

Notes

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- Retained Construction
- Original Construction
- Original construction - Proposed Demolition
- Non-original Construction
- Non-original Construction - Proposed Demolition

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Project Project No. 2211

room2 Homotel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning

Demolition Third Floor Plan

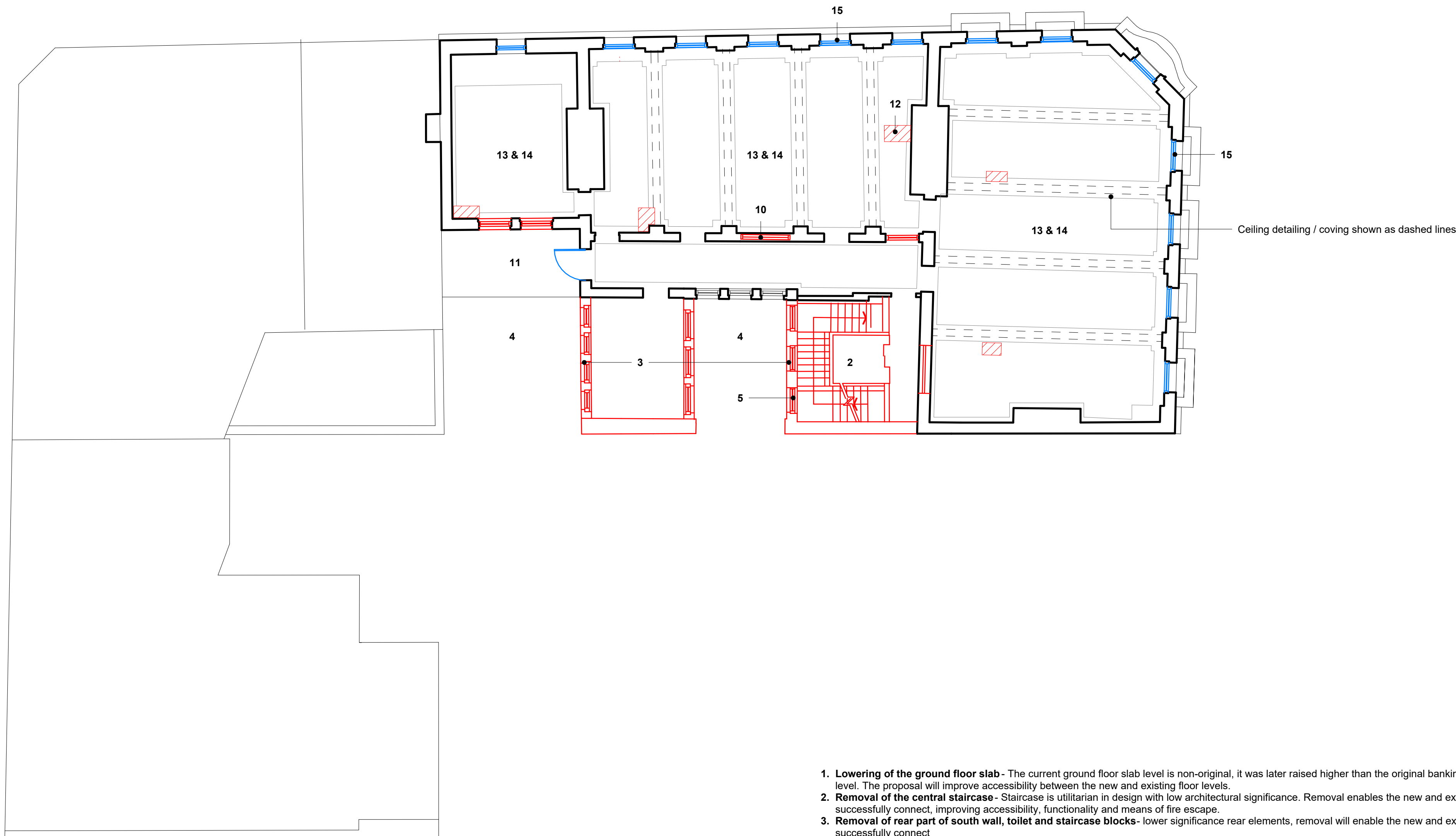
Drawing Number Revision/Suitability

HMP-BA-12-L03-DP-A-0 P01 S2

Scale @ A3 Scale @ A1 Revision Date

1:200 1 : 100 230609

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- Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
- Removal of the central staircase** - Staircase is utilitarian in design with low architectural significance. Removal enables the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.
- Removal of rear part of south wall, toilet and staircase blocks**- lower significance rear elements, removal will enable the new and existing building to more successfully connect
- Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly
- Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior
- Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions
- Insertion of new mezzanine level** - Lowering of the ground floor slab provides additional height and the insertion of a mezzanine floor generates additional space to support scheme viability
- Removal of internal walls at ground floor** - removal of these elements will form new structural openings to enable the new and existing building to more successfully connect, improving accessibility and functionality in these key front of house spaces. Marble panels to be salvaged with care and reinstated to the new openings.
- Levels 1-4 structural openings in masonry walls**- Limited / isolated structural opening formed in walls to allow connection between and into hotel rooms
- Infilling of doors and high-level internal windows**- Where existing doorway openings are present; these have been prioritised to retain to provide access into hotel rooms. Where this isn't feasible due to layout constraints, it is proposed to infill these openings
- Removal of level 2 escape stair**- Stair is non-original feature and is redundant following the removal of the external fire escape stair.
- Structural openings in floor slabs** - Openings required to enable risers and gravity water drainage system distribution from individual hotel room enstuites to basement level.
- Repair of ceilings and covings**- To restore internal heritage ceiling features, celebrating the qualities of the original building.
- General refurbishment and upgrade**- The current condition of the interiors is degraded after years of neglect and alterations. The proposal will look to refurbish the in line with modern standards and performance requirements.
- Removal of non-original windows to ground floor and levels 3-4** -Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
- Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
- Removal of ground floor corner stair**- This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level.