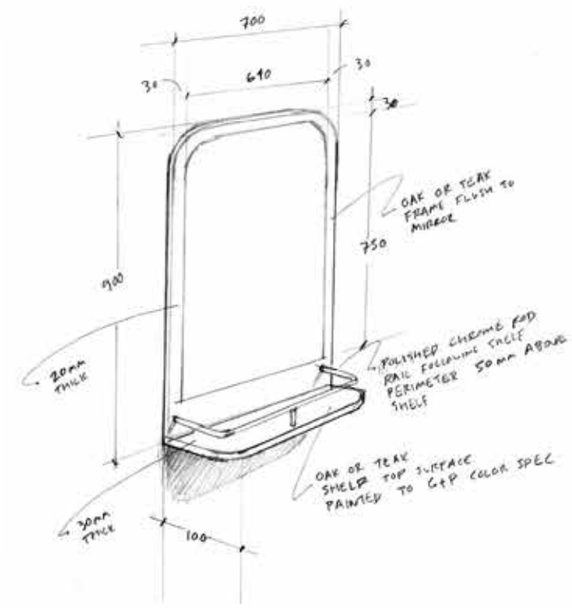
8.34 Typical Bathroom Design

The mirror/shelf and teak stool are custom pieces to be built for bathrooms. Stool doesn't fit in every bathroom type.

The wall mounted sinks are from CATALANO. In the larger bathrooms it is the GREEN 80 x 50 and in the small bathrooms it is the GREEN 60 x 50 as per the plans.

The mirror and integral shelf is custom and could be an FFE piece or by OXAN or by the contractor pending approval of shop drawings and finishes by G+P.

The light fixture is the SAMMODE Elgar S1201. It is IP rated for wet conditions and will be wall mounted aligned with the top of the mirror and roughly 120mm from the edge of the mirror.





8.3 Appearance - **Precedent Imagery**

Bedrooms















9.0 Access

9.0 Access

Guest access into the building will be by the principal entrance on princess Street, via the atrium entrance which is level access from the footpath via assisted opening side hinged swing doors suitable for wheelchairs and the ambulant pedestrian with restricted movement. The entrance to the building is clear to the passer-by, being in the illuminated glazed barrel vault between the solid masonry buildings with signage indicating the entrance. Once inside the atrium area, the reception front desk will be visible from the front entrance.

Once at reception there will be an induction loop for guests with hearing difficulties and an area of reduced height for wheelchair users. There will also be colour contrast between surfaces and between switches and surfaces for guests with sight impairment.

As access arrangements will remain unaltered within the listed building, Central House, this part of the complex will only be accessed via steps due to the change in level between the ground floor in the atrium and Central House. Thus guests, who are wheelchair users and their party, will be directed to the new lift linking the ground floor to the upper floor rooms in Johnson and Dominion Houses and to the basement rooms in Johnson House. Five percent of the total number of apartments within the complex will be provided for wheelchair users or guests with other disabilities. Throughout the complex, colour contrast between surfaces, locations of handles and switches etc will be in accordance with Part M. In addition, fire alarm sounders will have flashing beacons and vibrating pillows will be available in any room, making them suitable for the hearing impaired.

The retail units will be accessible from the atrium, the ground floor units directly with ramped access in accordance with Part M and the basement unit via the passenger lift adjacent to the atrium. There will also be ramped access from Princess Street to the ground floor retail unit at the corner of Whitworth Street and Princess Street.

Service access for linen, refuse etc will be via the service entrance located on Beaver Street at pavement level.

A new platform lift will link down to the refuse store below street level and up to the linen room and service area at ground floor/atrium level. The service lift and entrance will serve the apartment complex in addition to the retail units.

If bicycle storage is required, this will be located in the basement and accessed by the service lift with temporary bike storage, prior to check in, located in Beaver Street.

The emergency services, principally the Fire Service, will have direct access around the perimeter of the building and all parts of the building will have at least two means of escape to the exterior.

Main Entrance on Princess Street



Existing Site Servicing Area on Beaver Street



9.0 Access

Entrance and Service Area



Transport Diagram



10.0 Consultants

10.1 Consultants

10.1 Heritage

For the Heritage Report please refer to:

The Atrium, Princess Street Manchester, M16JD: *Preliminary Heritage Report for Pre-Application Discussion:* For OCM Luxembourg, Manchester Aparthotel SARL

Donald Insall Associates, April 2017

10.2 Access

For the Access Report please refer to:

Atrium Manchester: *Access Statement*

David Bonnett Associates, September 2017

10.3 Waste

For the Waste Report please refer to:

The Atrium, Manchester: *Waste Management Strategy*

WSP, September 2017

10.4 Transport

For the Transport Report please refer to:

The Atrium, 74 Princess Street Manchester, M16JD: *Transport Statement:* PCD-1142-EN-RP-01

Transport Dynamics, August 2017



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