1. **Removal of roof level fire escape stair** - a non-original building feature that is no longer required for fire escape strategy.
2. **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.
3. **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.
4. **Opening in party wall / gable end** - Forming of structural opening in south façade will enable the new and existing building to more successfully connect.
5. **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.
6. **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.
7. **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.
8. **Removal of non-original masonry at street level** – This will provide integration required for basement ventilation, reinstating the original extent of building fabric.
9. **Glazed windows replaced with grillage to Chatham Street** - Louvred grillage required to provide smoke ventilation to the basement and ventilation to the refuse store.
10. **Removal of masonry and new door added on Chatham Street facade** – This window opening has been altered since the original construction, adding a door in the location relates to the original design.
11. **Cleaning / refreshing of existing facade** - To restore / improve the appearance, quality and character of the Union Bank to better match that of its original aesthetics.
12. **Roof refurbished** - Existing roof is in poor condition with water ingress apparent in multiple locations. Replacement, refurbishment and repair of roof will safeguard the condition of the building
13. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
14. **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.
15. **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

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA

Notes

For Health & Safety related information please refer to the Rolling Designers Risk Register. Where relevant, elements identified on this register are highlighted within the model and on the drawings with the following logo.

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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
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Demolition North Section, Heritage

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Revision/Suitability
P03 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

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