

1936 - Piccadilly Hotel
67-75 Piccadilly / 4-6 Newton Street, Manchester, M1 2BS

Schedule: Material Schedule
Revision Date: 10.11.2020
Revision: A

Item		Building Element	Product	Colour / Finish	Internal Review / Sign-off	MCC Review / Sign-off	Notes for Sign-off
EXTERNAL ELEMENTS							
Listed Building							
Façade		Stone replacement	TBC	Plain ashlar to match existing	TBC	-	via sample area
		Brick replacement	TBC	Colour-matched to existing	TBC	-	via product sample
		Leadwork to copings, hoods etc. replacement	TBC	Natural finish	TBC	-	-
		Mortar replacement	TBC	Colour-matched to stone or brickwork, respectively	TBC	-	via sample area
Windows		Refurbished timber frames	TBC	To reinstate original colour	TBC	-	via in-situ sample
		Refurbished steel / iron framing	TBC	To reinstate original colour	TBC	-	via sample area
		Glazing replacement, where required	TBC	To match existing panes	TBC	-	via product sample
GF Doors / Windows		New glazed aluminium doors	TBC	To match original existing casements	TBC	-	via product sample
(inc. louvred / solid panels)		New solid aluminium doors	TBC	To match original existing casements	TBC	-	via product sample
Roof		Brick replacement to chimneys / parapets	TBC	Colour-matched to existing	TBC	-	via product sample
		Slate replacement	TBC	Welsh slate	TBC	-	via product sample
		New steel framed glazed lantern to lightwell	TBC	TBC	TBC	-	via product sample
Other		Rainwater goods replacement	TBC	Cast-iron	TBC	-	via product sample
		New signage - Ground Floor	TBC	TBC	TBC	-	TBC
New-Build (Corner and Infill Blocks)							
Façade (Corner Block)		Pigmented Concrete - Main	TBC	to be developed as per bay study drawings	TBC	-	via full bay mock-up
		Pigmented Concrete - Ground Floor	TBC	to be developed as per bay study drawings	TBC	-	via full bay mock-up
Façade (Infill Block)		Pre-cast brickwork	TBC	to be developed as per bay study drawings	TBC	-	via full bay mock-up
		Pre-cast brickwork - hit and miss screen	TBC	to be developed as per bay study drawings	TBC	-	via full bay mock-up
Windows		Aluminium framing	TBC	to be developed as per bay study drawings	TBC	-	inc. in full bay mock-up
(inc. louvred / solid panels)		Glazing	TBC	TBC	TBC	-	inc. in full bay mock-up
GF Doors / Windows		Aluminium framing	TBC	to be developed as per bay study drawings	TBC	-	inc. in full bay mock-up
(inc. louvred / solid panels)		Glazing	TBC	TBC	TBC	-	inc. in full bay mock-up
		Solid aluminium doors	TBC	to be developed in line with frames	TBC	-	subject to full bay mock-up
Other		Metal balustrade to terrace	TBC	to be developed as per bay study drawings	TBC	-	via product sample
		Signage - Ground Floor	TBC	TBC	TBC	-	TBC
INTERNAL ELEMENTS							
Listed Building							
Floors		Refurbished terrazzo floor to entranceways	TBC	TBC	TBC	-	via product sample
		Stone tiled floor to lightwell	TBC	TBC	TBC	-	via product sample
		Raised floor to upper levels	TBC	TBC	TBC	-	-
		Raised floor finishes; carpet, timber and vinyl	TBC	TBC	TBC	-	via product sample
Walls		New linings to existing walls	TBC	TBC	TBC	-	-
		New partitions for new walls	TBC	TBC	TBC	-	-
		New blockwork to basement walls	TBC	TBC	TBC	-	-
Internal Glazing		Secondary glazing to 'office' window reveals	TBC	TBC	TBC	-	via product sample
		Secondary glazing to 'warehouse' bays with sub-frame	TBC	TBC	TBC	-	via product sample
		Emulated lightwell timber-glazed screen	TBC	TBC	TBC	-	via mock-up
Ceilings		Refurbished lath and plaster ceilings	TBC	TBC	TBC	-	via sample area
		Refurbished coricing	TBC	TBC	TBC	-	via sample area
		New boarded ceilings	TBC	TBC	TBC	-	-
Stairs		Refurbished timber stairs and soffit	TBC	TBC	TBC	-	via sample area
		New nosings	TBC	TBC	TBC	-	via product sample
		Refurbished wrought iron balustrade decoration	TBC	TBC	TBC	-	via sample area
		Refurbished timberwork to handrail and posts	TBC	TBC	TBC	-	via sample area
		New metalwork to balustrade / handrail	TBC	TBC	TBC	-	via product sample
Doors		Refurbished timber doors	TBC	TBC	TBC	-	via in-situ sample
(inc. ironmongery)		New hotel room entrance doors	TBC	TBC	TBC	-	via product sample
		Other doors	TBC	TBC	TBC	-	via product sample
En-suite Bathrooms							
To be developed post-planning							
Decoration		Replacement tiles to lightwell screen	TBC	To match existing	TBC	-	via product sample
		Additional tiles to stairwells	TBC	To match existing	TBC	-	via product sample
		Paintwork to refurbished plaster	TBC	TBC	TBC	-	-
		Paintwork to new plaster	TBC	TBC	TBC	-	-
		Sealant to existing exposed masonry	TBC	TBC	TBC	-	-
Other		Refurbished timber skirting / architraves	TBC	TBC	TBC	-	via sample area
		New timber skirting / architraves	TBC	TBC	TBC	-	via product sample
		New reveals to openings in masonry	TBC	TBC	TBC	-	via product sample
Fixtures and Fittings							
To be developed post-planning							

- NOTES
- This is noted as a working document to continue beyond planning/LBC as the project and detail develops.
 - All items are subject to design development in subsequent RIBA work stages and on-site.
 - The Tenant Unit fit-out is subject to separate application.