Up North Architects

GROUND FLOOR RECONFIGURATION - VANTAGE POINT, SPINNINGFIELDS

PROPOSED PLAN

DWG 16010-P03E
SCALE: 1:100@A3

HARDMAN STREET

BYROM STREET

JODRELL STREET

BYROM PLACE

New 'living room' style seating area

Unit 02 entrance

New side hinged door giving access to Unit 02

New double height cladding system positioned to back of pavement position to create larger reception area

Office entrance

Sliding door to office entrance

Reception

Lift Lobby

BB

Revised dry riser access position

Exposed existing diagonal bracing forms

Bench seat

Glass screen

Retain existing fire escape

UP

Dis. WC

Dis. WC

A3 UNIT 02
101 sqm ground [approx]
50 sqm. [approx]
Total 151 sqm [approx]

Unit 02 air intake louvre position [min. 0.55 sqm]

Edge of new mezzanine over shown dotted [double height space adjacent to external glazing]

B.O.H. / kitchen zone

Refuse

CC

New high level sheltered external plant zone - kitchen exhaust point

New double access doors to Units 1 and 2.

B.O.H. / kitchen Zone

Exhaust louvres for units 1 & 2 mounted over new doors [refer to Jpodrell Street elevation], min 1.5 sqm [each]

Refuse

Unit 01 entrance

AA

New double side hinged doors giving access to restaurant Unit 01

New re-positioned accesible WC to ground floor lobby

Edge of new mezzanine over shown dotted [double height space adjacent to external glazing]

DD

A3 UNIT 01
221 sqm ground [approx]
150 sqm. [approx]
Total 371 sqm [approx]

Switch rm

Lift Switch

Car-lift

Sub-station

UP

Heat rejection plant / external condensers mounted at high level to ground floor elevation

New pair of bi-parting sliding doors giving access to outside seating

Unit 01 air intake grille set above new glazing as continuous louvre strip [refer to Byrom Place elevation]

New pair of bi-parting sliding doors giving access to outside seating

Extent of retractable canopy shown dotted over. Maximum projection from face of building 2.6m

Extent of retractable canopy shown dotted over. Maximum projection from face of building 2.6m

Site boundary dotted red

0 1 2 3 4 5 10m