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1: 100

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General notes:

- Drawing based on survey drawing prepared by others
- To be read in conjunction with other Morgan Architects drawings & specifications
- Indicates application site boundary
- *New works generally indicated with yellow hatch*

Drawing Notes:

1. New aluminium glazed sloped curtain walling to replace existing sloped window (Frame Colour: Black/Dark Grey). Glazing to received privacy film for protecting guests in bedrooms below.
2. Indicates new ground floor EN 12101-2 certified AOV aluminium windows to allow smoke ventilation from the basement level. Final quantity of fixed and side hung openable sashes to be agreed with specialist window manufacturer.
   Frame colour - Lena Street: Black/Dark Brown (to match existing)
   Frame colour - Back Piccadilly: White (to match existing)
   Black blackout film to be applied to inside face of AOV glazing (in lieu of blinds which would impair the movement of smoke when in a closed position)
3. New aluminium glazed in louvres to be installed at high level for commercial kitchen duct extract. Louvre frame to be slotted directly into existing glazing tracks in timber frame once existing glass panes have been removed. Louvre colour to match window frame decoration.
4. Modify existing Lena Street railings and provide a new horizontal bottom rail to facilitate waterproofing at the new curtain walling sill. Reinstate railings with side fixings only and provide additional side fixings as required.
5. New pavement upstand to match height & profile of existing. Upstand to be a minimum height of 150mm.
6. New sandstone (to match existing) wall infill proposed under ground floor window sill.
7. Reinstate Back Piccadilly existing railings with side fixings, reusing existing fixings.
8. Existing redundant ductwork to be removed. New ductwork to be installed in accordance with the M&E design strategy.
9. New balustrade to be designed in accordance with Approved Document K. Final design and fixing details to be confirmed by the Structural Engineer.

Rev	Date	Description	By
E	2026 11 03	Updates Following Odour Assessment	EI
D	2026 10 14	Updates following MCC Feedback & design development	EI
C	2026 08 19	Reissued follwing LBC feedback & Design Updates	EI
B	2026 06 26	Update to AOV Window	EI
A	2026 06 16	Updates following Heritage Consultant review	AH
-	2026 06 09	Statutory Submission	EI

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Planning and Listed Building
Do not scale from this drawing

Project:	107 Piccadilly, Manchester	
Dwg Title:	Elevation - Back Piccadilly as Proposed	
Scale:	1:100 @ A2	
Date:	2026 06 09	
Drafting:	Drawn: EI	Checked: AH

Job No.	Dwg. No.	Rev
P25-002	L(PL)162	E