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 exposing the metal stair which will be painted to match the other metalwork.

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.





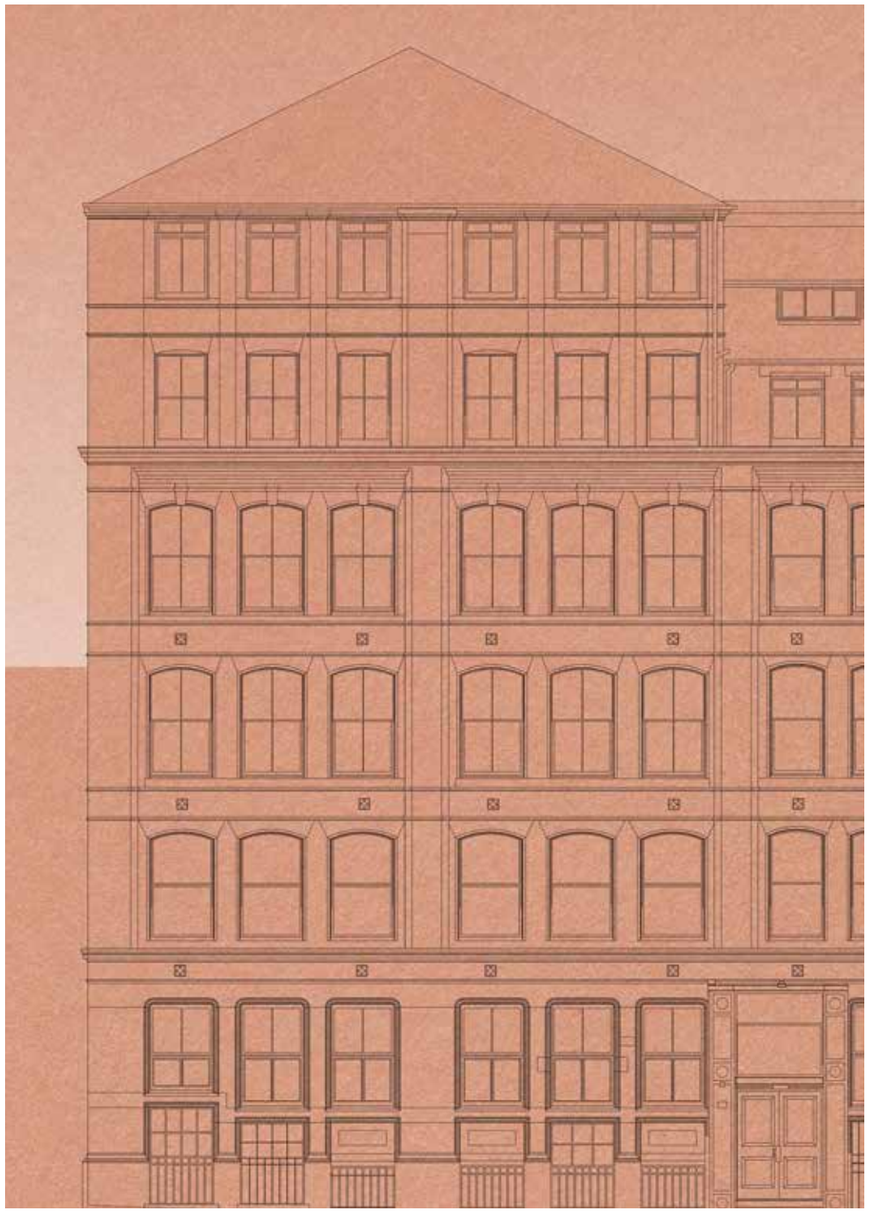
Typical Locke Style Apartments (colours and layout may vary)

8.1 Refurbishment Of The Atrium

The proposed alteration of the building is principally driven by the intent to preserve and celebrate the richness of the existing and historic 19th Century building fabric while rolling back some of the previous alterations to the scheme in the 1990's and improving all of the interiors and a few key entrances and thresholds into the property.

The hotel is made up of four blocks which were built in separate phases, Central House, Dominion House (made up of two buildings) and Johnson House. Today at their centre is a modern glazed atrium which was once open land known as Galbraith Street. More detailed information about the sites are available in Donald Insall's report within this application.

As determined by our Heritage Consultant and discussed with MCC during the preapplication process, in terms of the remaining significance of the site, of primary importance and particularly sensitive to change are the elevations of Central House. The 1990s Atrium and its associated alterations has partially obscured what was the Galbraith Street elevation. It is now almost impossible to read what was once an open street, because the use and setting have been so altered. The openings and design for the replacement doors into Central House visually detract the ground floor from the upper elevation above. The tiled floor removes any concept that this was once an external space. There is clearly much scope to improve this part of the site and we will show how we intend to do so in the following pages.



8.1 Refurbishment Of The Atrium

The 1990's atrium addition and it's associated alterations has partially obscured what were the Galbraith Street Elevations. Our approach is to sublimate this addition to the benefit of the buildings and the larger scheme.

We are proposing to remove parts of the atrium - subsequent additions to this 1990's intervention - including the perspex bubble awning and the carnivalesque arched signage. Additionally we are going to remove the suspended lighting and gas heaters. By leaving only the simple barrel volume of structure and glazing we are aiming to maximize the transparency of the assembly and in turn the visibility of the hidden Galbraith elevations of Central House and Dominion House.

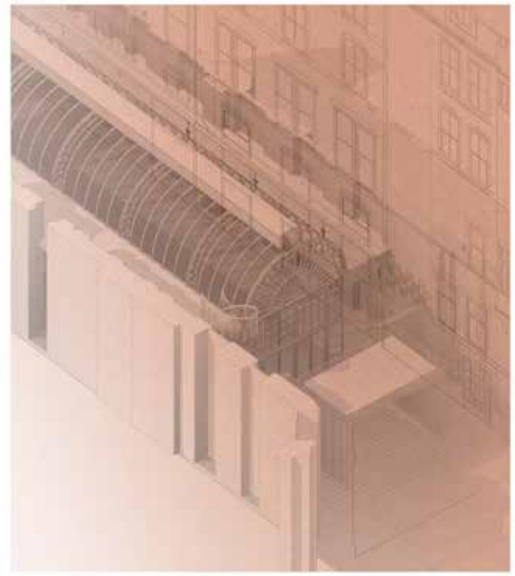
We also are removing the muddled confluence of an escape stair and sloppy plant for the internal elevation of Dominion House within the Atrium. While the fire escape stair is a necessity we are replacing it with a new spiral stair which takes only a fraction of the area of the existing stair and, as it sits compactly outside, does not obfuscate the Galbraith elevation of the Dominion House. (In addition to our drawings herein please see the GA plans for the ground floor for further detail within this application)

We want to paint all of the remaining atrium structure and the new escape stair in a light grey with a subtle blue cast in order to mitigate the contrast of the structure against the elevations of both Central and Dominion Houses. The structure will be tonally consistent with the sky and equally regressive, deferring to the prominence of the historic facades. In its current state the heavy black frame visually dominates the orange brick and sandstone elevations.

We will also remove the drylined soffits on the winged roof sections of the atrium and replace with timber slats finished to match the rest of the structure and assembly to make the entire assembly appear both more ephemeral and of a higher quality.

8.12 Section to Dominion House (Galbraith Elevation)

1. New Spiral fire escape stair to replace existing large fire separated and single run escape stair finished to match remaining atrium structure. The stair is external and as such more ephemeral as well as being compact. The spherical perspex add-on to the atrium is also removed to open up light and views and to simplify the structure.
2. Removal of aforementioned escape stair and plant allows for the exposure and refurbishment of previously compromised Dominion House elevation as well as the reclamation of the floor area within the atrium. The structure will be repaired and extended to appear symmetrical and solid.
3. Removal of suspended lighting, heaters and power and gas raceways open up the views to the facades and visually lighten the structure bringing it closer to its original feel as an outdoor space. All components are finished in a light grey-blue tonally consistent with the sky and deferential to the primacy of the historic facades.
4. Freestanding brass lattice screen and awning element detailed in the subsequent pages.





8.1 Refurbishment Of The Atrium

8.12 Section to Dominion House (Galbraith Elevation)

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4. Freestanding brass lattice screen and awning element detailed in the subsequent pages.

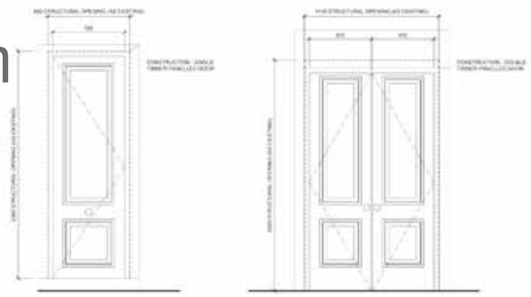


8.1 Refurbishment Of The Atrium

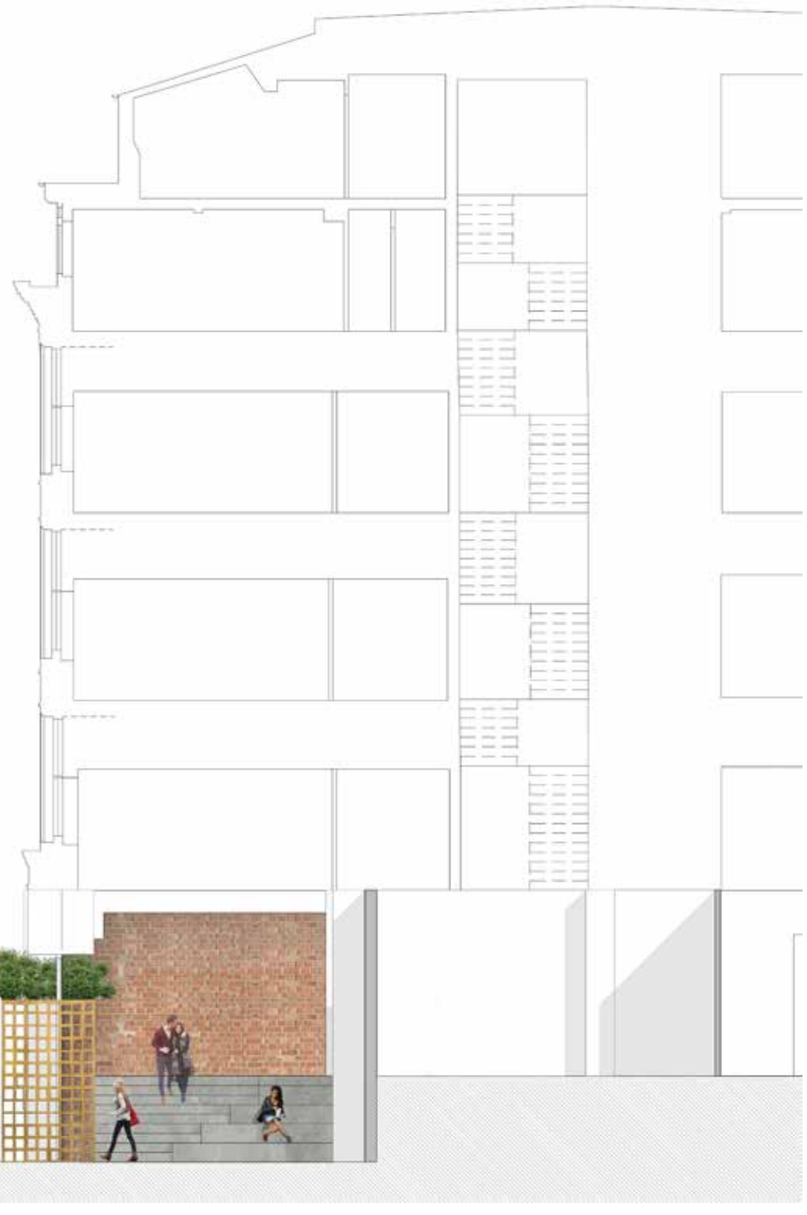
In addition to the improvements to the atrium outlined in the preceding pages we intend to restore the Galbraith elevation of Central House while increasing its contiguous visibility from within.

All of the aforementioned improvements to the atrium benefit the Galbraith elevation of Central House in the same way they did to Dominion House. Additionally we are going to replace all of the current internal doors on the elevation with replica period doors of a design suggested by our Heritage Consultants. All of the new joinery and furnishings within the atrium space will stand independent of the facade so as to complement it rather than cover it. The facade will read as a unified whole and the doors and window frames on the exterior will match the period doors inside the atrium as will the brickwork and sandstone.

We will further describe the proposed Beaver Street entrance as well in subsequent pages but the intervention is also visible in this section.



Detail of Replacement Doors (Central House)



8.13 Section to Dominion House (Galbraith Elevation)

Section continues over page spread.

1. Period replica doors to replace existing doors to match finish of exterior doors and windows on the internal portion of Central House's facade.
2. Sectional cut showing new proposed entrance on Beaver Street detailed in forthcoming pages and offering a large social benefit to Beaver Street as well as continuity and inherent wayfinding through the property.
3. Removal of suspended lighting, heaters and power and gas raceways open up the views to the facades and visually lighten the structure bringing it closer to its original feel as an outdoor space. All components are finished in a light grey-blue tonally consistent with the sky and deferential to the primacy of the historic facades.
4. Freestanding brass lattice screen and awning element detailed in the subsequent pages.

8.1 Refurbishment Of The Atrium



8.1 Refurbishment Of The Atrium

We have removed some of the most objectionable portions of the atrium from the Princess Street elevation and have designed a subtle freestanding intervention to address some of the necessities of the site.

We are removing the perspex dome and the carnivalesque signage arch from Princess Street. As previously discussed we have replaced the escape stair with a spiral to what we think is great benefit, however we wanted to screen the stair and the opposite wall which contains the fire control system and other life safety equipment from the street.

We are replacing the 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.

We also wanted a unified solution to also providing an awning or outside cover from the elements and subtle external lighting. We designed a freestanding lattice screen/arch which will be detailed in the subsequent pages to do all of this for as all while providing a subtle tie in with the proposed Beaver Street entrance so the two primary and connected egresses are linked in the mind of guests and passers-by.

We also propose replacing and improving the hardscaping on the “plaza” and continuing it as a primary material inside the atrium again to restore the feeling that his was once an external street.

The arch is very visibly porous, light and freestanding, it does not touch nor obscure Central House from any perspective and we see it working in lieu of any signage save subtle lettering on the glass of the doors. It is also very small in the context of the expansive Princess Street elevation.



8.1 Refurbishment Of The Atrium

8.14 Partial Elevation of Princess Street (Dominion House Cropped)

Detail callout on following page

1. New Spiral fire escape stair to replace existing large fire separated and single run escape stair finished to match remaining atrium structure. The stair is external and as such more ephemeral as well as being compact. The spherical perspex add-on to the atrium is also removed to open up light and views and to simplify the structure.

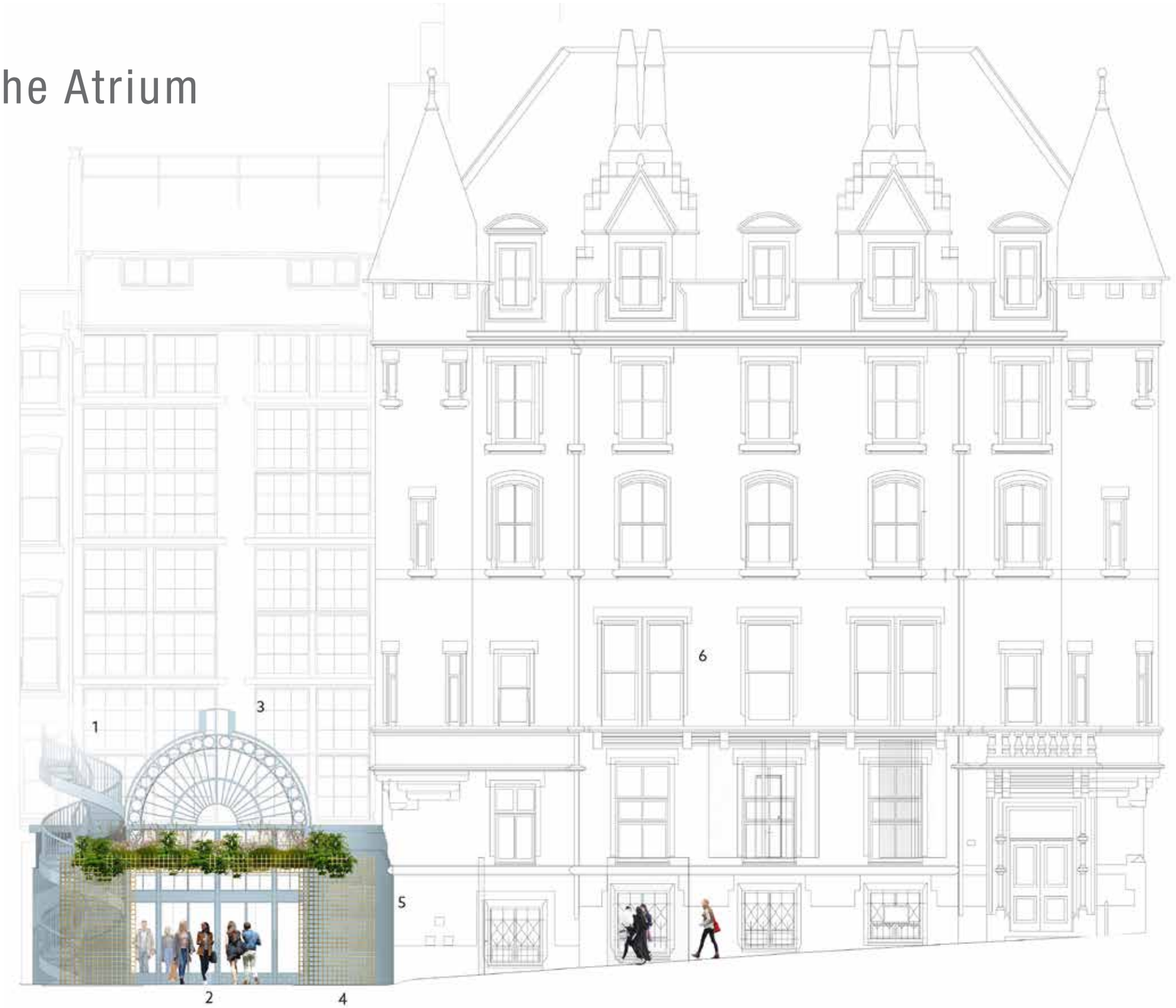
2. Replacement of current doors with steel framed fully glazed doors for maximum transparency finished in a way contiguous with the rest of the atrium structure and removing the visually heavy air curtain from the transom.

3. Removal of suspended lighting, heaters and power and gas raceways open up the views to the facades and visually lighten the structure bringing it closer to its original feel as an outdoor space. All components are finished in a light grey-blue tonally consistent with the sky and deferential to the primacy of the historic facades.

4. Freestanding brass lattice screen and awning element detailed in the subsequent pages.

5. Flanking wall containing life safety systems and controls finished to match the rest of the atrium and screened by brass lattice assembly.

6. Central House restored and untouched by any of the proposed interventions.



8.1 Refurbishment Of The Atrium

8.15 Detail Callout of Princess Street Elevation

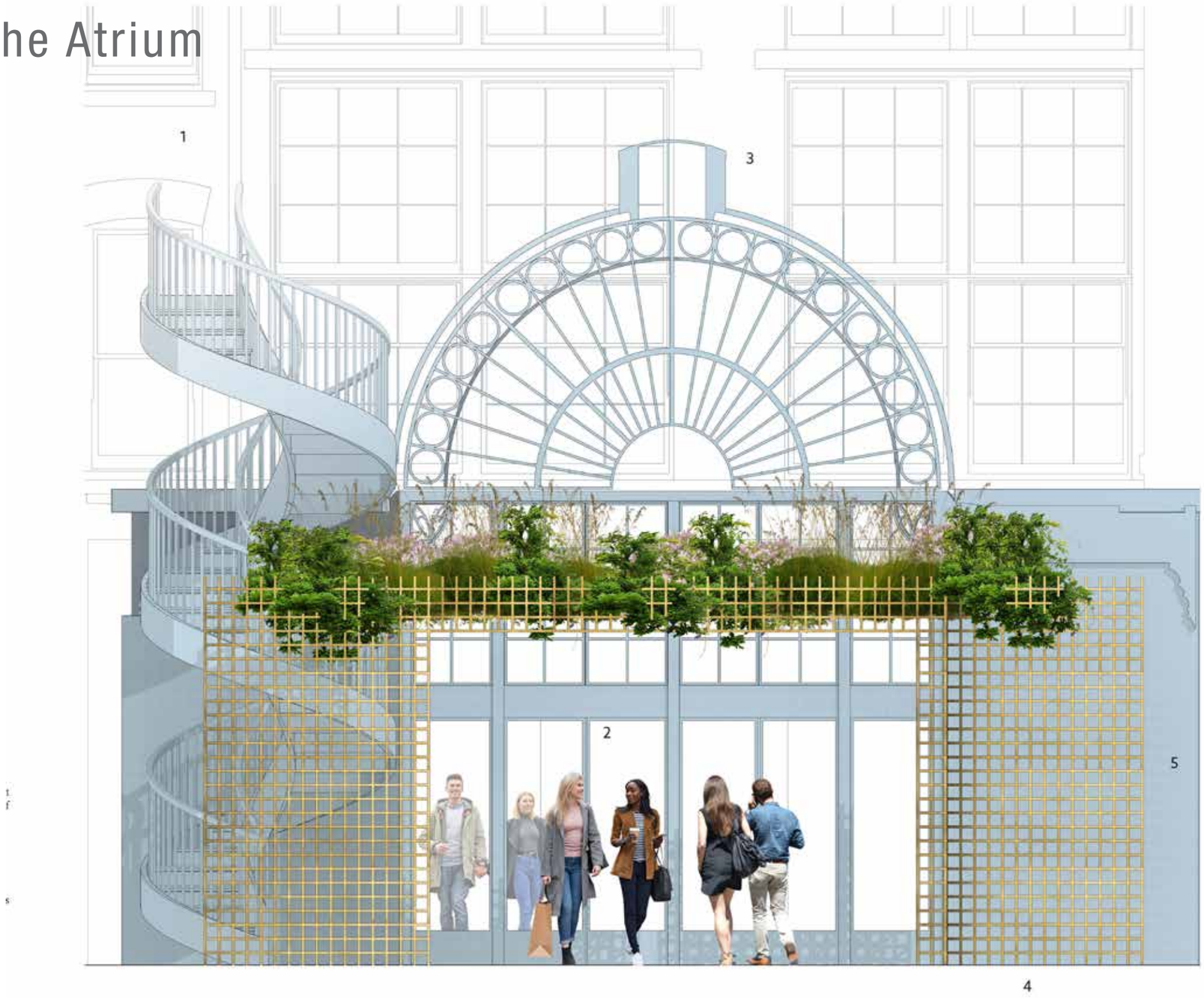
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4. Freestanding brass lattice screen and awning element detailed in the subsequent pages.

5. Flanking wall containing life safety systems and controls finished to match the rest of the atrium and screened by brass lattice assembly.



8.1 Refurbishment Of The Atrium

8.16 Detail Callout of Atrium Plan

1. New Spiral fire escape stair to replace existing large fire separated and single run escape stair finished to match remaining atrium structure. The stair is external and as such more ephemeral as well as being compact. The spherical perspex add-on to the atrium is also removed to open up light and views and to simplify the structure.

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.

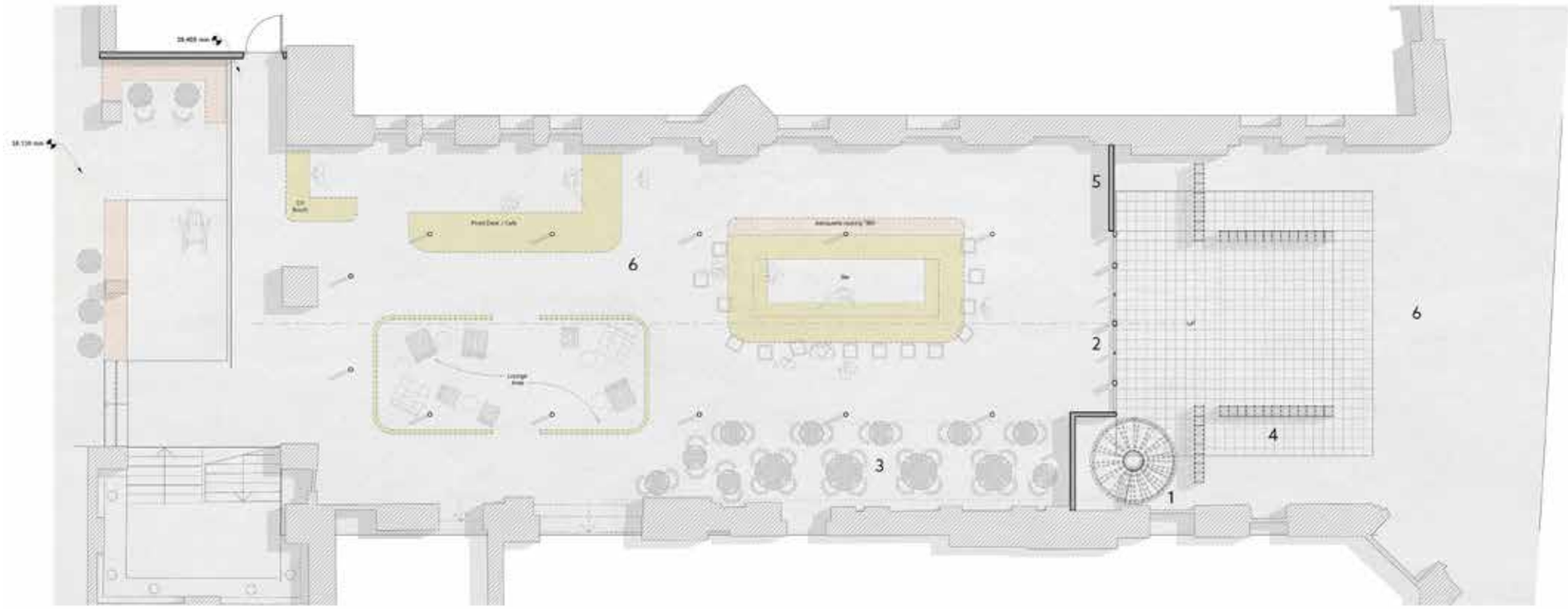
3. Removal of aforementioned escape stair and plant allows for the exposure and refurbishment of previously compromised Dominion House elevation as well as the reclamation of the floor area within the atrium. The structure will be repaired and extended to appear symmetrical and solid. The area appears contiguous with the rest of the space and contains restaurant seating as though on a sidewalk cafe in front of the Dominion House elevation.

4. Freestanding brass lattice screen and awning element with space for egress and containing vegetation and integral downlighting pin spots.

5. Flanking wall containing life safety systems and controls finished to match the rest of the atrium and screened by brass lattice assembly.

6. Contiguous hardscpe on external pavement plaza and internal flooring principally composed of the same material - likely cobblestone pavers with inset flooring both internally and externally of porcelain and timber as built in “floor mats”.





8.1 Refurbishment Of The Atrium

8.17 Detail Perspective of Atrium Entrance

1. New Spiral fire escape stair to replace existing large fire separated and single run escape stair finished to match remaining atrium structure. The stair is external and as such more ephemeral as well as being compact. The spherical perspex add-on to the atrium is also removed to open up light and views and to simplify the structure.

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. Screens and arch are composed of lightweight brass lattice fixed into the ground independent of any of the supporting structure and well clear of the Central House and Dominion House facades. The structure is largely transparent from many angles but screens the elements of the Atrium in a coherent fashion.

4. The “roof” of the arch is covered in vegetation and the underside has integral low light pins-pot luminaries throughout the grid to provide subtle downlighting after dark, wayfinding without affecting night sky visibility while providing cover for guests in inclement weather.

5. Flanking wall containing life safety systems and controls finished to match the rest of the atrium and screened by brass lattice assembly.

6. Contiguous hardscpe on external pavement plaza and internal flooring principally composed of the same material - likely cobblestone pavers with inset flooring both internally and externally of porcelain and timber as built in “floor mats”.



8.1 Refurbishment Of The Atrium

8.175 Detail Perspective of Atrium Entrance

1. New Spiral fire escape stair to replace existing large fire separated and single run escape stair finished to match remaining atrium structure. The stair is external and as such more ephemeral as well as being compact. The spherical perspex add-on to the atrium is also removed to open up light and views and to simplify the structure.

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3. Screens and arch are composed of lightweight brass lattice fixed into the ground independent of any of the supporting structure and well clear of the Central House and Dominion House facades. The structure is largely transparent from many angles but screens the elements of the Atrium in a coherent fashion.

4. The “roof” of the arch is covered in vegetation and the underside has integral low light pin spot luminaries throughout the grid to provide subtle downlighting after dark, wayfinding without affecting night sky visibility while providing cover for guests in inclement weather.

5. Flanking wall containing life safety systems and controls finished to match the rest of the atrium and screened by brass lattice assembly.

6. Contiguous hardscpe on external pavement plaza and internal flooring principally composed of the same material - likely cobblestone pavers with inset flooring both internally and externally of porcelain and timber as built in “floor mats”.



8.2 Proposed Beaver Street Entrance

As our public spaces span the ground floor and have different but contiguous ancillary hotel use, we are proposing a new Beaver Street entrance which we think will also provide great social benefit to the currently somewhat derelict alley.

While Beaver Street is currently only a service entrance across from a car park that dead ends into the canal, we want to link it, and Beaver Street by extension, to the proposed hotel lobby. We have designed a street level entrance lobby with a set of stairs and integrated seating and want to convert an existing window into a generous double door.

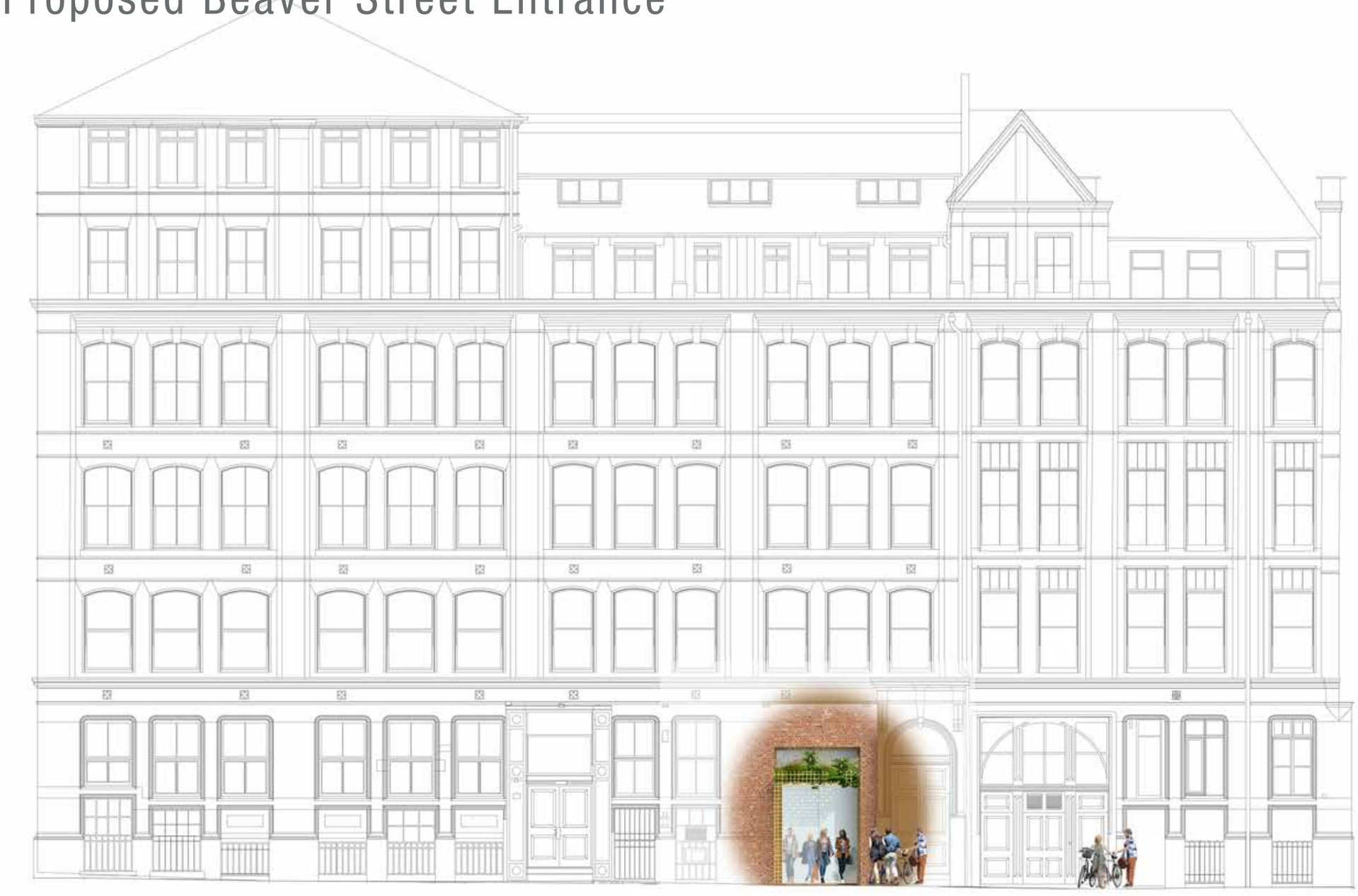
Because there are a multitude of other original ornate, period entrances that are used only for fire egress and service already on the Beaver Street elevation, we thought the best way to clearly signify the openness and accessibility of the new entrance was by creating a modern intervention. Largely glazed and lit from within, we designed a partial awning that also clearly references the other entrance on Princess Street so guests and passers by even on Whitworth Street can clearly see the connection between the two. We want this connective circuit to be legible from the exterior of the building and it performs the same function in that it also provides shelter and integral lighting.

As discussed during the pre-application meeting with officers, we also propose to remove the 1990's applied architraves around the new and existing openings, showing the depth and age of the masonry surrounding the opening and juxtaposing the light brass and glass infill with the solid and deep brick recess.

We believe this luminous and active passage will provide a great social benefit to Beaver Street.



8.2 Proposed Beaver Street Entrance



8.2 Proposed Beaver Street Entrance

8.22 Detail Perspective of Atrium Entrance

1. Replacement of current window with large glazed double doors ad glass transom in existing opening augmented to reach the ground level.

2. Awning composed of lightweight brass lattice fixed into the ground and alongside the edge of the opening. The majority of the assembly sits within the depth of the opening and, after a solid plate, continues inside the space. The structure is largely transparent from many angles but also visually links this entrance with the Princess Street one.

3. The “roof” of the awning is covered in vegetation and the underside has integral low light pin spot luminaries throughout the grid to provide subtle downlighting after dark, wayfinding without affecting night sky visibility while providing cover for guests in inclement weather.

4. Existing 1990’s architraves are removed to reveal the depth and edges of the original masonry surrounding the openings.



8.3 Interior Design Approach

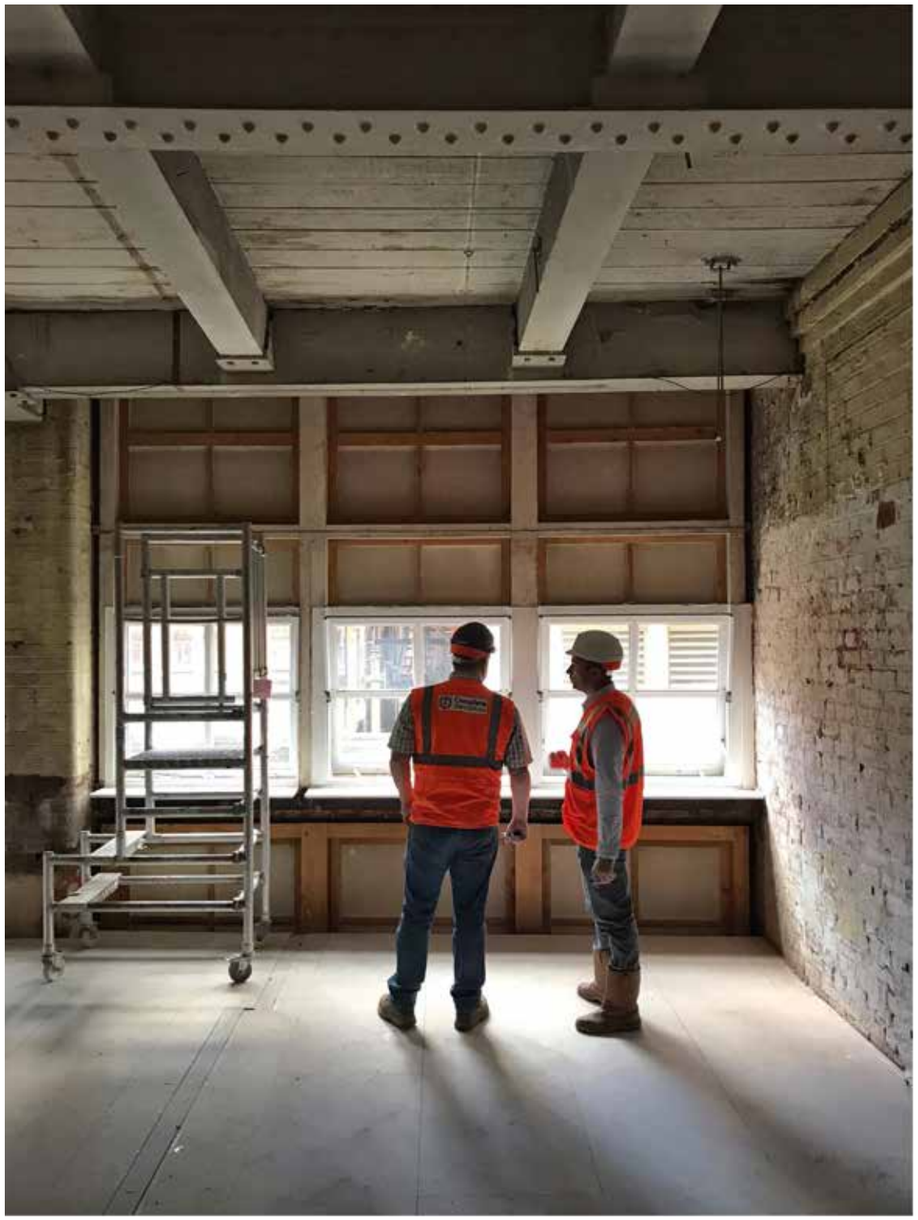
When possible we are looking to expose and celebrate the fabric of the buildings, peeling back the layers of the 1990 renovation.

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.



8.3 Interior Design Approach

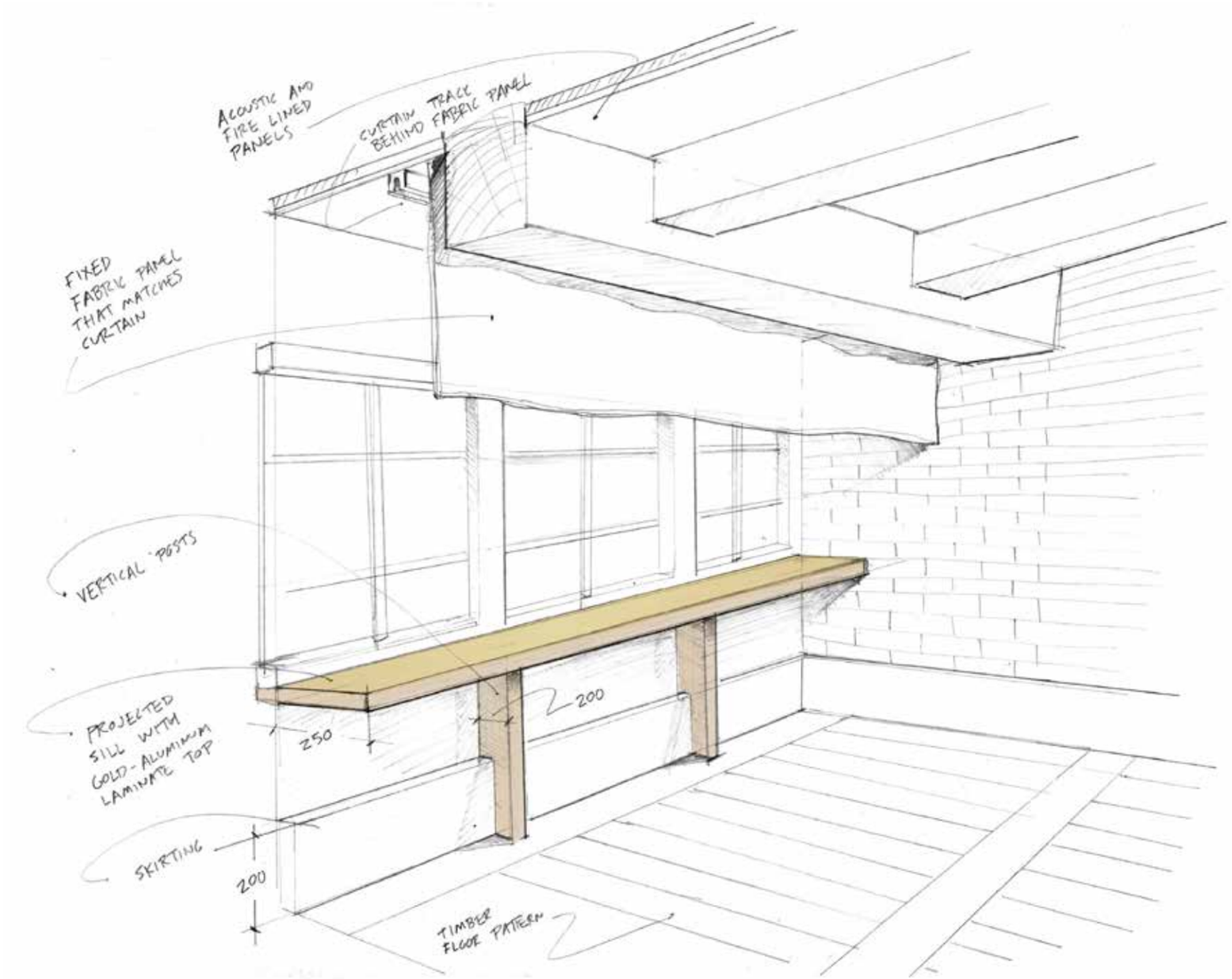
8.32 Typical Room Details

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.





8.3 Interior Design Approach

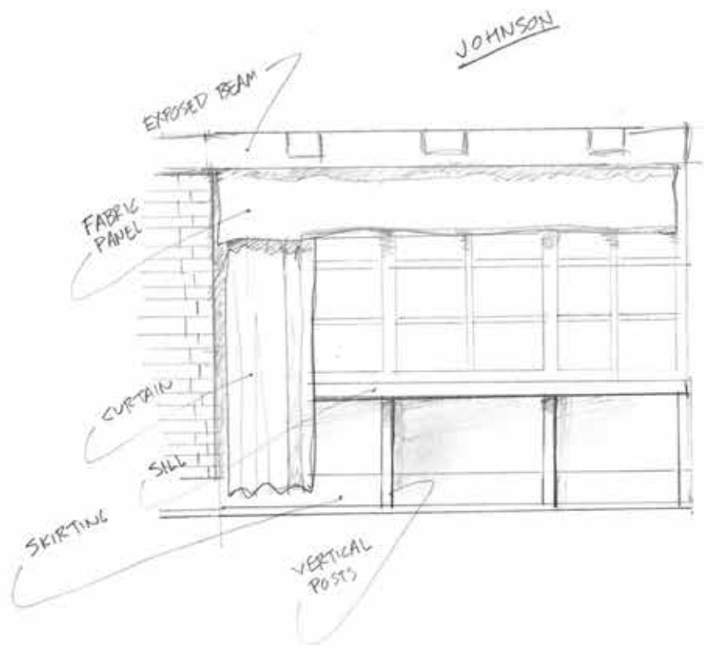
8.32 Typical Room Details

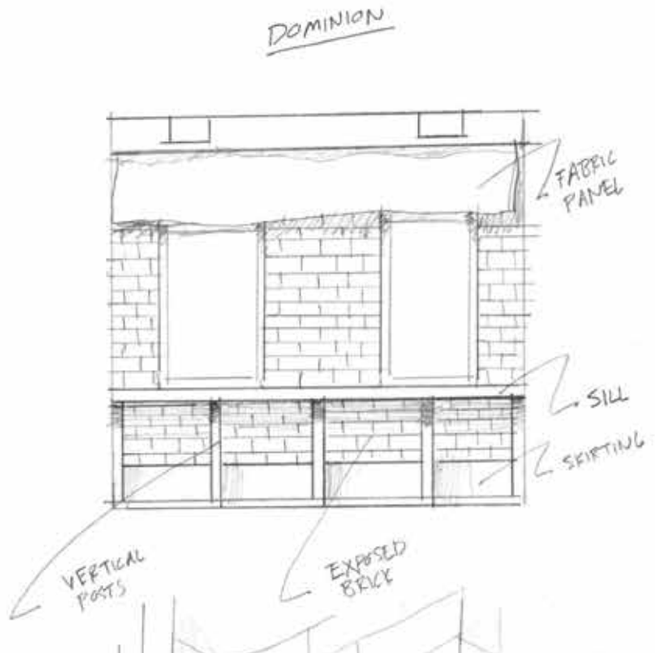
Exterior facing wall detail occurs in every room type with variations to accommodate existing conditions. In Dominion rooms where possible the sill, posts and skirting sits on top of exposed painted brick.

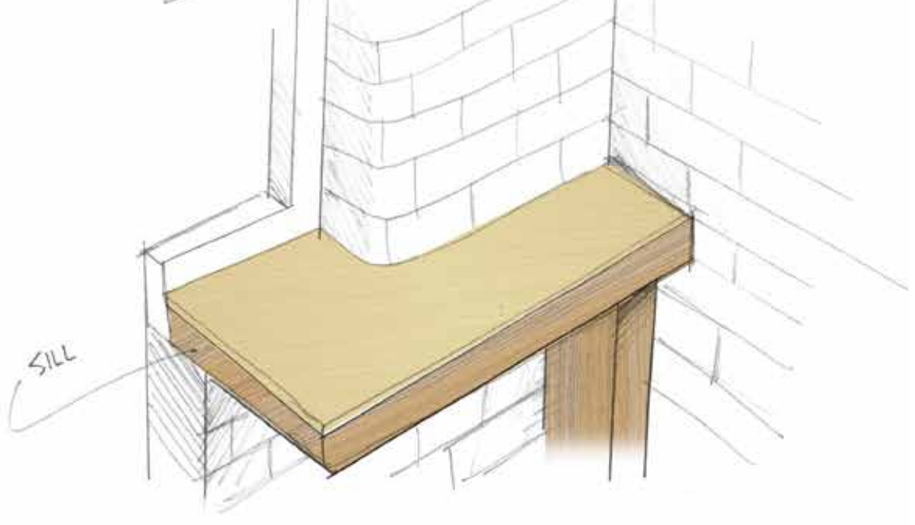
Fabric panel and curtain behind are also used in every room with a ceiling higher than the half covered windows (which should be the majority of rooms). Sill projection is 250mm from the furthest interior surface - in the Dominion rooms for example that id fro the face of the brick so the sills at the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









8.3 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



8.3 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.





8.3 Interior Design Approach

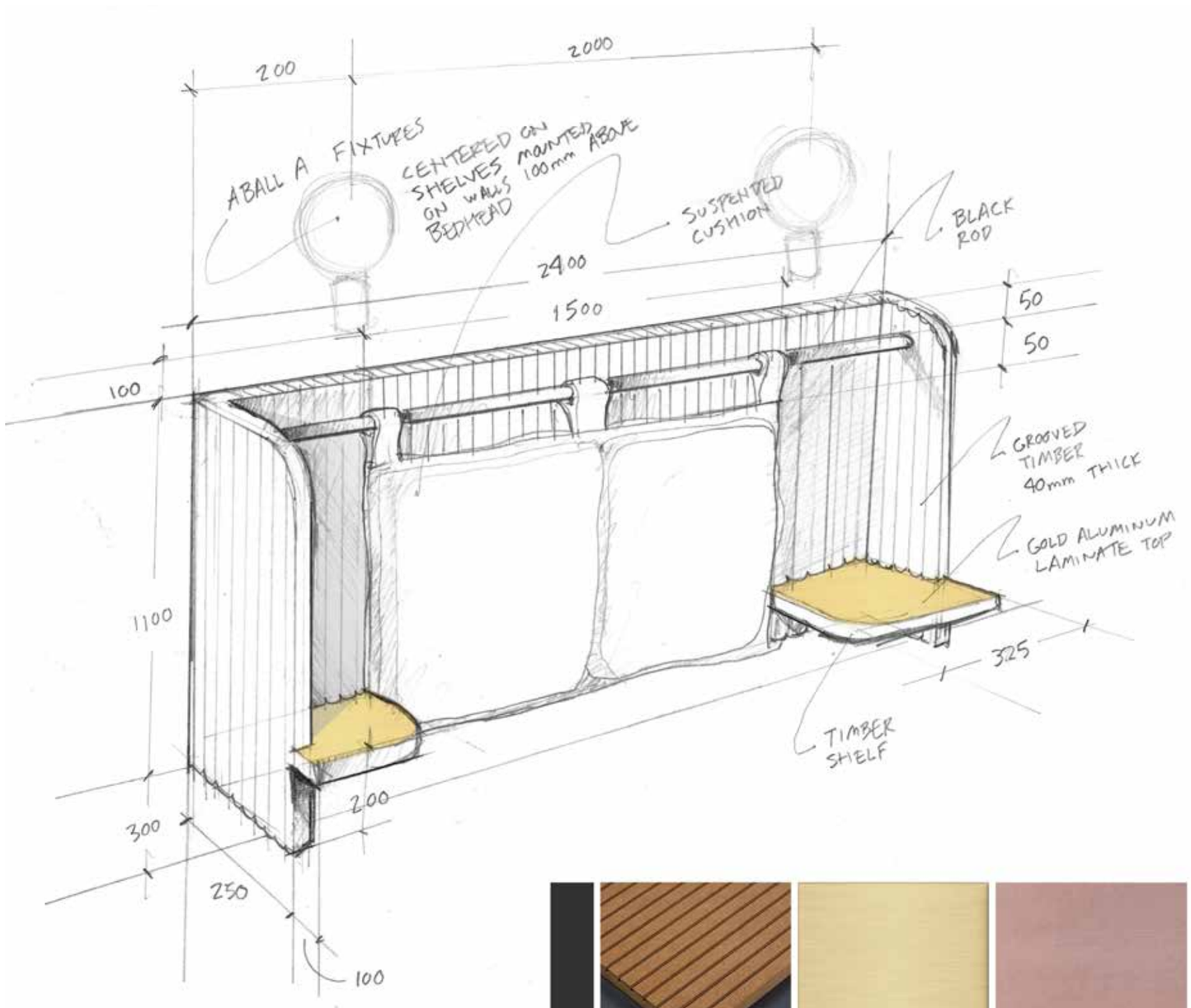
8.32 Typical Room Details

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.



8.3 Interior Design Approach

8.32 Typical Room Details

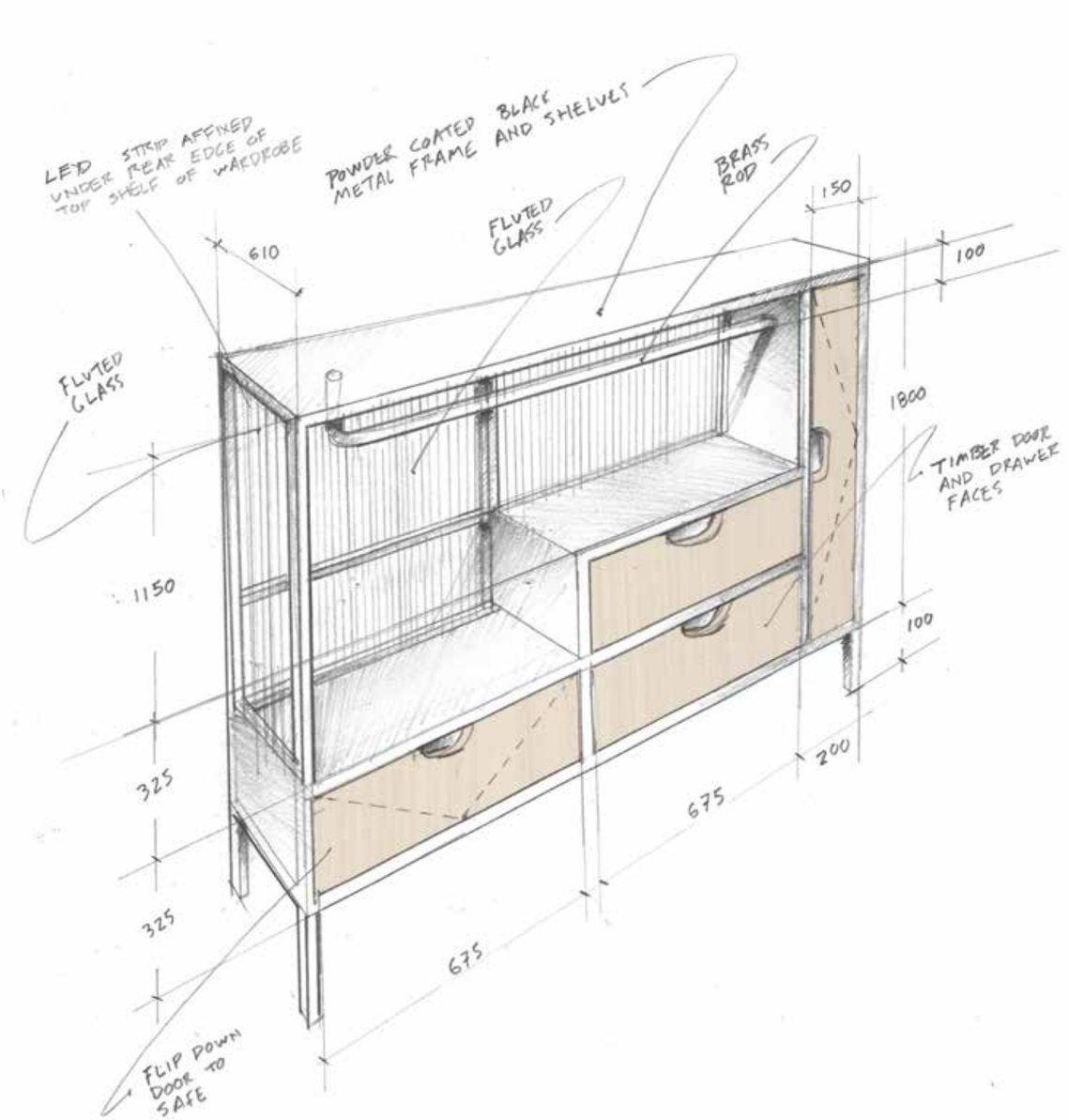
Wardrobe in 1600mm standard width for placement both against and perpendicular to room walls (see plans). Variations from standard module should be minimal in all room types.

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.





8.3 Interior Design Approach

8.33 Typical Kitchen Design

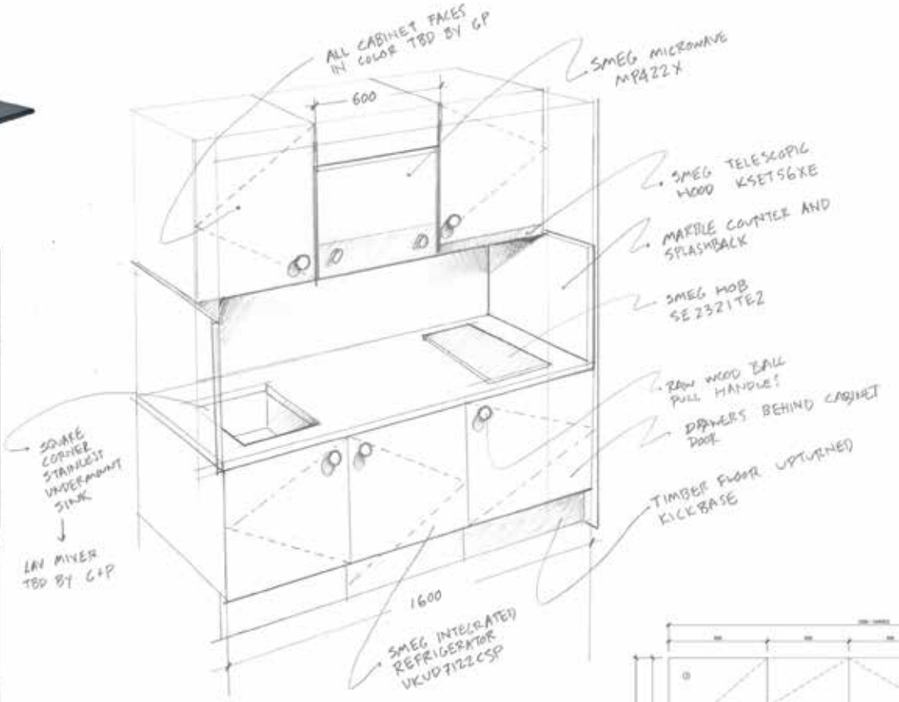
This drawing is for the “short” type kitchen in the guestrooms and sit within the wall in a “goalpost” surround. They are 1600mm wide and their location is as marked in plan.

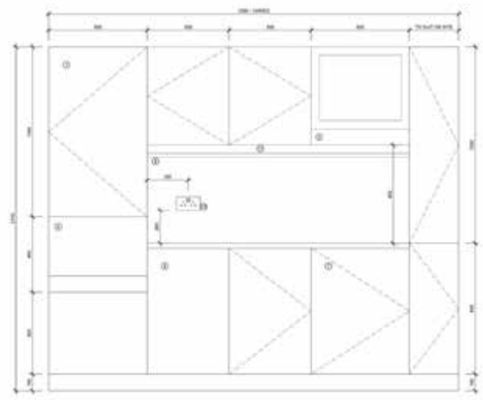
Pulls are matte black edge pulls. We can provide a source if the supplier cannot find one. The splashback and counter is unpolished black soapstone, granite or a solid surface material but to be approved by G+P. The cabinets are all flat fronts and will be finished in a black color tbd by G+P. The kick 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.

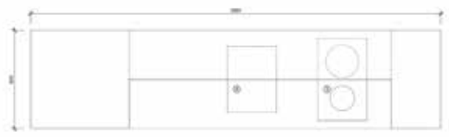
The Buster + Punch (or similar) outlet should be in the matte black finish as pictured.





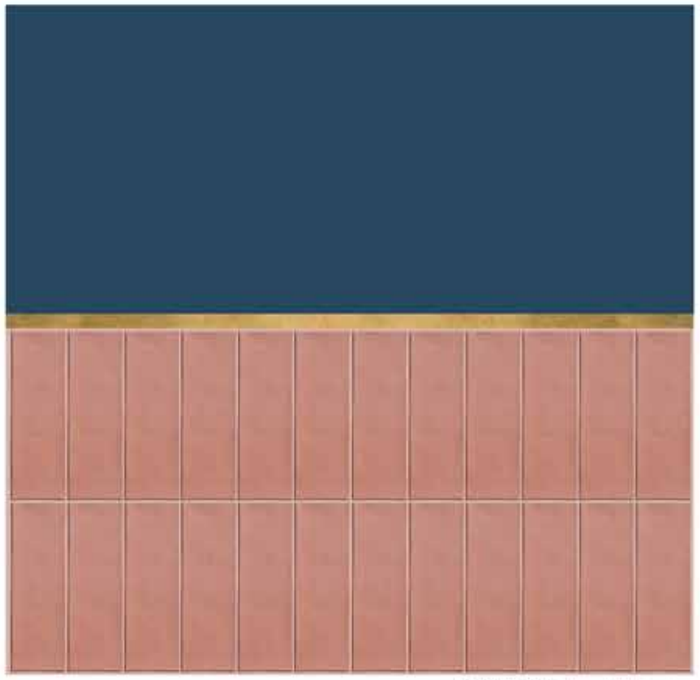


KITCHEN TYPE 2 - ELEVATION

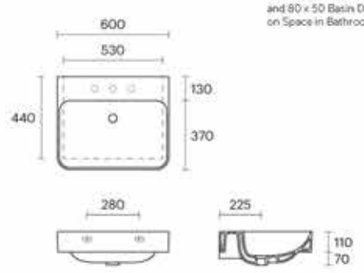


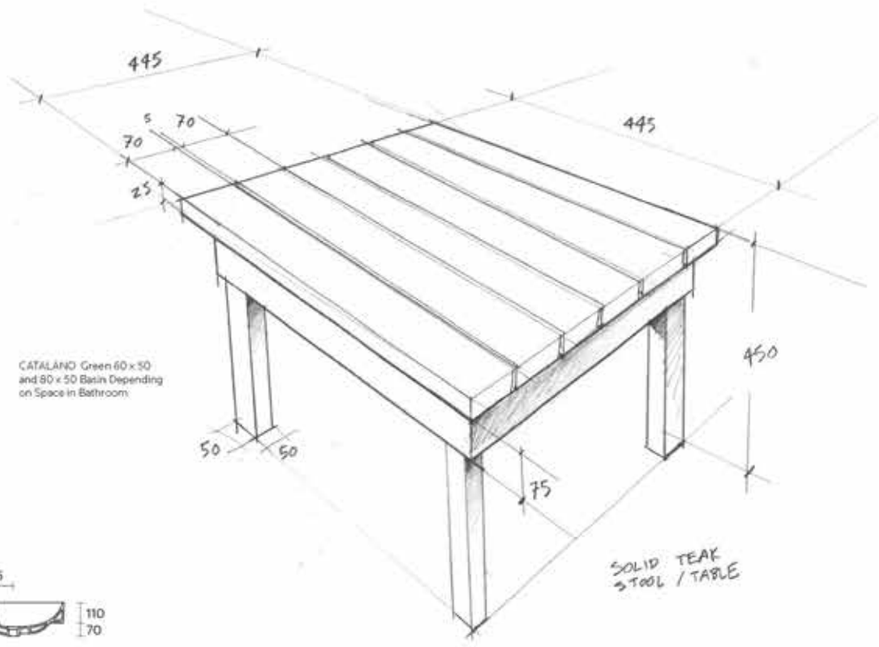
KITCHEN TYPE 2 - PLAN

8.3 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

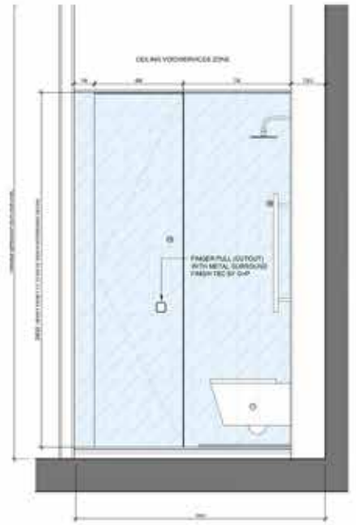
Configuration and details for all guestroom bathroom types. Details for room types will be extrapolated into specific room info sheets and plans.

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.

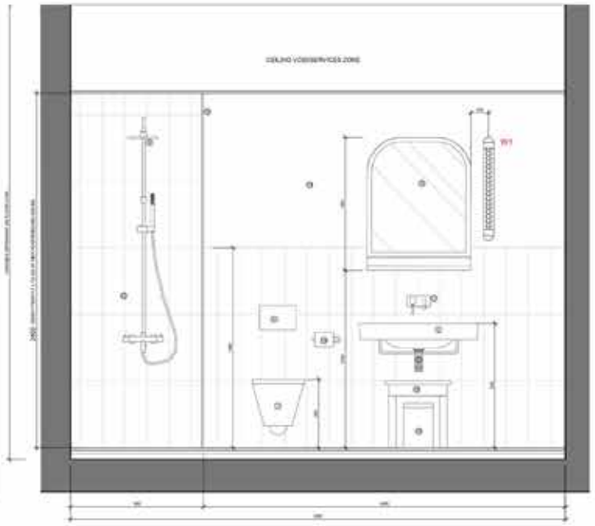
8.3 Interior Design Approach



SAMMODE Elgar S1201
700mm Clear Anodized Reflector IP66 Rated



ELEVATION C



ELEVATION D

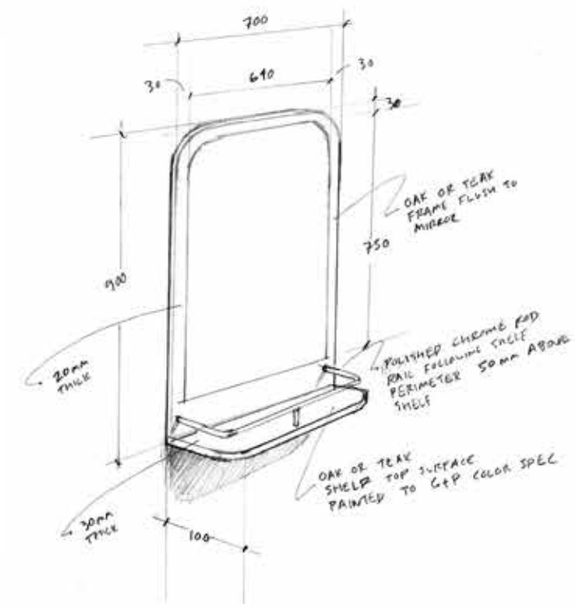
8.34 Typical Bathroom Design

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.





8.4 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. The entrance from Beaver Street is considered the secondary entrance due to the level difference between pavement level and ground floor level. On this elevation this entrance will be stepped, but designed in accordance with Part M of the Building Regulations being suitable for the ambulant with restricted movement. The reception desk will again be clearly visible from the top of the staircase.

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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