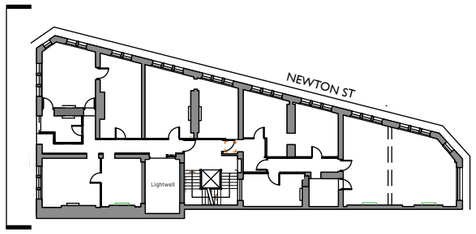
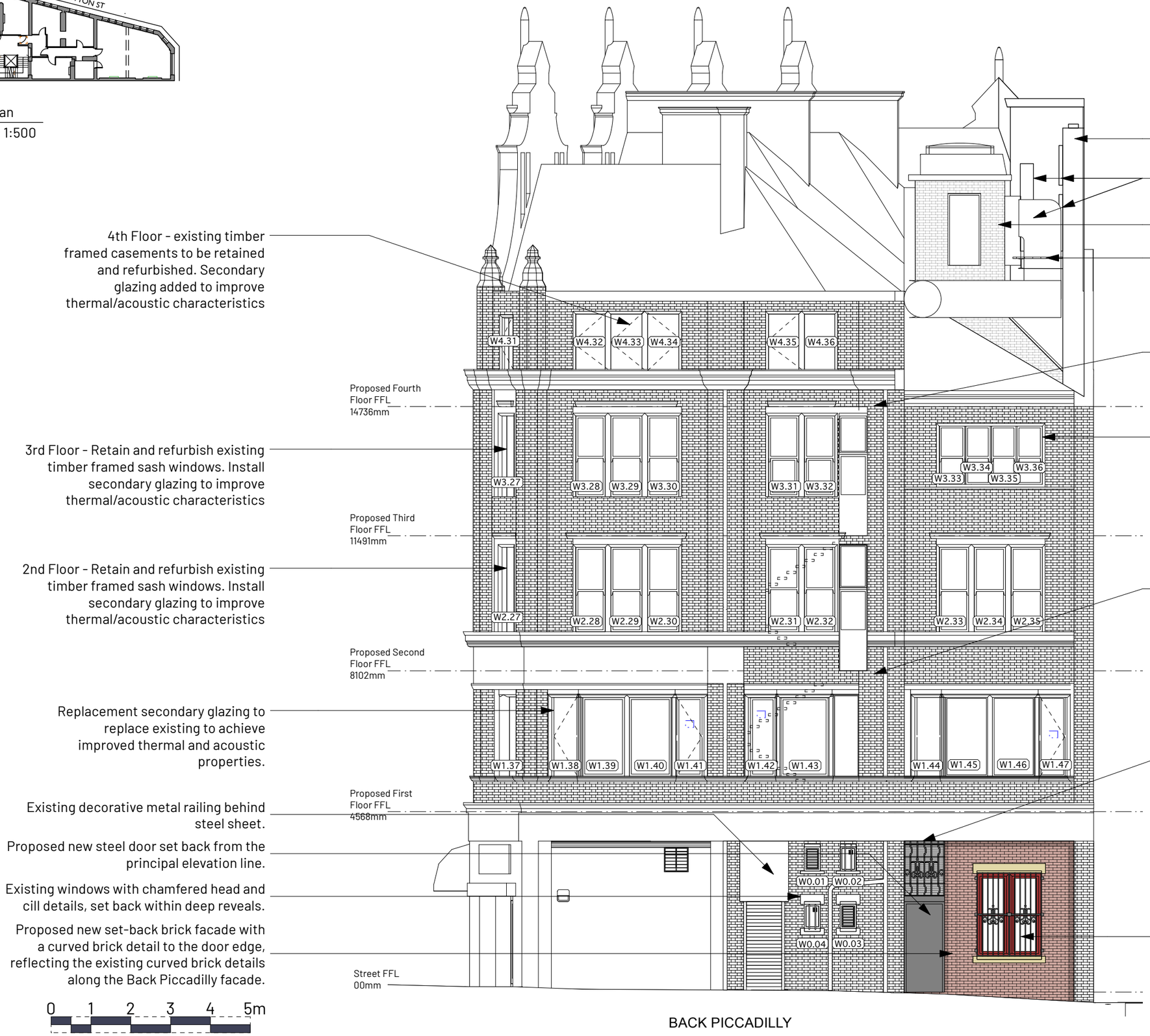
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DIMENSIONS TO BE CHECKED ON SITE

Note: These elevations are indicative and not based on a full measured survey



1 Key Plan
Scale: 1:500



BACK PICCADILLY

4th Floor - existing timber framed casements to be retained and refurbished. Secondary glazing added to improve thermal/acoustic characteristics

3rd Floor - Retain and refurbish existing timber framed sash windows. Install secondary glazing to improve thermal/acoustic characteristics

2nd Floor - Retain and refurbish existing timber framed sash windows. Install secondary glazing to improve thermal/acoustic characteristics

Replacement secondary glazing to replace existing to achieve improved thermal and acoustic properties.

Existing decorative metal railing behind steel sheet.

Proposed new steel door set back from the principal elevation line.

Existing windows with chamfered head and cill details, set back within deep reveals.

Proposed new set-back brick facade with a curved brick detail to the door edge, reflecting the existing curved brick details along the Back Piccadilly facade.

0 1 2 3 4 5m

1:100 @A3

Existing chimney

ASHPs shown indicatively.

Existing lightwell

Proposed new plant deck - refer to S.E. details.

Escape doors to be checked on site

3rd floor - Remove non-original opening casement (W3.33 - W3.36) and reinstate sash with thicker double glazed unit to achieve improved thermal and acoustic properties.

Existing fire escape shown indicatively. To be retained and redecorated to match historic original design

Proposed new louvre above door with decorative metal railing positioned in front, designed to match the existing railing along Back Piccadilly.

Proposed new sash window with frame colour to match the existing upper-floor windows, and a chamfered stone lintel and cill reflecting the detailing of the adjacent LHS window. New window to be fitted with a double-swing security grille, which can be closed over the opening outside of operational hours.

Key

- Existing
- Proposed
- Existing Historic Fabric to be Removed
- Existing Non-Historic Fabric to be Removed

Note: Floor Levels are Approximate

REV	NOTE	DRN	CHK
B 04/08/2026	External landing within lightwell removed.	RD	AB
A 21/05/2026	Back Piccadilly elevation updated.	RD	AB

St Margarets (App. 2), Manchester

For Charlotte Street Estates

Back Piccadilly Elevation - Proposed

PROJECT REF.	2093
DRWG NO.	P(220)
REVISION	B
SCALE	1:100 @ A3
DATE 1st	Aug 25
DRAWN	GS

SK sketch E existing P proposed T tender C construction FI final issue

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