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Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the Architect for comment prior to fabrication.

This drawing is to be read in conjunction with the Architect's specification, bills of quantities/schedules, structural, mechanical and electrical drawings and all discrepancies are to be reported to the Architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

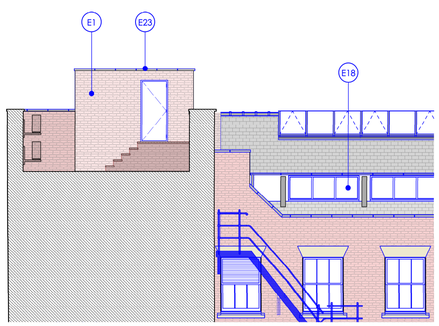
revision / date / amendments

A - 07.07.26 further coordination with MEP
Plant room louvers omitted
Courtyuard canopy extent reduced,
Staircase from basement adjusted

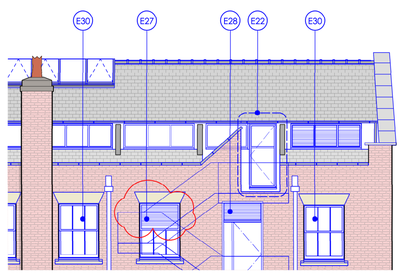


1 PROPOSED PORT ST. ELEVATION
Scale: 1:100

PORT ST



2 PARTIAL ELEVATION - LIFT OVERRUN
Scale: 1:100



3 PARTIAL ELEVATION - BACK OF STAIRCASE
Scale: 1:100

PROPOSED WORKS SCHEDULE

EXTERNAL ENVELOPE - Newton St.

E1. Existing Sand/Cement Render to be removed on all elevations and brickwork made good.
E2. Existing Pavement lights to be retained and refurbished
E3. Double width Entrance Portal to be reintroduced with radiused brick detail on Front elevation
E4. Double width Entrance Portal on Rear elevation created to match front elevation
E5. Existing window cill levels to be reduced by 3 brick courses (first floor and above only)
E6. Existing Door cill to be raised to form matching window cill detail, where door is no longer required.
E7. Existing Telecoms box to be investigated/relocated/ removed. Position TBC.
E8. Existing narrow window widths on rear elevation to be widened to reflect other general window widths
E9. New External Front Entrance Doors (Thin framed metal profiles)
E10. New External metal framed service Doors
E11. New Timber framed 3 over 3 double glazed sash windows throughout 1F, 2F, 3F.
E12. New Metal framed entrance doors
E13. Existing South external cast iron fire escape to be retained and refurbished and made secure against building. To be decommissioned and no longer used. Missing elements can be sourced from the removed North external staircase.
E14. New North external metal compliant Fire escape.
E15. New flush metal framed heritage rooflights
E16. Perimeter wall to be investigated for damp ingress.
E17. New doorway position. Existing window cill to be dropped to Door cill level
E18. New like for like metal framed clerestorey windows.
E19. New external Terrace area
E20. New external Terrace Decking
E21. New external Terrace access doors (metal framed)
E22. New External Fire Escape door
E23. New parapet Coping Stones
E24. New Roof Slates, with sarking boards and membrane
E25. New window opening to match adjacent
E26. Existing retained and refurbished metal framed fixed windows. If unit is beyond salvagable, to be replaced like for like.
E27. New Timber framed 3 over 3 double glazed sash window, with 30min fire rating due to adjacent staircase
E28. New Window /Door to match adjacent window, with high level partial louvers, see separate detail
E29. N/I
E30. New Timber framed 3 over 3 double glazed sash window, with 30min fire rating due to adjacent staircase. Ground floor window with '*' is a spandral panel, due to plant room beyond.

1:100 @ A1 1:200 @ A3

0 1 2 3 4 5 8m

PLANNING

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project title
MARLSBRO HOUSE
MANCHESTER

drawing title	scale	date
Proposed Elevation Port Street	1:100 @A1	13.02.26
	drawn by PD	checkerd by SC
drawing no. AHA/MHM/PA/ 202	revision A	