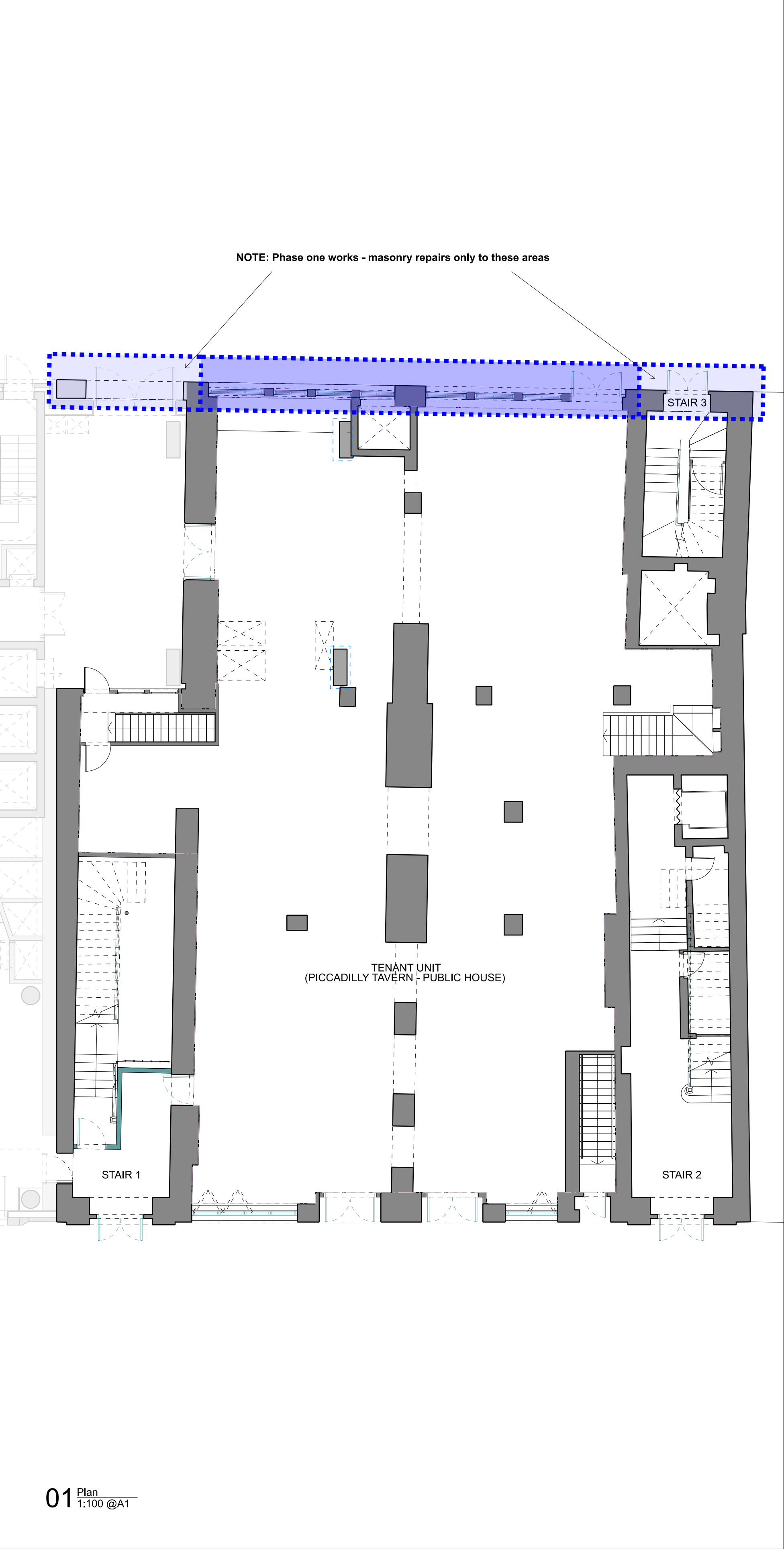




Plan Intervention
The following notes provide an overview of intervention to the plan, following the preparation of existing fabric, to support the change-of-use and proposed hotel layouts. It is intended that all strategies and proposals will be developed further in detail RIBA Work Stages and on-site.

This summary is provided to inform the proposed re-use of the building and as part of a submission for Listed Building Consent. The notes and drawings should be read in conjunction with the Design and Access Statement, Statement of Significance, Condition Report (by Crosby Granger Architects) and wider planning package.

To be cross-referenced with Materials Schedule:
refer to: 1936-7-SCHED-Material Schedule

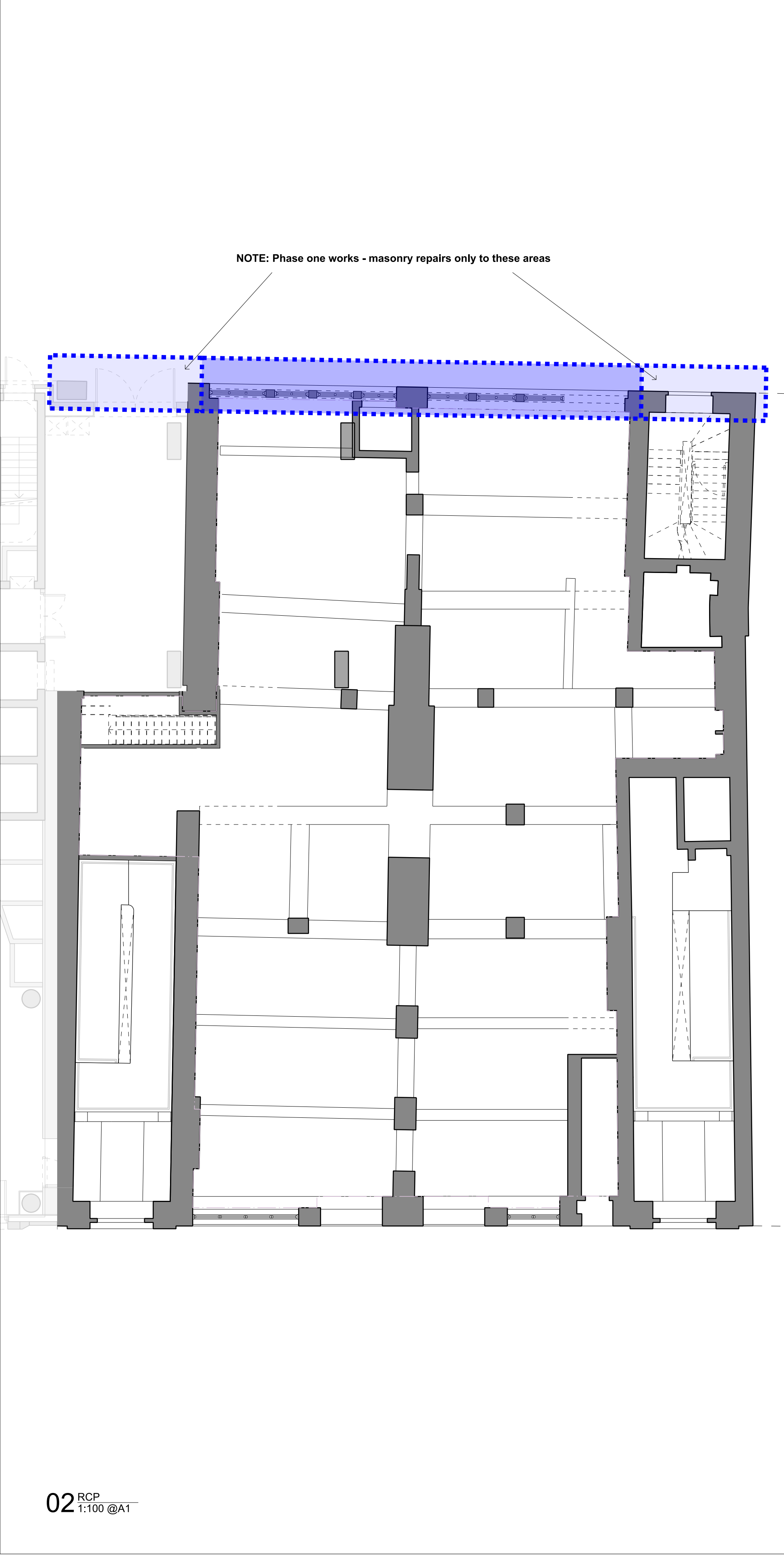
General
To be read in conjunction with plan and section
Future paintwork to use breathable, VOC-free paint
New structural interventions to be sympathetic to layout
Extent of new services to be developed
New signage and lighting to be developed as part of interior design package
Waterproofing strategy to be developed for existing basement areas, if required
Allowance for replacement drainage strategy, terminating here

Wall Treatment
Walls
Partitions to be lightweight plasterboard system
Other wall finishes
Skimmed and painted plasterboard
Doors (inc. architrave)
New painted timber doorsets
To include acoustic and fire seals
Skirtings
New profiles to be manufactured to match existing
Painted finish

Floor Treatment
Finishes
Stone floor to entrance ways with barrier matting
Vinyl to back-of-house stores

Stairs Enhancements, to be read in conjunction with structural proposals
Steps
Refurbished timber with contrasting nosing strip
New raised floor to align with bottom tread as an extension of landing
New riser to top of stair to negotiate new raised floor
Balustrade
Refurbished wrought iron balustrade
Additional architectural metalwork to provide guarding for modern compliance
Includes raised handrail and reinforcement to existing verticals

External Elevations
Refer to: 1936-FCBS-ZA-ZZ-DR-A-1503 / 1505 / 1507



RCP Intervention
The following notes provide an overview of intervention to the plan, following the preparation of existing fabric, to support the change-of-use and proposed hotel layouts. It is intended that all strategies and proposals will be developed further in detail RIBA Work Stages and on-site.

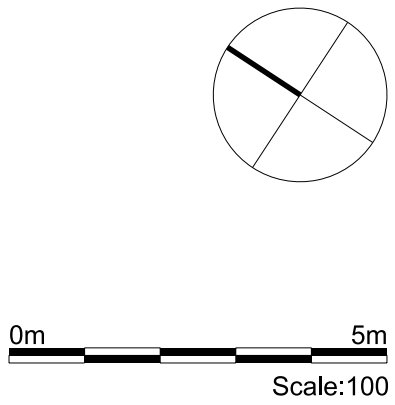
General
(see plan notes)

Ceiling / Soffit Treatment
Exposed Structure
New plasterboard ceilings inserted, where identified, skimmed and painted

Amendment	Date	Notes
- Planning Issue	16.07.2020	This drawing is to be read in conjunction with all other project information by the architect and consultants. Any drawn reference to existing information contained in this drawing has been created directly from third party survey information. This information is contained and issued in good faith with Feilden Clegg Bradley Studios LLP not held responsible for any inaccuracies identified. The architect is to be notified immediately if any inaccuracies are found.
P01 Planning Issue	10.08.2023	
P02 Phase one works identified	24.08.2023	

Plan Key
Extent of Phase One works
New structure
New walls
New doorset
Repaired balustrade with additional guarding
Tenant Unit - subject to separate tenant fit-out

RCP Key
Retained ceiling and cornicing
Concealed retained ceiling and cornicing above new ceiling
Repaired / replicated plaster ceiling
Re-instated / replicated cornicing
New plasterboard ceiling - to structural soffit
New plasterboard ceiling - with service zone (notional 2.4m FCL)
New plasterboard partitions or linings



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Project Name	Project No.	Amendment
PICCADILLY HOTEL, MANCHESTER	1936-FCBS-ZA-GF-PL-A-12GFP02	
INTERVENTION PLANS	Scale 1:100 @ A1 (1:200 @ A3)	
LEVEL GF	Date JULY 2020	
	Drawn FCBS-MCR	
Do not scale	All dimensions to be checked on site	
Original printed at A1	All information subject to site surveys	