

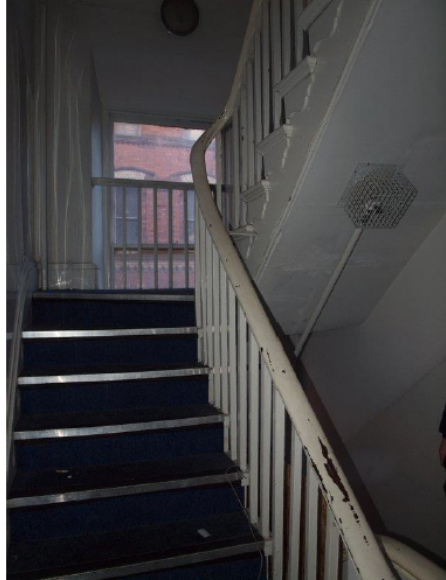
METAL SHAFT DOOR

To be remove, refurbished and relocated along corridor.
Hanging support. Fixing brackets to masonry wall.



MAIN STAIRCASE

MAIN STAIRCASE
To be repaired and repainted.
Lath&plaster ceiling: currently partially demolished. Proposed to be reinstated once all works are completed.
Balustrade: Appox. 150mm below Building Regulation. Proposal to fix additional handrail 900mm above steps as per regulation. New intervention to be clearly identifiable.



HERITAGE SPRINKLER VALVES+PIPES

To be cut from ceiling from current location. To be carefully dismantled if required, refurbished, repainted and relocated within circulation.
To be securely fixed back to wall and floor. Pattressing required.



If metal elements are considered too sharp, then a glass box might be required to protect residents.

Heritage plaque explaining history, use, original location and relocation process to be fixed next to the item.

ENTRANCE + LOBBY

Full refurbishment including:

EXTERNAL GLAZED TIMBER DOOR

To be repaired, sanded and repainted.
Ironmongery to be upgraded. Design and colour to match existing.

NEW ALUMINIUM AND GLASS DOOR

LATH & PLASTER + TILED WALL

To be retained and repaired. Tiles still in place might need localised repairing. Wall to be buff colour to match existing.

PLASTER ROSE AND DECORATION

Cracks to be repaired. To be repainted in white.

DECORATIVE DOOR WITH ARCH

To be retained and repaired where required.
New door to fit arch above.



TIMBER WINDOW REVEAL

To be refurbished, repainted and located back in place. Secondary glazing to be fixed and sealed against timber panels with timber pattress behind required to secure fixing.



REAR STAIR

Concrete steps to be cleaned. Colour contrasting stair nosing to be fitted.
Masonry wall to be cleaned, paint stripped, and redecorated.
Handrails to be retained where present, provided if missing.



CAST IRON COLUMNS + CAPITALS

To be intumescent painted (work already carried out). Contractor to confirm that has been carried with satisfactory standard).
Exposed columns and capitals to be finished with decorative painting.



CONCERTINA DOOR

Door to be remove, refurbished and relocated within the lobby in a fixed open position.
Hanging support.
Pattressing required for fixing brackets.



HOIST TIMBER DOOR

Panelled timber door found behind solid hoist door to be used as example for design of new timber Juliette doors.
Micro double glazed panels required.



RADIATOR - G

To be repainted and relocated along corridor as heritage feature. Not connected to heating system.
Timber battens and pattressing to be provided within wall and floor for fixings



METAL DOOR

To be refurbished and left in place. Will be located within risers therefore a fire resisting lining behind will be required.



RADIATOR - D

To be repainted and relocated within stair lobby as heritage feature. Not connected to heating system.
Timber battens and pattressing to be provided within wall and floor for fixings



Upper Ground Floor - Heritage Plan.
1 : 50

General Notes:

This drawing is the property of Fletcher-Rae (UK) Limited and copyright is reserved by them. The drawing is not to be copied, reproduced or re-distributed either in whole or in part without the prior written consent of Fletcher-Rae (UK) Limited.

The originator shall have no responsibility for any liability, loss, cost, damage or expense arising from or relating to any use of this document other than for its intended purpose on this project.

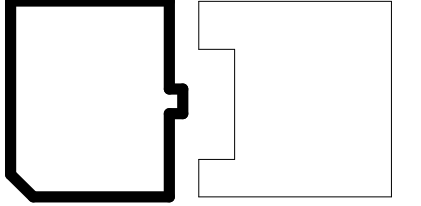
This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. Any discrepancies, errors or omissions are to be reported to the originator before proceeding with work.

All dimensions are to be checked on site by the contractor prior to proceeding with any work. This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.

DISCLAIMER
When this drawing is issued in CAD, it is an uncontrolled version issued for information only, to enable the recipient to prepare their own documents/ drawings for which they are solely responsible.

SOFTWARE INTEROPERABILITY
Fletcher-Rae (UK) Limited prepared this drawing using Autodesk Revit.
Fletcher-Rae (UK) Limited does not accept liability for any loss or degradation of any information held in the drawing resulting from the translation from the original file format to any other file format or from the recipients reading of it in any other programme.

KEY PLAN



HERITAGE NOTES:

- To be read in conjunction with retention drawings
- Colour palette to be developed in due course. Externally colours are proposed to match existing. Internally they will be decided as part of the overall building colour scheme bearing in mind heritage aspects.

● CAST IRON COLUMN AND CAPITAL
FREE FROM PARTITIONS

■ RELOCATED HERITAGE ITEM

P01 Planning Issue MM 21.06.24
Rev Revision Details Drawn Date Chkd

Project No: **24006**
Suitability: **S2 SUITABLE FOR INFORMATION**
Status: **PLANNING**

Client:
Beech Holdings

Project:
**PICCADILLY WAREHOUSE
Mindel House**

Sheet Name:
**Upper Ground Floor_Heritage
Plan_Planning**

Drawing No: **24006-HFR-MH-UG-DR-A-9050** Rev. **P01**
Drawn By: **SR** Scale: **1 : 50 @ A1**
Created: **07.05.24**

HORIZON
fletcher | rae

Level 12, Tower 12, 18-22 Bridge Street, Manchester, M3 3BZ
t +44 (0) 161 242 1140
w www.fletcher-rae.com
e info@fletcher-rae.com