

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

- 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

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 East Elevation, Heritage

Drawing Number Revision/Suitability

HMP-BA-12-EE-DP-A-0 P03 S2

Scale @ A3 Scale @ A1 Revision Date

1:200 1 : 100 240501

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1 East Elevation



2 North Elevation