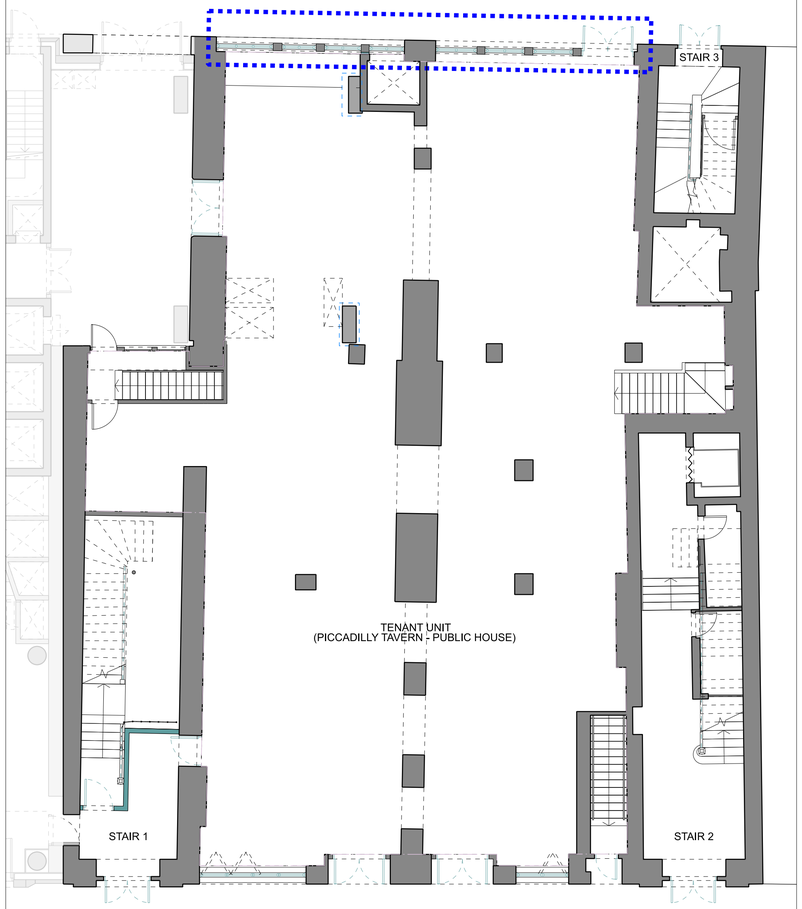


01 Plan
1:100 @A1

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
Partitons 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

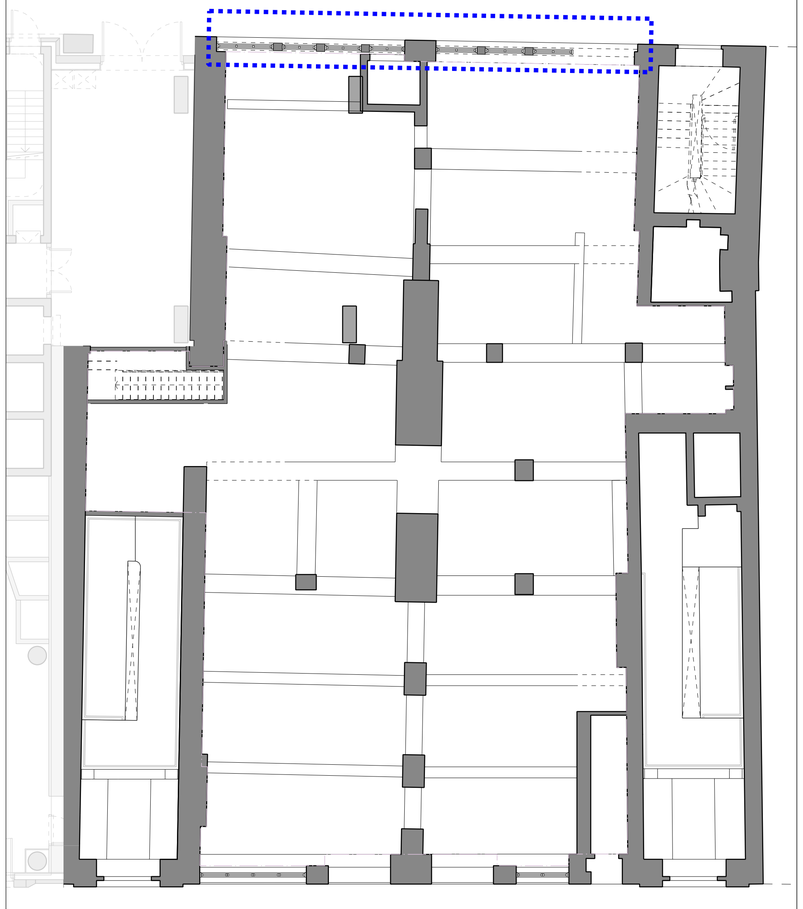
Skirtings
New profiles to be manufactured to match existing
Painted finish

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



02 RCP
1:100 @A1

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
-	Planning Issue	16.07.2020
P01	Planning Issue	10.08.2023

Notes

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.

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

0m 5m
Scale:100

FeildenCleggBradleyStudios LLP

Bath Brewery
Toll Bridge Road
Bath BA1 7DE

t 01225 852545
f 01225 852528
e bath@fcbstudios.com

Project Name	Project No.	Amendment
PICCADILLY HOTEL, MANCHESTER	1936-FCBS-ZA-GF-PL-A-12GF	P01

INTERVENTION PLANS
LEVEL GF

Scale 1:100 @ A1 (1:200 @ A3)
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