

Atelier Ten, 15/05/2026

WWR for NW courtyard:

External wall area = 260 m²

Area of glazing on L02-6 = 63 m²
Area of glazing on L7 = 14 m²
Total area of glazing = 77 m²

WWR = 30%

Blackfriars Street | Maybrook House | Parsonage | Haywards Building

Key:

01 Glazed door
02 Existing brick, painted light grey
03 Anodised metal door
04 Glazed terracotta tile, brackets painted dark grey
05 Existing precast concrete facade painted dark grey
06 Horizontal Metalic louvres
07 Existing precast concrete facade, painted light grey
08 Precast concrete facade
09 Neutral tinted glass capless curtain wall system
10 As above, but shadowbox
11 Anodised metal panel
12 Vertical metalic PPC aluminium louvres
13 Metalic PPC fixed slimline window with neutral tinted glass
14 As above but backpainted glass
15 Proposed Signage Zone

North:

Project:
Maybrook House Hotel
Deansgate Road

Title:
GA Elevations
Proposed
West Inner Courtyard

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW
0161 974 3690

Status:	Scale:	Date:	Drawing No:	Rev:
Coordination	1:200 @ A3	01/05/26	275-JMA-B1-ZZ-DR-A-042205	P02

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Atelier Ten, 15/05/2026

WWR for SE courtyard:

External wall area = 300 m²

Area of glazing on L02-6 = 74 m²
Area of glazing on L7 = 14 m²
Total area of glazing = 88m²

WWR = 29%

Existing Building | Parsonage | Maybrook House | Blackfriars Street

Key:

01 Glazed door
02 Existing brick, painted light grey
03 Anodised metal door
04 Glazed terracotta tile, brackets painted dark grey
05 Existing precast concrete facade painted dark grey
06 Horizontal Metalic louvres
07 Existing precast concrete facade, painted light grey
08 Precast concrete facade
09 Neutral tinted glass capless curtain wall system
10 As above, but shadowbox
11 Anodised metal panel
12 Vertical metalic PPC aluminium louvres
13 Metalic PPC fixed slimline window with neutral tinted glass
14 As above but backpainted glass
15 Proposed Signage Zone

North:

Project:
Maybrook House Hotel
Deansgate Road

Title:
GA Elevations
Proposed
East Inner Courtyard

Status: Coordination
Scale: 1:200 @ A3
Date: 01/05/26
Drawing No: 275-JMA-B1-ZZ-DR-A-042204
Rev: P02

Jon Matthews Architects
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Key:

01 Glazed door
02 Existing brick, painted light grey
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10 As above, but shadowbox
11 Anodised metal panel
12 Vertical metalic PPC aluminium louvres
13 Metalic PPC fixed slimline window with neutral tinted glass
14 As above but backpainted glass
15 Proposed Signage Zone

North:

Project:
Maybrook House Hotel
Deansgate Road

Title:
GA South Elevation
Proposed

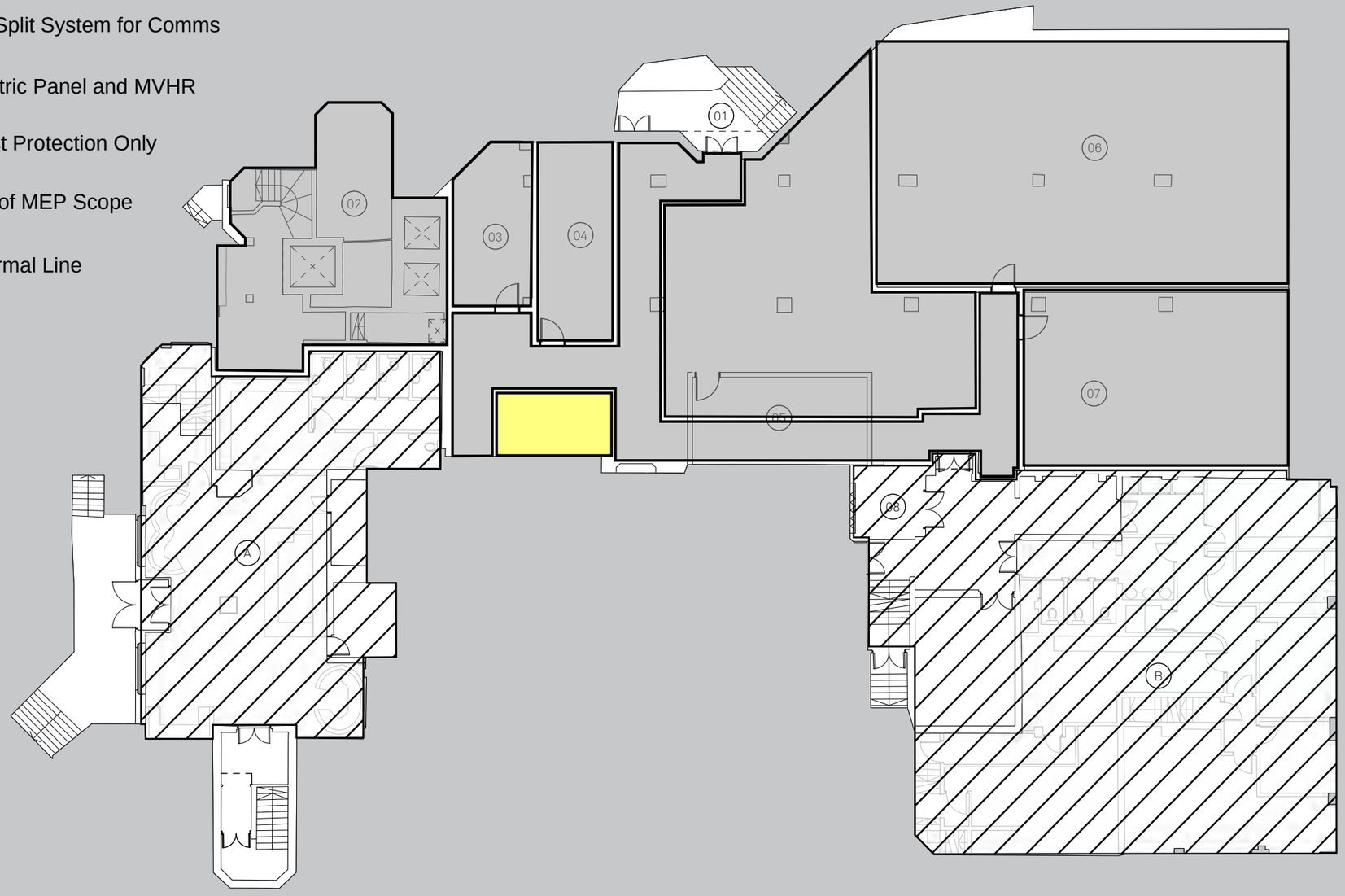
Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW
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Status: Coordination
Scale: 1:200 @ A3
Date: 01/05/26
Drawing No: 275-JMA-B1-ZZ-DR-A-042200
Rev: P02

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Appendix F – Thermal Line and Environmental Strategy Drawings

- 4-Pipe FCU and MVHR
- Passive heat transfer/adjacent conditioned spaces and MVHR
- VRF and MVHR
- DX Split System for Comms
- Electric Panel and MVHR
- Frost Protection Only
- Out of MEP Scope
- Thermal Line



Key:

- 01 Plant Entrance
- 02 Substation
- 03 Comms Room
- 04 Basement AHU
- 05 Switchroom
- 06 Sprinkler Tank Room
- 07 CWS Tank Room
- 08 Goods Lift
- A Existing Tenant - LS
- B Existing Tenant - TF

North:

Project: Maybrook House Hotel Deansgate Road

Title: Basement Floo General Arrang Proposed

Status: Coordination | Scale: 1:200 @ A3 | Date: 01/05/26 | Drawing No: 275-JMA-B1-B

Project: 6936 Maybrook House Hotel Refurbishment

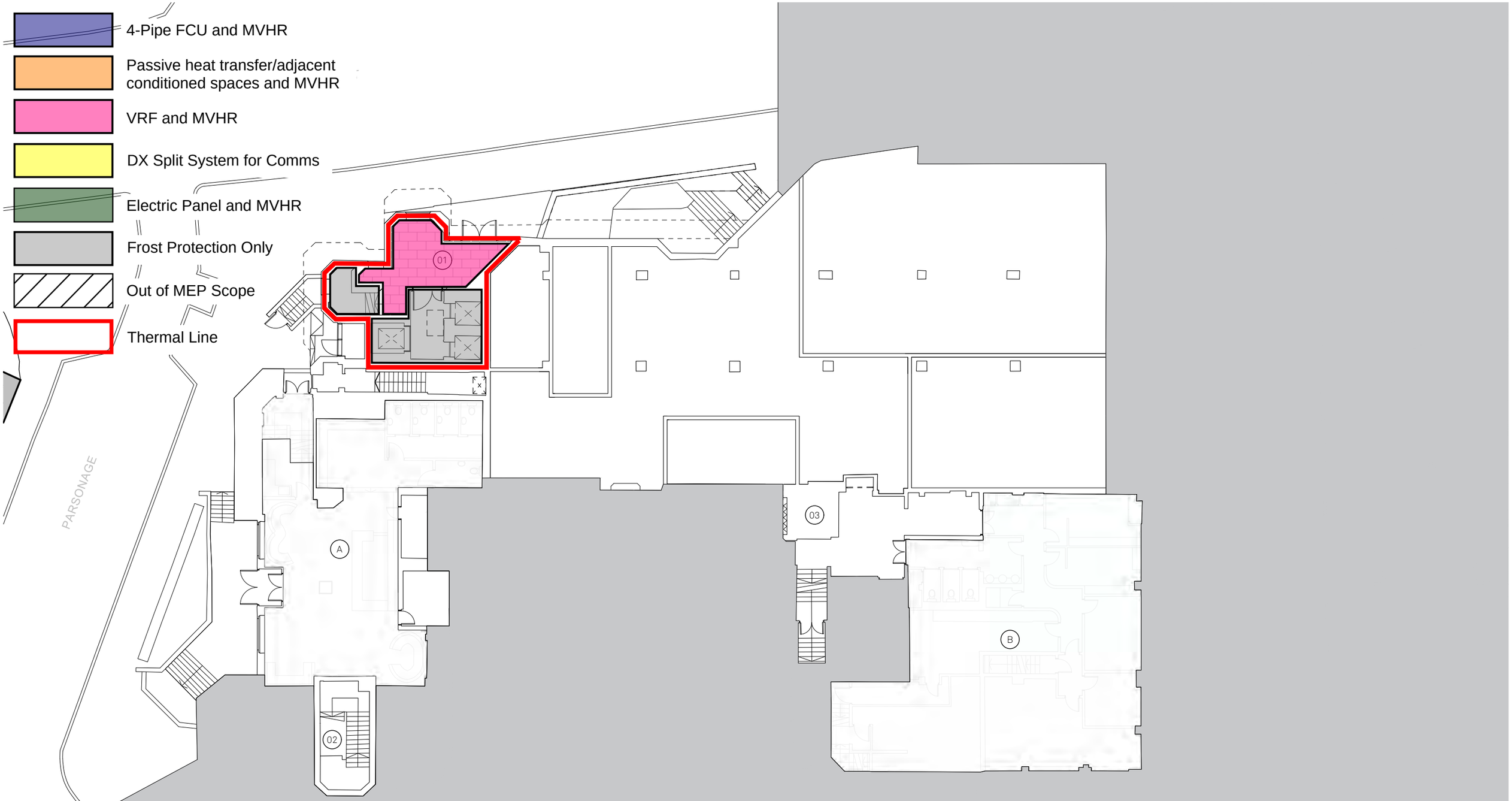
Title: Thermal Line & Conditioning Strategy Basement Level

Drawn: ZV | Checked: OM | Approved: CW

Date: MAY 26 | Scale: 1:20 @A3 | Revision: P01

atelier ten

Drawing Number: 6936-A10-XX-B-SK-0-92-001



Key:

- 01 Guest Entrance
- 02 Escape Stair
- 03 Goods Lift
- A Existing Tenant - LS
- B Existing Tenant - TF

North:

Project: Maybrook House Hotel Deansgate Road

Status: Coordination | Scale: 1:200 @ A3 | Date: 01/05/26

Title: Lower Ground F General Arrang Proposed

Drawing No: 275-JMA-B1-L(

Project: 6936 Maybrook House Hotel Refurbishment

Title: Thermal Line & Conditioning Strategy Lower Ground Level

Drawn: ZV | Checked: OM | Approved: CW

Date: MAY 26 | Scale: 1:20 @A3 | Revision: P01

atelier ten

Drawing Number: 6936-A10-XX-LG-SK-0-92-001

4-Pipe FCU and MVHR

Passive heat transfer/adjacent conditioned spaces and MVHR

VRF and MVHR

DX Split System for Comms

Electric Panel and MVHR

Frost Protection Only

Out of MEP Scope

Thermal Line

PARSONAGE

DEANSGATE

LANE

Key:

- Application Boundary
- (01) Main Stair
- (02) New Commercial Unit
- (03) BOH
- (04) Escape Stair
- (05) BOH Lift
- (06) Refuse Store
- (07) BOH Entrance
- (08) Extended fence with proposed gates to match existing fence
- (A) Existing Tenant - Tesco
- (B) Existing Tenant - TF

North:

Project: Maybrook House Hotel Deansgate Road

Title: Ground Floor General Arrang Proposed

Status: Coordination

Scale: 1:200 @ A3

Date: 01/05/26

Drawing No: 275-JMA-B1-0(

Project: 6936 Maybrook House Hotel Refurbishment

Title: Thermal Line & Conditioning Strategy Ground Level

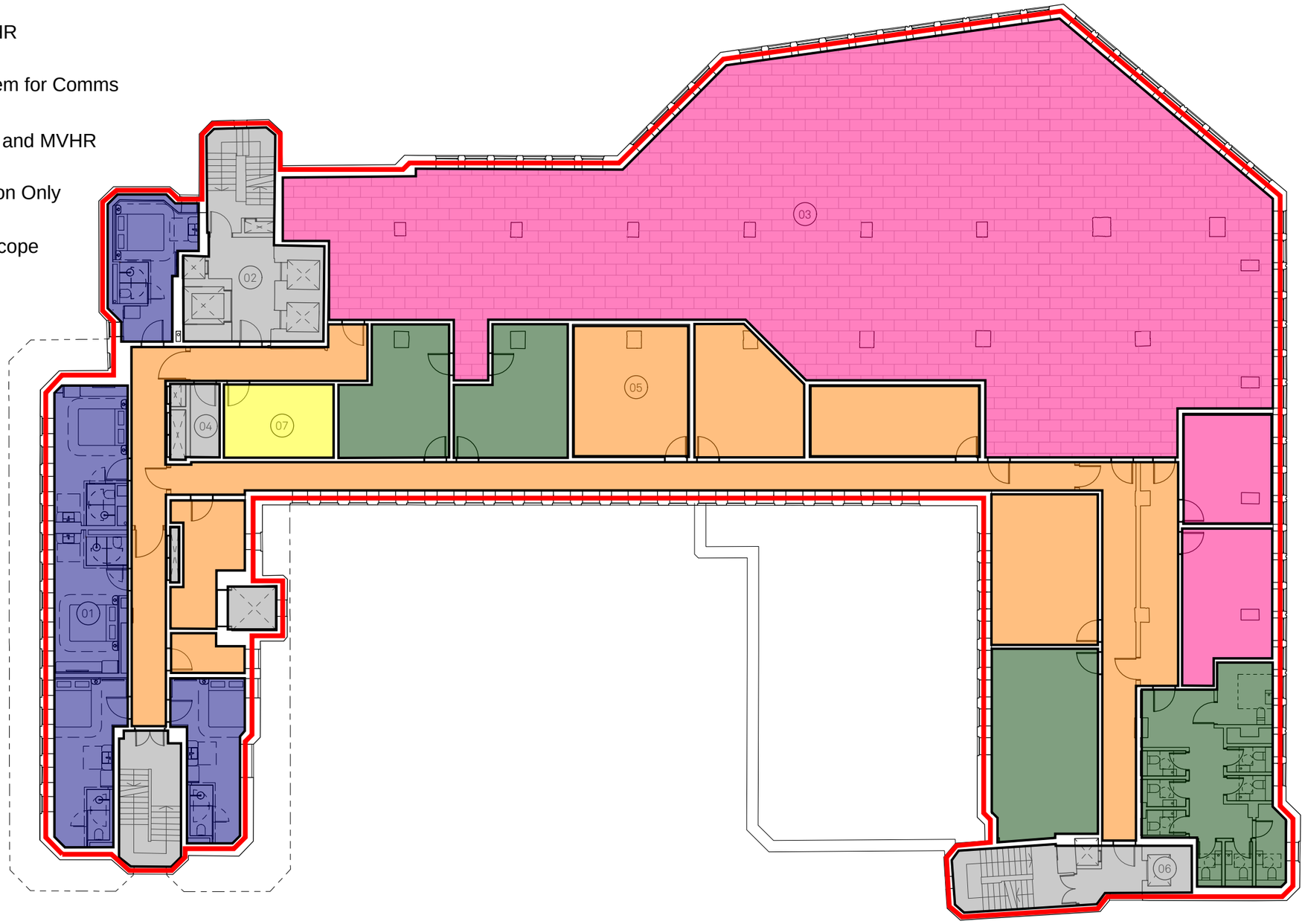
Drawn: ZV | Checked: OM | Approved: CW

Date: MAY 26 | Scale: 1:20 @A3 | Revision: P01

atelier ten

Drawing Number: 6936-A10-XX-00-SK-0-92-001

- 4-Pipe FCU and MVHR
- Passive heat transfer/adjacent conditioned spaces and MVHR
- VRF and MVHR
- DX Split System for Comms
- Electric Panel and MVHR
- Frost Protection Only
- Out of MEP Scope
- Thermal Line



Key:
- 01 Typical Room
- 02 Lift Lobby
- 03 Public Area
- 04 IT/Electrical
- 05 BOH
- 06 Service Lift
- 07 Comms Room

North:

Project: Maybrook House Hotel Deansgate Road

Title: 1st Floor General Arrang Proposed

Status: Coordination | Scale: 1:200 @ A3 | Date: 01/05/26 | Drawing No: 275-JMA-B1-0

Project: 6936 Maybrook House Hotel Refurbishment

Title: Thermal Line & Conditioning Strategy Level One

Drawn: ZV | Checked: OM | Approved: CW

Date: MAY 26 | Scale: 1:20 @A3 | Revision: P01

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Drawing Number: 6936-A10-XX-01-SK-0-92-001

4-Pipe FCU and MVHR

Passive heat transfer/adjacent conditioned spaces and MVHR

VRF and MVHR

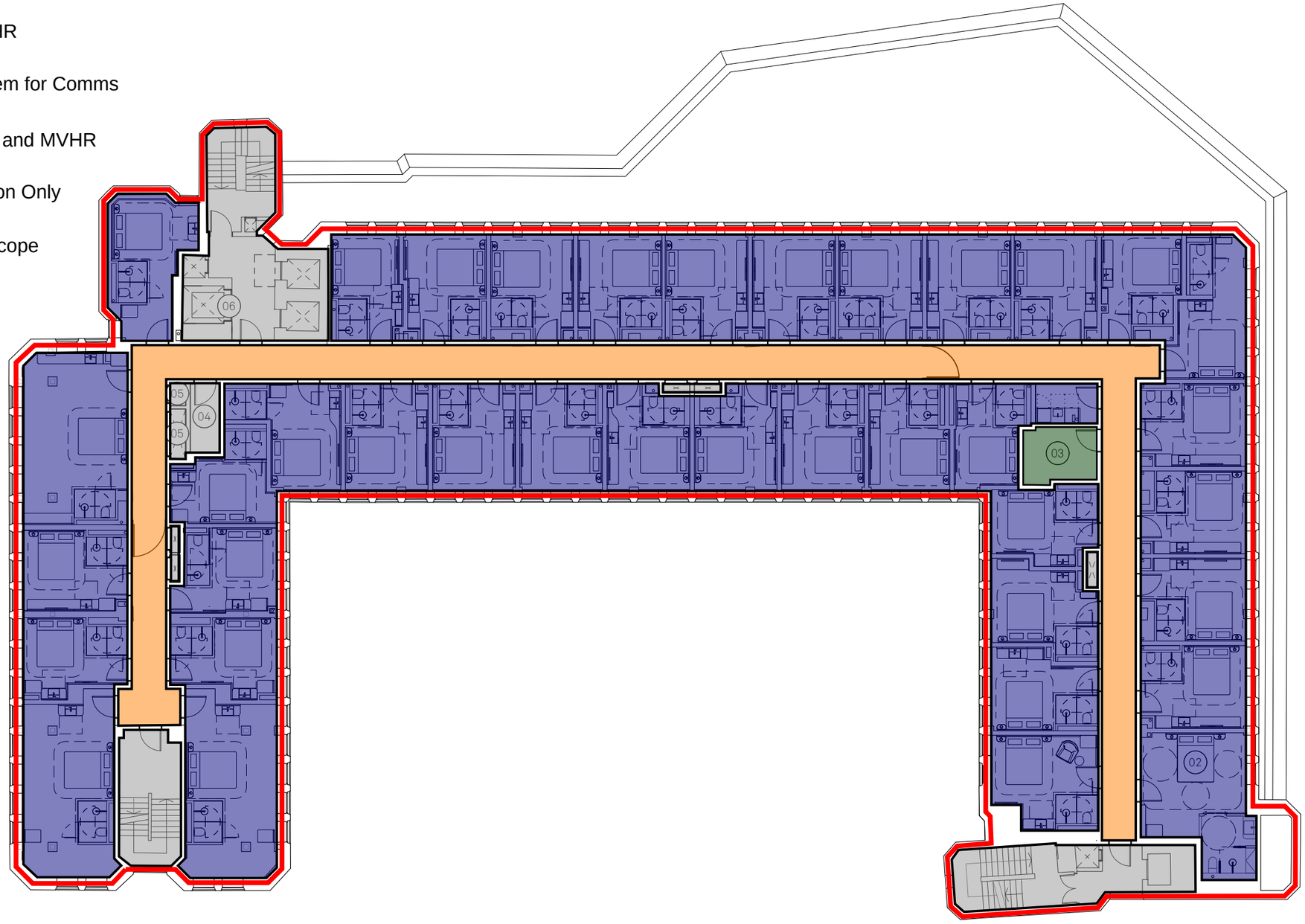
DX Split System for Comms

Electric Panel and MVHR

Frost Protection Only

Out of MEP Scope

Thermal Line



Key:

01 Typical Room

02 Accessible Room

03 Housekeeping

04 IT/Electrical

05 Mechanical Riser

06 Proposed Lift

07 Essential Services Riser

North:

Project:
Maybrook House Hotel
Deansgate Road

Title:
2nd Floor
General Arrang
Proposed

Status: Coordination

Scale: 1:200 @ A3

Date: 01/05/26

Drawing No: 275-JMA-B1-0

Project: 6936 Maybrook House Hotel Refurbishment

Title: Thermal Line & Conditioning Strategy Typical Level

Drawn: ZV | Checked: OM | Approved: CW

Date: MAY 26 | Scale: 1:20 @A3 | Revision: P01

atelier ten

Drawing Number: 6936-A10-XX-ZZ-SK-0-92-001

4-Pipe FCU and MVHR

Passive heat transfer/adjacent conditioned spaces and MVHR

VRF and MVHR

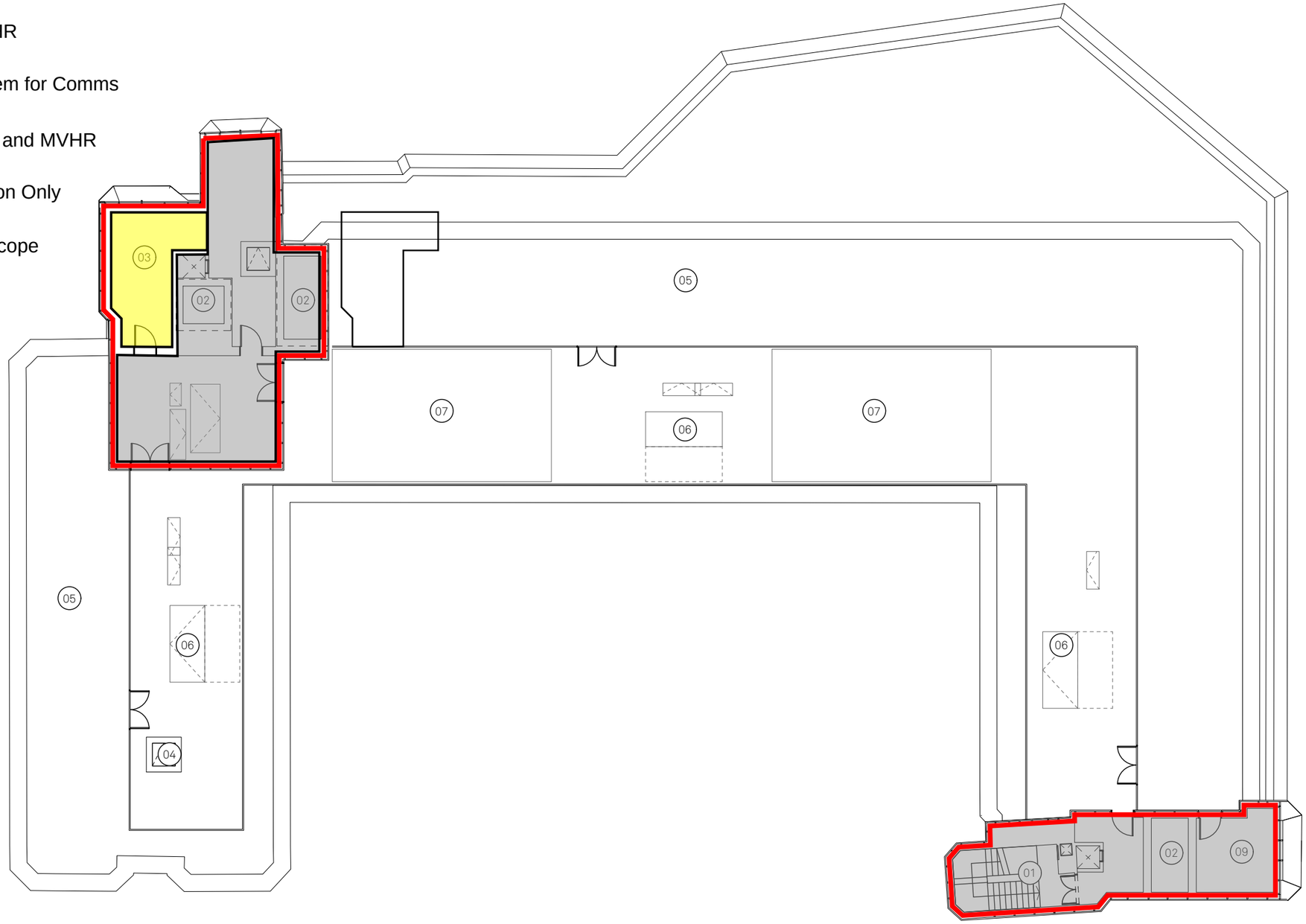
DX Split System for Comms

Electric Panel and MVHR

Frost Protection Only

Out of MEP Scope

Thermal Line



W I P

Drawings may be subject to change.

Key:

01 Stair
02 Lift Overrun
03 Comms Room
04 Access Hatch
05 PV zone
06 Guestroom AHU
07 ASHP Compound
08 LS Switchroom

North:

Project: Maybrook House Hotel Deansgate Road

Title: 8th Floor General Arrang Proposed

Status: Coordination

Scale: 1:200 @ A3

Date: 01/05/26

Drawing No: 275-JMA-B1-0

Project: 6936 Maybrook House Hotel Refurbishment

Title: Thermal Line & Conditioning Strategy Level Eight

Drawn: ZV | Checked: OM | Approved: CW

Date: MAY 26 | Scale: 1:20 @A3 | Revision: P01

atelier ten

Drawing Number: 6936-A10-XX-08-SK-0-92-001