

LARGELY DEBONDED

8m²

NOTES

Proposals are based on existing surveys in their current condition.

Strip Out Works
Further surveys will be undertaken following an initial strip out of office related fit out. It is expected that during the strip out works, further historic elements that may be desirable to be retained will be found.

A watching brief will be undertaken by a suitably qualified person during strip out works. Any findings will be documented and reported to the planning authority. Findings will be assessed to determine if necessary processes will be adopted to accommodate.

All existing partitions, fixtures, fittings, ceilings, flooring and M&E equipment related to the office fit out will be removed.

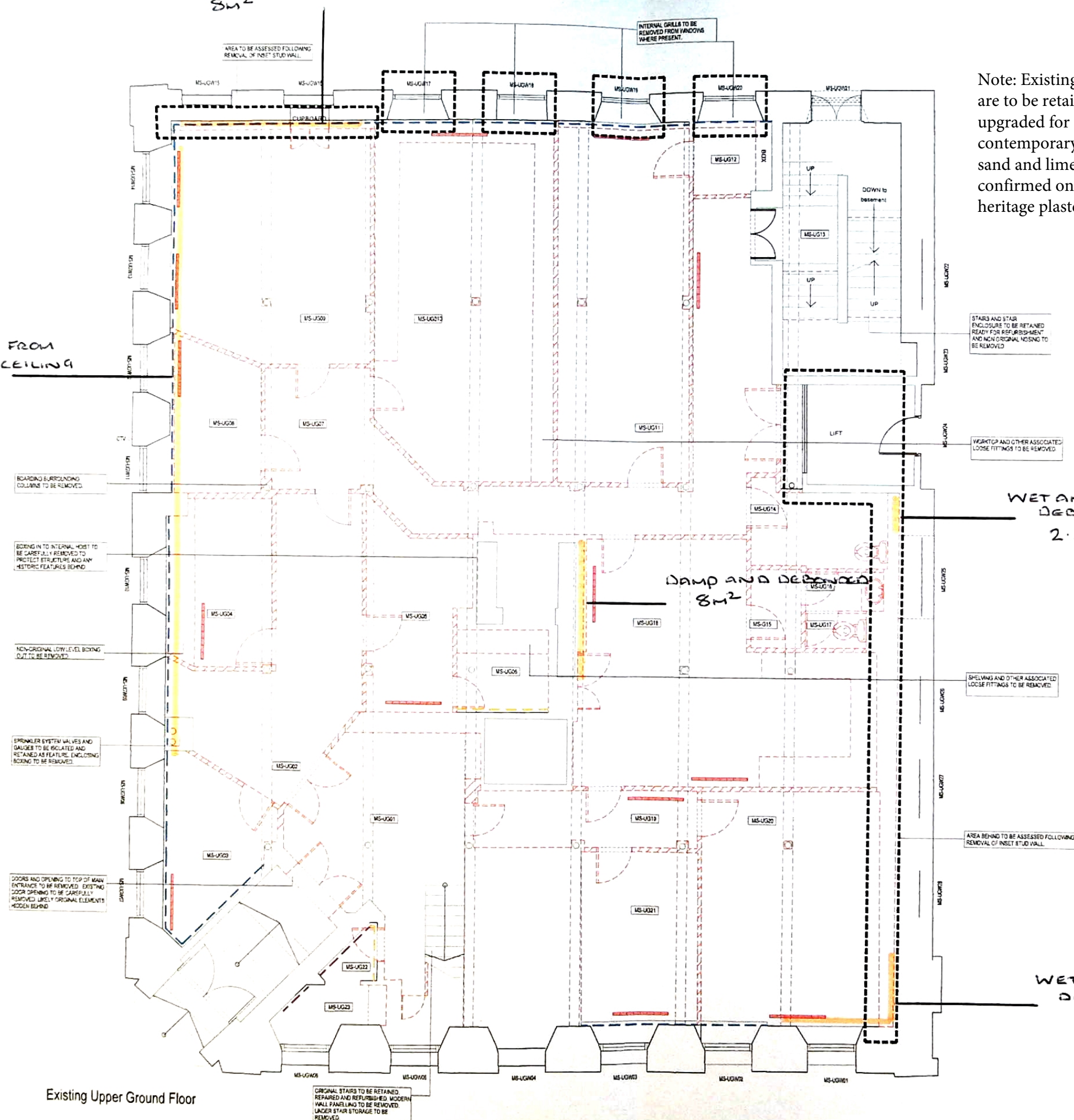
WINDOWS

All windows are to be retained with any replacement windows fitted to match style, materials and construction of a non-traditional template window. See Window Schedule for details. To be produced.

COLUMNS

All columns are to be retained and protected during any strip out works and throughout the construction process. Method statement to be produced.

LARGELY DEBONDED FROM WINDOW BOARD TO CEILING
11.4m²



Existing Upper Ground Floor

ORIGINAL STAIRS TO BE RETAINED
REPAIRED AND REFURBISHED. MODERN
WALL PAPERING TO BE REMOVED.
UNDER STAIR STORAGE TO BE
REMOVED.

Note: Existing areas of wall plaster which are to be retained are to have their surfaces upgraded for decoration using either a contemporary lime over skim coat or fine sand and lime putty fillers - to be confirmed on site with the specialist heritage plastering contractor.



KEY PLAN

- KEY
- Existing walling to be retained and protected.
 - Existing walling to be retained and protected.
 - Existing walling to be retained and protected.
 - Elements and associated fittings to be retained.
 - Partitions and associated fittings retained and protected.
 - Historic Radiator to be kept.
 - Radiators to be removed.
 - MS-UG01 WINDOW REFERENCE
 - MS-UG02 DOOR REFERENCE
 - MS-UG03 ROOM REFERENCE

ALL LOOSE SITE WASTE, DEBRIS, FURNITURE AND MATERIALS TO BE REMOVED ACCORDINGLY DURING PHASE 1 STRIP OUT. NO OTHER APPARENT OR UNCOVERED PERMANENT FIXTURES OR FITTINGS ARE TO BE REMOVED ON SITE, UNLESS INDICATED ON THIS DRAWING.

- A ALL NON-ORIGINAL DROPPED AND SUSPENDED TILED AND PLASTERBOARD CEILINGS TO BE REMOVED FROM SITE.
- B ALL NON-ORIGINAL FLOOR TREATMENTS INCLUDING CARPET TILES, VINYL COVERINGS AND UNDERLAYS TO BE REMOVED FROM SITE.
- C ALL NON-MASONRY PLASTERBOARD COLUMN ENCLOSURES TO BE REMOVED FROM SITE, WHERE ORIGINAL FEATURES ARE TO BE KEPT AND REFURBISHED ENCLOSURES TO REMAIN UNTOUCHED.
- D ALL PIPED SERVICES TO REMAIN UNDISTURBED.
- E NO MASONRY WALLS TO BE REMOVED.
- F CONTRACTOR TO CONFIRM HIS PROVISION TO EXPOSED VOIDS CREATING RISK OF FALLS.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
3. DIMENSIONS ARE NOT TO BE SCALE FROM THE DRAWING.
4. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS 2010 INCLUDING AMENDMENTS AND ALL RELEVANT BRITISH STANDARDS.
5. CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORK ON SITE. ALL DIMENSIONS TO BE CHECKED PRIOR TO FURNISHING OF MATERIALS.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.

REFERENCE DRAWINGS

- 001 SITE LOCATION PLAN
- 002 EXISTING & PROPOSED PLANS
- 003 EXISTING & PROPOSED SECTION & ELEVATIONS
- 004 CEILING PLANS
- 005 FLOOR PLANS
- 006 WALL PLANS
- 007 DETAILS
- 008 FINE PLANS
- 009 TYPES OF WALLS PLANS
- 010 ACCESS PLANS
- 011 STRIP OUT PLANS

12. REVISED FOR CONSTRUCTION	13. REVISED FOR CONSTRUCTION	14. REVISED FOR CONSTRUCTION	15. REVISED FOR CONSTRUCTION
DATE	DATE	DATE	DATE
BY	BY	BY	BY



PICCADILLY WAREHOUSE

MINDLE HOUSE
PHASE 1 STRIP OUT
UPPER GROUND FLOOR

CONSTRUCTION

DESIGNER	LD	CHECKED	MP
APPROVED	PR	DATE	JAN 2021

1:50 @ A1 061_916 C2
SCALE ORIGINAL ARCHIVE

LOCALISED DEBONDING
APPROX 15m²

NOTES

Proposals are based on building surveys in their current condition.

Strip Out Works
Further surveys will be undertaken following an initial strip out of office related fit out. It is expected that during strip out works further historic elements that may be available to be retained will be found.
A watching brief will be adopted on by a suitably qualified person during strip out works. Any findings will be documented and reported to the planning authority. Findings will be assessed for retention and if necessary proposals will be updated to incorporate.

Windows
All windows are to be retained with any replacement windows fitted to match style, materials and construction of a nominated reference window. See Window Schedule for details. To be protected.

Columns
All columns are to be retained and protected during any strip out works and throughout the construction process. No fixings are to be introduced.

BOARDING SURROUNDING ALL COLUMNS TO BE REMOVED

LARGELY DEBONDED
ROOM HIGH FROM FLOOR
11m²

BOARDING IN TO INTERNAL HOIST TO BE CAREFULLY REMOVED TO PROTECT STRUCTURE AND ANY HISTORIC FEATURES BEHIND

WET AND LARGELY
DEBONDED
15m²

WET AND LARGELY
DEBONDED
19m²

WET AND LARGELY
DEBONDED
15.6m²

Existing First Floor

DAMP AND LARGELY
DEBONDED
9.8m²

Note: Existing areas of wall plaster which are to be retained are to have their surfaces upgraded for decoration using either a contemporary lime over skim coat or fine sand and lime putty fillers - to be confirmed on site with the specialist heritage plastering contractor.

KEY PLAN

- KEY
- Existing structure to be retained and protected
 - Existing structure to be retained and protected
 - Existing structure to be retained and protected
 - Elements and associated fittings to be removed
 - Partitions and associated fittings retained and protected
 - Historic Radiator to be kept
 - Radiators to be removed
 - MS-100/101 WINDOW REFERENCE
 - MS-100/101 DOOR REFERENCE
 - MS-100/101 ROOM REFERENCE

ALL LOOSE SITE WASTE, DEBRIS, FURNITURE AND MATERIALS TO BE REMOVED ACCORDINGLY DURING PHASE 1 STRIP OUT. NO OTHER APPARENT OR UNCOVERED PERMANENT FIXTURES OR FITTINGS ARE TO BE REMOVED ON SITE, UNLESS INDICATED ON THIS DRAWING.

- A ALL NON-ORIGINAL DROPPED AND SUSPENDED TILED AND PLASTERBOARD CEILINGS TO BE REMOVED FROM SITE.
- B ALL NON-ORIGINAL FLOOR TREATMENTS INCLUDING CARPET TILES, VINYL COVERINGS AND UNDERLAYS TO BE REMOVED FROM SITE.
- C ALL NON-MASONRY PLASTERBOARD COLUMN ENCLOSURES TO BE REMOVED FROM SITE. WHERE ORIGINAL FEATURES ARE TO BE KEPT AND REFURBISHED ENCLOSURES TO REMAIN UNTOUCHED.
- D ALL PIPED SERVICES TO REMAIN UNDISTURBED.
- E NO MASONRY WALLS TO BE REMOVED.
- F CONTRACTOR TO CONFIRM HAS PROVISION TO EXPOSE VOIDS CREATING RISK OF FALLS.

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
- DIMENSIONS ARE NOT TO BE SCALE FROM THE DRAWING.
- ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS 2010 (ENGLAND), AMENDMENTS AND ALL RELEVANT SYSTEMS ENGINEERING OF FINISHES.
- CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORK ON SITE. ALL DIMENSIONS TO BE CHECKED PRIOR TO FIXING OF MATERIALS.
- THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.

REFERENCE DRAWINGS

- 001 SITE LOCATION PLAN
- 002 EXISTING & PROPOSED PLANS
- 003 EXISTING & PROPOSED SECTIONS & ELEVATIONS
- 004 FLOOR PLANS
- 005 CEILING PLANS
- 006 WALL PLANS
- 007 DETAILS
- 008 FINE PLANS
- 009 FINISHES OF WALLS PLANS
- 010 ALUMINIUM PLANS
- 011 STRIP OUT PLANS

12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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PICCADILLY WAREHOUSE

MINDEL HOUSE
PHASE 1 STRIP OUT
FIRST FLOOR

CONSTRUCTION

DESIGNED BY	10	CHECKED BY	NP
DRAWN BY	10	DATE	JAN 2021
APPROVED BY	10	DATE	JAN 2021
SCALE	1:50 @ A1	061_917	C2
DATE	JAN 2021	REV	

32 m^2

MS-207 APPROX 2

LARGELY DEMONDED
20M² _____

WET AND LARGELY
DEBRIDED
21M²

 $2 \cdot 1 \text{ m}^2$

WET AND LARGELY
DEBONDED
6.3m²

BELOW WINDOW BOARD
DAMP 2 m²

DAMP AND DEPENDENT
7M²

WET AND LARGELY
DEBONDED 21.142

Note: Existing areas of wall plaster which are to be retained are to have their surfaces upgraded for decoration using either a contemporary lime over skim coat or fine sand and lime putty fillers - to be confirmed on site with the specialist heritage plastering contractor.

KEY PLAN

- Existing skirting to be retained and protected.
- Existing skirting to be retained and protected.
- Existing skirting to be retained and protected.
- Elements and associated fittings to be removed.
- Handrails and associated fittings retained and protected.
- Historic Radiator to be kept
- Radiators to be removed

WINDOW REFERENCE

DOOR REFERENCE

ROOM REFERENCE

ALL LOOSE SITE WASTE, DEBRIS, FURNITURE AND MATERIALS TO BE REMOVED ACCORDINGLY DURING PHASE 1 STRIP OUT. NO OTHER APPARENT OR UNCOVERED PERMANENT FIXTURES OR FITTINGS ARE TO BE REMOVED ON SITE, UNLESS INDICATED ON THIS DRAWING.

A	ALL NON-ORIGINAL DROPPED AND SUSPENDED TILED AND PLASTERBOARD CEILINGS TO BE REMOVED FROM SITE
B	ALL NON-ORIGINAL FLOOR TREATMENTS INCLUDING CARPET TILES, VINYL COVERINGS AND UNDERLAYS TO BE REMOVED FROM SITE
C	ALL NON-MASONRY PLASTERBOARD COLUMN ENCLOSURES TO BE REMOVED FROM SITE. WHERE ORIGINAL FEATURES ARE TO BE KEPT AND REFURBISHED ENCLOSURES TO REMAIN UNTouched
D	ALL PIPED SERVICES TO REMAIN UNDISTURBED
E	NO MASONRY WALLS TO BE REMOVED
F	CONTRACTOR TO CONFIRM HAS PROVISION TO EXPOSED VOIDS CREATING RISK OF FALLS

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED
3. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS
4. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS (INCLUDING AMENDMENTS) AND ALL RELEVANT BRITISH STANDARDS/CODES OF PRACTICE
5. CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE. ALL DIMENSIONS TO BE CHECKED PRIOR TO FABRICATION OF WORKS
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND SPECIFICATIONS

REFERENCE DRAWINGS

- 289 SITE LOCATION PLAN
- 106 EXISTING & PROPOSED PLANS
- 228 EXISTING & PROPOSED SECTIONS & ELEVATIONS
- 330 CEILING PLANS
- 438 FLOOR PLANS
- 530 DETAILS
- 632 FIRE PLANS
- 730 FLOOR OF WALLS PLANS
- 830 ACoustic PLANS
- 930 STEP OUT PLANS

11	REPLY FOR CONSTRUCTION	10/27	3	0	0
12	REPLY FOR CONSTRUCTION	10/27	3	0	0
NEW	DESCRIPTION	10/27	17	1	0



PICCADILLY WAREHOUSE

MINDEL HOUSE
PHASE 1 STRIP OUT
SECOND FLOOR

CONSTRUCTION

INSTRUMENT	LD	CHARGE	NP
AMOUNT	8		JAN 2001

1.50 @ A1 | 061_918 | C2

LARGELY DEBONDED
32m²

WORKTOPS AND ASSOCIATED
FITTINGS TO BE REMOVED.

NOTES

Proposals are based on building surveys in their current condition.

Strip Out Works
Further surveys will be undertaken following an initial strip out of office related to out. It is expected that during strip out works further historic elements that may be identified to be retained will be found.

A watching brief will be undertaken by a suitably qualified person during strip out works. Any findings will be documented and reported to the planning authority. Further work will be undertaken to identify and if necessary proposals will be agreed to incorporate.

All historic partitions, fixtures, fittings, ceilings, flooring and M&E equipment related to the office fit out will be removed. All elements to be taken back to original finish.

Windows
All windows are to be retained with any replacement windows fitted to match style, materials and construction of the original template window. See Window Schedule for details. To be produced.

Columns
All columns are to be retained and protected during any strip out work and throughout the construction process. Method statement to be produced.



NON-ORIGINAL SILL COVER BOARD CUTTER SILL PIECE AND LOW LEVEL SILLING OUT TO BE CAREFULLY REMOVED TO REVEAL ORIGINAL SILL BOARD AND EXPOSED BRICKWORK. CONTRACTOR TO CONFIRM OTHER SIMILAR AREAS IN BUILDING.

LARGELY DEBONDED
31.6m²

BOARDING SURROUNDING ALL
COLUMNS TO BE REMOVED

BOARDING IN TO INTERNAL HOIST TO
BE CAREFULLY REMOVED TO
PROTECT STRUCTURE AND ANY
HISTORIC FEATURES BEHIND

WET AND LARGELY
DEBONDED
12.5m²

SOME DEBONDED
APPROX
4m²

STAIRS AND STAIR
ENCLOSURE TO BE RETAINED
READY FOR REFURISHMENT
AND NON ORIGINAL NOSING TO
BE REMOVED

ALL MODERN TOILETS
PLASTERBOARD PARTITION, W&E
FIXTURES AND FITTINGS ARE TO
BE STRIPPED OUT

ABOVE T&G PANELLING
WET AND OR LARGELY
DEBONDED
20.1m²

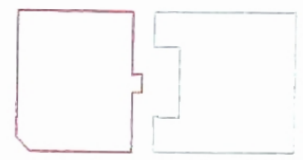
WET AND LARGELY
DEBONDED
15.6m²

Existing Third Floor

WET AND LARGELY
DEBONDED
6m²

ABOVE T&G PANELLING
DAMP AND LARGELY DEBONDED
9m²

Note: Existing areas of wall plaster which are to be retained are to have their surfaces upgraded for decoration using either a contemporary lime over skim coat or fine sand and lime putty fillers - to be confirmed on site with the specialist heritage plastering contractor.



- KEY PLAN
- KEY
- Existing survey to be retained and protected
 - Existing survey to be retained and protected
 - Existing survey to be retained and protected
 - Elements and associated fittings to be removed
 - Partitions and associated fittings retained and protected
 - Historic Radiator to be kept
 - Radiators to be removed
 - MS-001 WINDOW REFERENCE
 - MS-001 DOOR REFERENCE
 - MS-001 ROOM REFERENCE

ALL LOOSE SITE WASTE, DEBRIS, FURNITURE AND MATERIALS TO BE REMOVED ACCORDINGLY DURING PHASE 1 STRIP OUT. NO OTHER APPARENT OR UNCOVERED PERMANENT FIXTURES OR FITTINGS ARE TO BE REMOVED ON SITE UNLESS INDICATED ON THIS DRAWING.

- A ALL NON-ORIGINAL DROPPED AND SUSPENDED TILED AND PLASTERBOARD CEILINGS TO BE REMOVED FROM SITE
- B ALL NON-ORIGINAL FLOOR TREATMENTS INCLUDING CARPET TILES, VINYL COVERINGS AND UNDERLAYS TO BE REMOVED FROM SITE
- C ALL NON-MASONRY PLASTERBOARD COLUMN ENCLOSURES TO BE REMOVED FROM SITE WHERE ORIGINAL FEATURES ARE TO BE KEPT AND REFURBISHED ENCLOSURES TO REMAIN UNTOUCHED
- D ALL RIPPED SERVICES TO REMAIN UNDISTURBED
- E NO MASONRY WALLS TO BE REMOVED
- F CONTRACTOR TO CONFIRM H&S PROVISION TO EXPOSED VOIDS CREATING RISK OF FALLS

GENERAL NOTES

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED
- ALL LEVELS ARE AS SHOWN UNLESS OTHERWISE STATED
- DIMENSIONS ARE NOT TO BE SCALE FROM THE DRAWING
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS (B1) INCLUDING, WHERE APPROPRIATE, THE REQUIREMENTS OF PARTS L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90, L91, L92, L93, L94, L95, L96, L97, L98, L99, L100
- CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.

REFERENCE DRAWINGS

- 01- SITE LOCATION PLAN
- 02- EXISTING & PROPOSED PLANS
- 03- EXISTING & PROPOSED SECTION & ELEVATION
- 04- FLOOR PLANS
- 05- WALL PLANS
- 06- CEILING PLANS
- 07- FINE PLANS
- 08- POWER OF WALLS PLANS
- 09- ACoustic PLANS
- 10- STRIP OUT PLANS

MANCHESTER
PICCADILLY WAREHOUSE

MANCHESTER
PICCADILLY WAREHOUSE
PHASE 1 STRIP OUT
THIRD FLOOR

CONSTRUCTION
1:50 @ A1 061_919 C2

LARGELY DEBONDED AND
IN POOR CONDITION
36.8m²

SOME DEBONDING
APPROX 2m²

WET AND/OR LARGELY
DEBONDED
12.4m²

DAMP AND/OR LARGELY
DEBONDED
31.3m²

WET AND/OR LARGELY
DEBONDED
10.5m²

WET AND LARGELY
DEBONDED
15m²

WET AND LARGELY
DEBONDED
6.1m²

WET AND LARGELY
DEBONDED
5.2m²

DAMP AND LARGELY
DEBONDED
13.8m²

Existing Fourth Floor

Note: Existing areas of wall plaster which are to be retained are to have their surfaces upgraded for decoration using either a contemporary lime over skim coat or fine sand and lime putty fillers - to be confirmed on site with the specialist heritage plastering contractor.

NOTES

Proposals are based on building surveys in their current condition.

Fire Risk Notes
Further surveys will be undertaken following an initial strip out of office related fit out. It is expected that during strip out works further historic elements that may be desirable to be retained will be found.

A watching brief will be undertaken by a suitably qualified person during strip out works. Any findings will be documented and reported to the planning authority. Findings will be assessed for retention and if necessary proposals will be updated to incorporate.

All fittings, partitions, fixtures, fittings, ceilings, flooring and M&E equipment related to the office fit out will be removed. All elements to be taken back to original form.

Windows
All windows are to be retained with any replacement windows fitted to match the materials and construction of a comparable original window. See Appendix Schedule to confirm. To be produced.

Columns
All columns are to be retained and protected during any strip out works and throughout the construction process. Method statement to be produced.

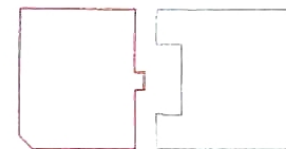
BOILING IN TO INTERNAL HEIGHT TO BE CAREFULLY REMOVED TO PROTECT STRUCTURE AND ANY HISTORIC FEATURES BEHIND

LOW LEVEL BOILING AND ASSOCIATED FIXINGS TO BE REMOVED

STAIRS AND STAIR ENCLOSURE TO BE RETAINED READY FOR REFURBISHMENT AND NON ORIGINAL NOSING TO BE REMOVED

ALL MODERN TOILET PLASTERBOARD PARTITION, W&E FIXTURES AND FITTINGS ARE TO BE STRIPPED OUT

AREA BEHIND TO BE ASSESSED FOLLOWING REMOVAL OF INSET STUD WALL



KEY PLAN

- KEY
- Existing plaster to be retained and protected
- Existing plaster to be retained and protected
- Existing plaster to be retained and protected
- Elements and associated fittings to be removed
- Partitions and associated fittings retained and protected
- Historic Radiator to be kept
- Radiators to be removed
- MS-4018 WINDOW REFERENCE
- MS-4001 DOOR REFERENCE
- MS-4001 ROOM REFERENCE

ALL LOOSE SITE WASTE, DEBRIS, FURNITURE AND MATERIALS TO BE REMOVED ACCORDINGLY DURING PHASE 1 STRIP OUT. NO OTHER APPARENT OR UNCOVERED PERMANENT FIXTURES OR FITTINGS ARE TO BE REMOVED ON SITE UNLESS INDICATED ON THIS DRAWING

- A ALL NON-ORIGINAL DROPPED AND SUSPENDED TILED AND PLASTERBOARD CEILINGS TO BE REMOVED FROM SITE
- B ALL NON-ORIGINAL FLOOR TREATMENTS INCLUDING CARPET TILES, VINYL COVERINGS AND UNDERLAYS TO BE REMOVED FROM SITE
- C ALL NON-MASONRY PLASTERBOARD COLUMN ENCLOSURES TO BE REMOVED FROM SITE WHERE ORIGINAL FEATURES ARE TO BE KEPT AND REFURBISHED ENCLOSURES TO REMAIN UNTOUCHED
- D ALL PIPED SERVICES TO REMAIN UNDISTURBED
- E NO MASONRY WALLS TO BE REMOVED
- F CONTRACTOR TO CONFIRM H&S PROVISION TO EXPOSED VOIDS CREATING RISK OF FALLS

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED
3. DIMENSIONS ARE NOT TO BE SCALE FROM THE DRAWING
4. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS (B.R.) INCLUDING AMENDMENTS AND ALL RELEVANT BEST PRACTICE GUIDANCE
5. CONTRACTOR IS RESPONSIBLE FOR THE CORRECT STRIPPING OUT OF THE SCOPE OR OFFICE CHANGING TO BE CHARGED WITH THE REMOVAL OF MATERIALS
6. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS

REFERENCE DRAWINGS

- 001 SITE LOCATION PLAN
- 002 EXISTING & PROPOSED PLANS
- 003 EXISTING & PROPOSED SECTION & ELEVATIONS
- 004 CEILING PLAN
- 005 FLOOR PLAN
- 006 DETAILS
- 007 FINE PLAN
- 008 FLOOR OF WALLS PLAN
- 009 ACoustic PLAN
- 010 STRIP OUT PLAN

DESIGNED FOR CONSTRUCTION	DESIGNED	DATE	BY	CHECK	DATE
011 REVISED FOR CONSTRUCTION	REVISED	DATE	BY	CHECK	DATE



PICCADILLY WAREHOUSE

MINDLE HOUSE
PHASE 1 STRIP OUT
FOURTH FLOOR

CONSTRUCTION

DESIGNED	LD	CHECKED	MP
APPROVED	MR	DATE	JUN 2021

1:50 @ A1 081_920 C2