

APPENDIX 1

ASHTON OLD BATHS

Stage 1 Concept

MCC
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Modern City
Architecture & Urbanism



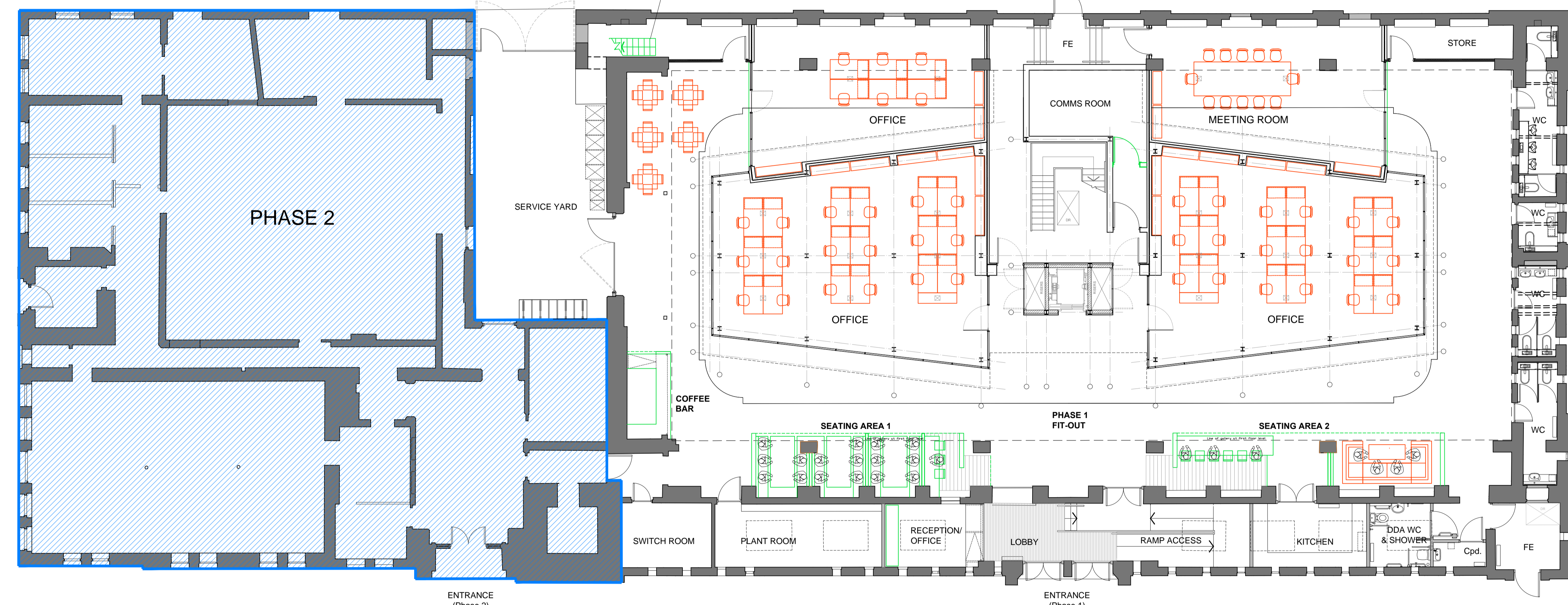
Contractors are not to scale dimensions from this drawing

Rev	Description	By	Date
P1	Preliminary Concept Issue	NB	03/05/16
P2	Amendments as per mtg. notes (12/05/16)	NB	20/05/16

PARK PARADE

FLEET STREET

Extg Stairs to be refurbished or replaced with matching to provide additional FE from the L1 gallery



Fit-Out Inclusions:

- Renovate staircases to L1 gallery as indicated
- Furniture as indicated
- Fixed furniture as indicated. Refer to drawing: 1064-30-11 for further details
- Additional electrics, lighting + heating outside the main pod TBC
- All timber walls to existing Pod and all new timber walls relating to fixed furniture are to be treated with Class 0 lacquer.
- New door to Comms Room. TBC pending further discussions with Tenos regarding their Pre-occupation Fire Risk Assessment.

Other Items TBC:

- Artwork
- New manifestation (incl Brand Identity)
- Signage
- External Lighting
- Car parking delineation

NOTE:
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Any material specification change must comply to the same level of performance in all aspects and be submitted for approval.

KEY

PHASE 1 FIT-OUT Development Phase 1 - Fit-Out of the internal free-standing structure and ancillary spaces.

Development Phase 2 - Annex portion of existing building (not included within this contract)

KEY

Existing brick walls (original building)

Existing Pod Structure

Proposed Fit-Out element including furniture

Proposed furniture to be provided by the Operator

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Client
TMBC

Project
Ashton (Old) Baths

Description
**Phase 1 Fit-Out
Proposed Floor Plans
Level 0**

Status
PRELIMINARY

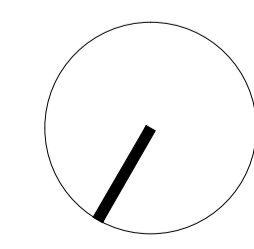
Scale Drawn Date
1:100 @ A1 SPC April 16

Job number Drawing number Revision
1064 03-00 P2

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STAMFORD STREET WEST

Level 0G Plan 1:100



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Rev	Description	By	Date
P1	Preliminary Concept Issue	NB	03/05/16
P2	Amendments as per mtg. notes (12/05/16)	NB	20/05/16

Fit-Out Inclusions:

- Renovated staircase to L1 gallery as indicated.
- L1 Gallery Balustrade installed as indicated.
- Renovate existing gallery decking (ie refix boards, replace where necessary, sand, oil and varnish finish).
- No Furniture to office upper levels.
- Refer to reflected ceiling plans for additional M+E suspended ceilings etc.
- All timber walls to existing Pod to be treated with Class 0 lacquer.
- All timber floors to be cleaned and protected with suitable varnish. Specification TBC.
- Remove existing doors to main offices as necessary.


Other Items TBC:

- Artwork
- Signage
- External Lighting





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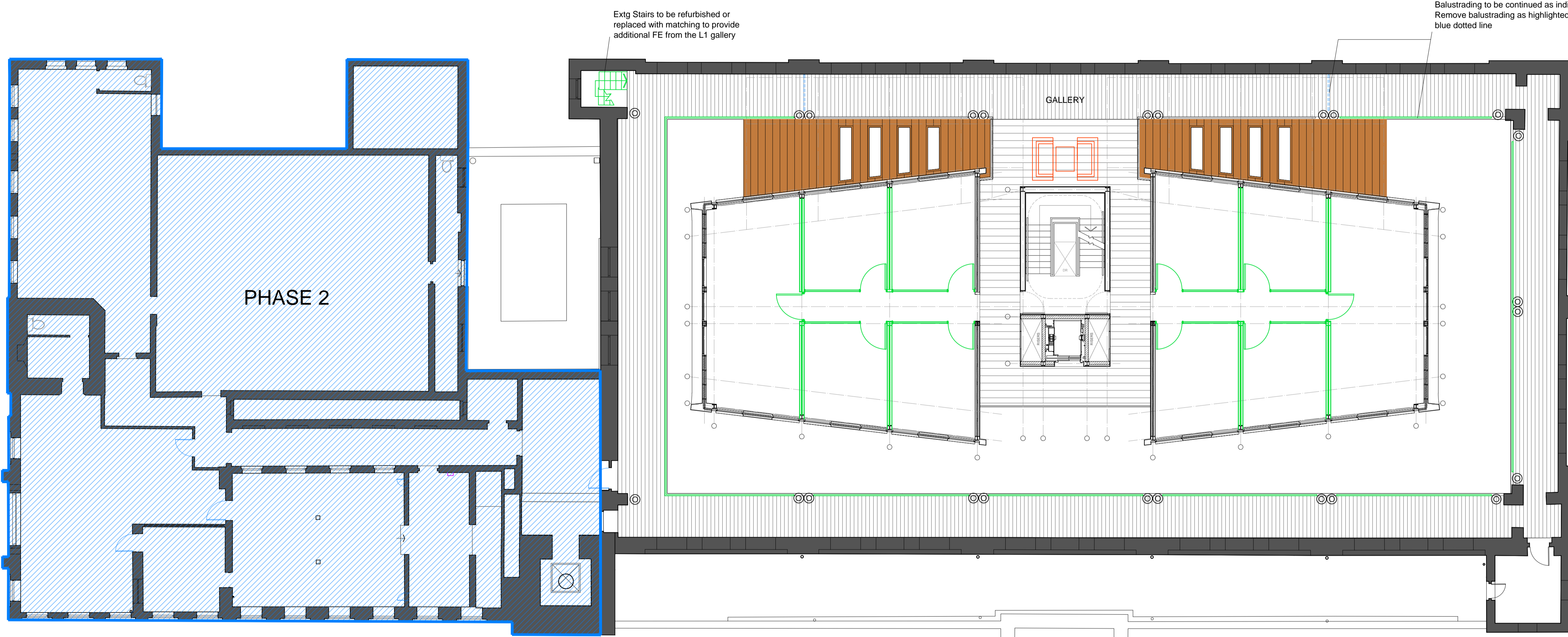
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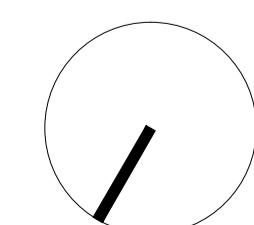
PHASE 1 FIT-OUT	Development Phase 1 - Fit-Out of the internal free-standing structure and ancillary spaces.
	Development Phase 2 - Annex portion of existing building (not included within this contract)

KEY

	Existing brick walls (original building)
	Existing Pod Structure
	Proposed Fit-Out element including furniture
	Proposed furniture to be provided by the Operator



Level 1 Plan 1:100



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Client
TMBC
 Project
Ashton (Old) Baths
 Description
Phase 1 Fit-Out
Proposed Floor Plans
Level 1

Status
PRELIMINARY
 Scale Drawn Date
 1:100 @ A1 NB April 16
 Job number Drawing number Revision
 1064 03-01 P2

Contractors are not to scale dimensions from this drawing

Rev	Description	By	Date
P1	Preliminary Concept Issue	NB	03/05/16

Fit-Out Inclusions:

- No Furniture to upper levels.
- Refer to reflected ceiling plans for additional M+E suspended ceilings etc.
- All timber elements to existing Pod to be treated with Class 0 lacquer.
- Remove existing doors to main offices as necessary.


Other Items TBC:

- Artwork
- Signage
- External Lighting




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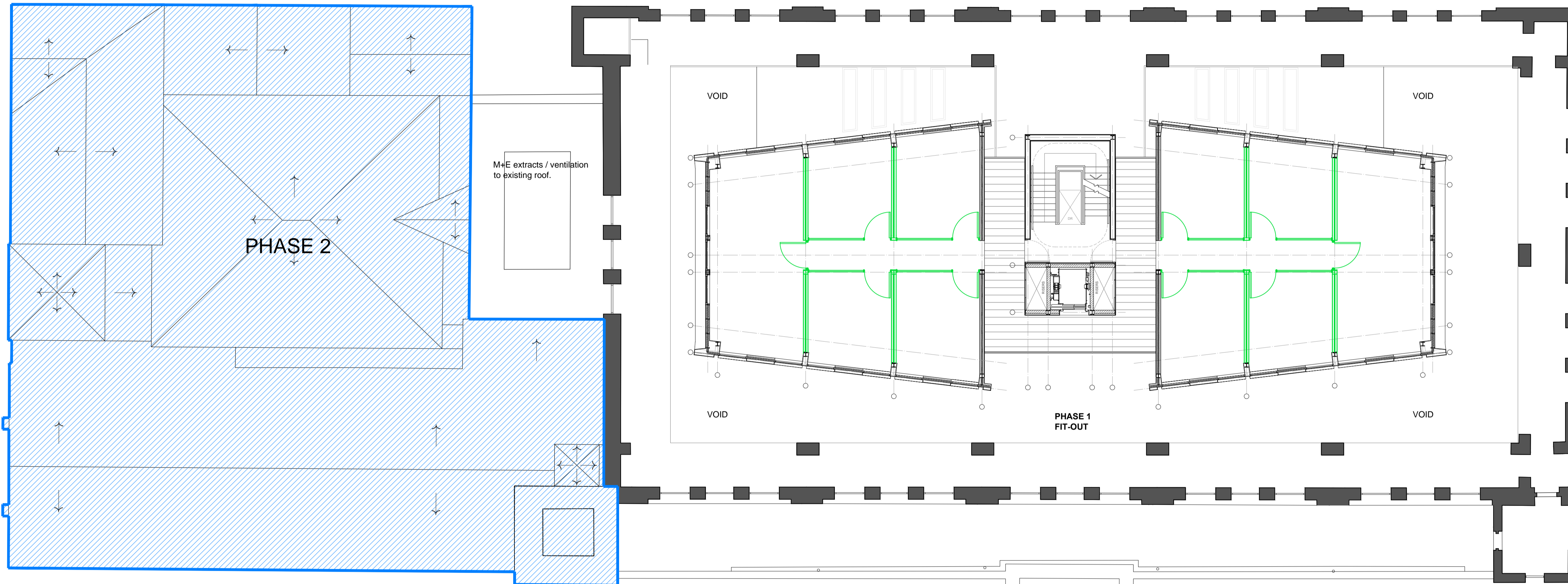
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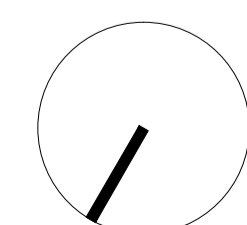
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KEY

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	Existing Pod Structure
	Proposed Fit-Out



Level 2 Plan 1:100



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Client
TMBC
Project
Ashton (Old) Baths
Description
Phase 1 Fit-Out
Proposed Floor Plans
Level 2

Status	PRELIMINARY		
Scale	Drawn	Date	
1:100 @ A1	NB	April 16	
Job number	Drawing number	Revision	
1064	03-02	P1	

Contractors are not to scale dimensions from this drawing

Rev	Description	By	Date
P1	Preliminary Concept Issue	NB	03/05/16
P2	Amendments as per mtg. notes (12/05/16)	NB	20/05/16

Fit-Out Inclusions:

- Furniture as indicated
- Fixed furniture as indicated. Refer to drawing: 1064-30-13 for further details
- Additional heating to L3 terrace TBC
- All timber walls to existing Pod and all new timber walls relating to fixed furniture are to be treated with Class 0 lacquer.
- New instant boiling water Ziptap to L3 servery. New underslung sink and replacement worktop to suit.
- New fridge + dishwasher to servery


Other Items TBC:

- Soft furnishings to fixed seating area





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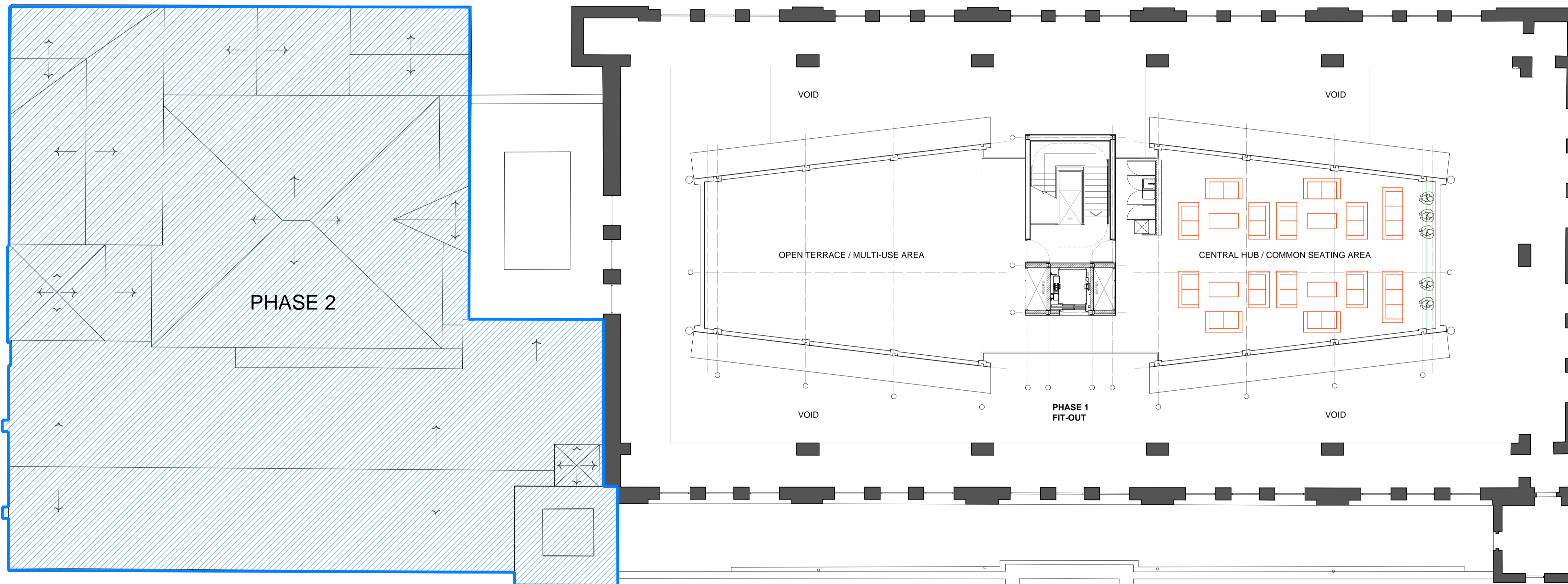
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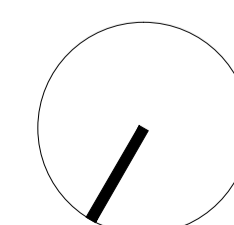
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-  Proposed furniture to be provided by Operator



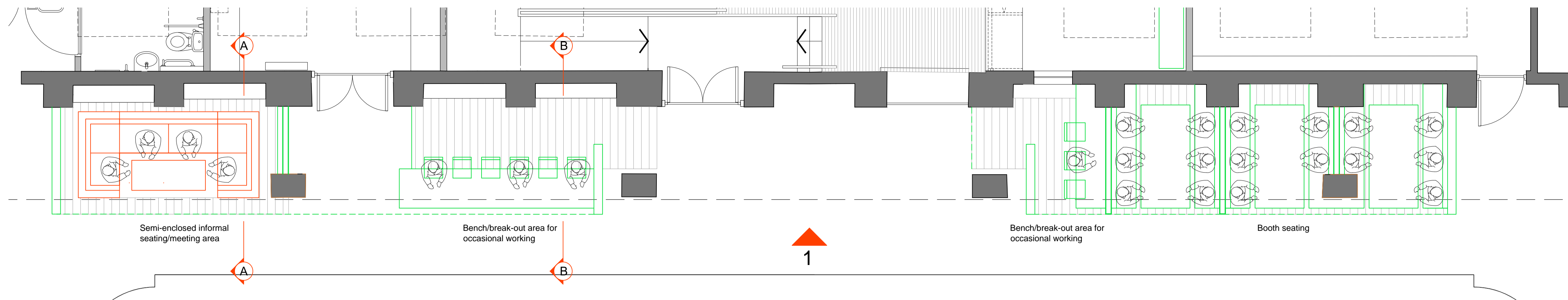
Level 3 Plan 1:100



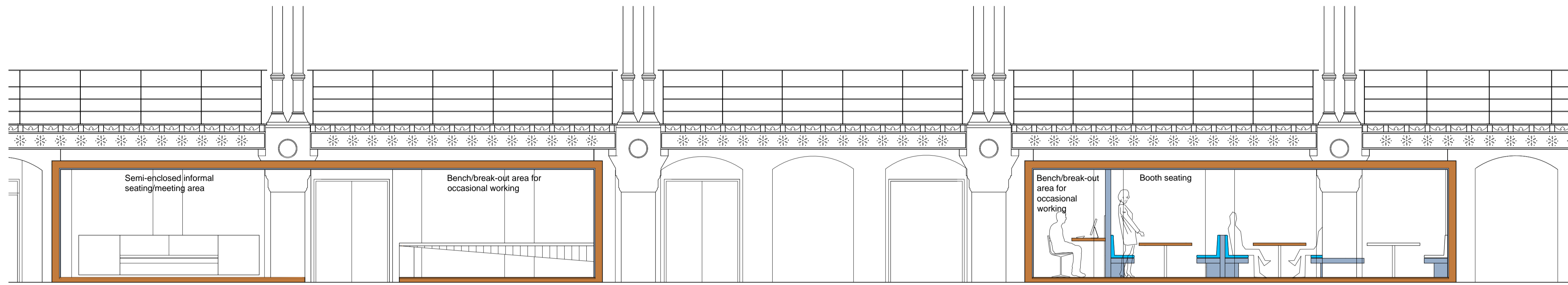
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 Description
Phase 1 Fit-Out
Proposed Floor Plans
Level 3

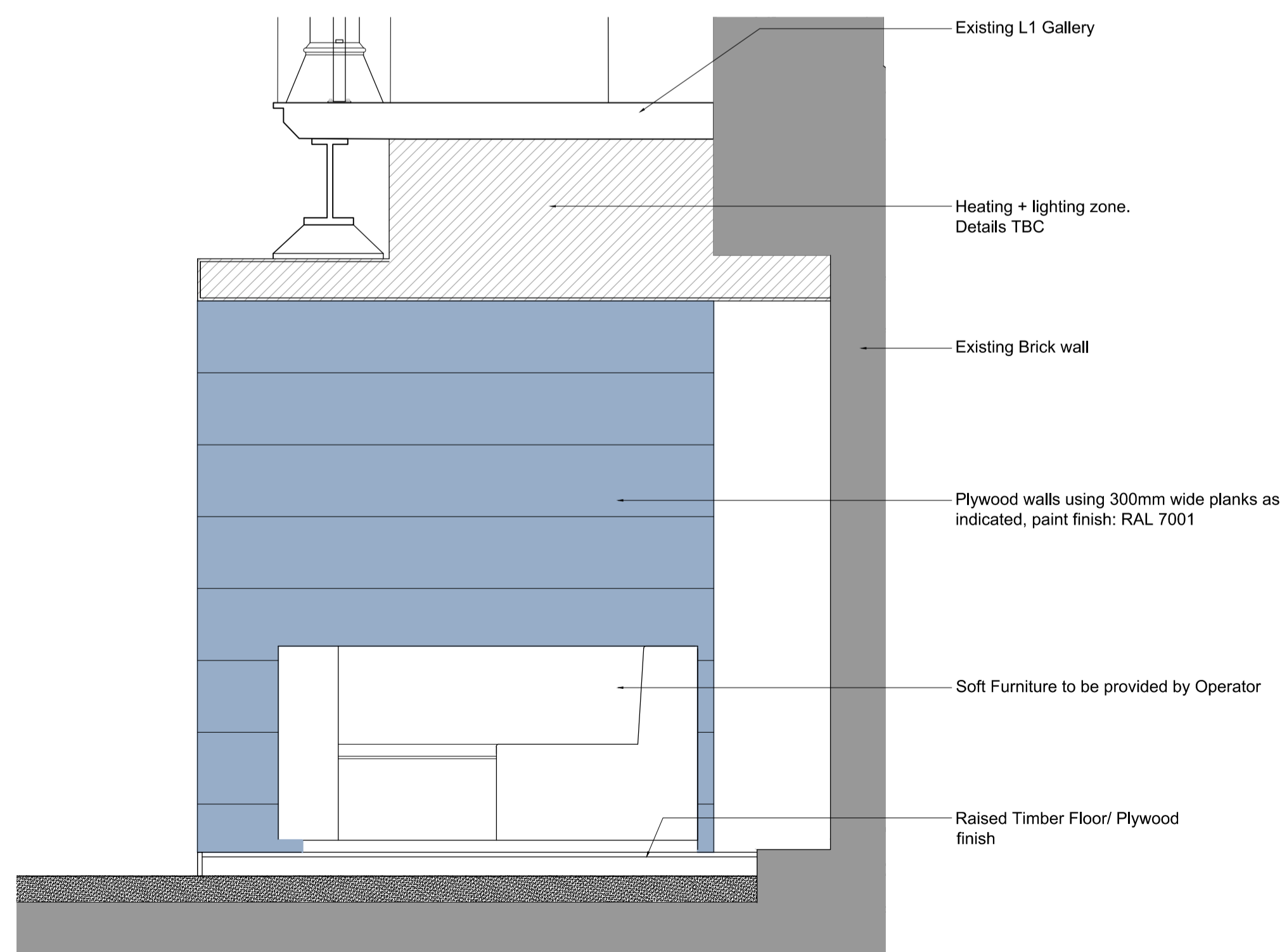
Status
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 Scale Drawn Date
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 Job number Drawing number Revision
 1064 03-03 P2



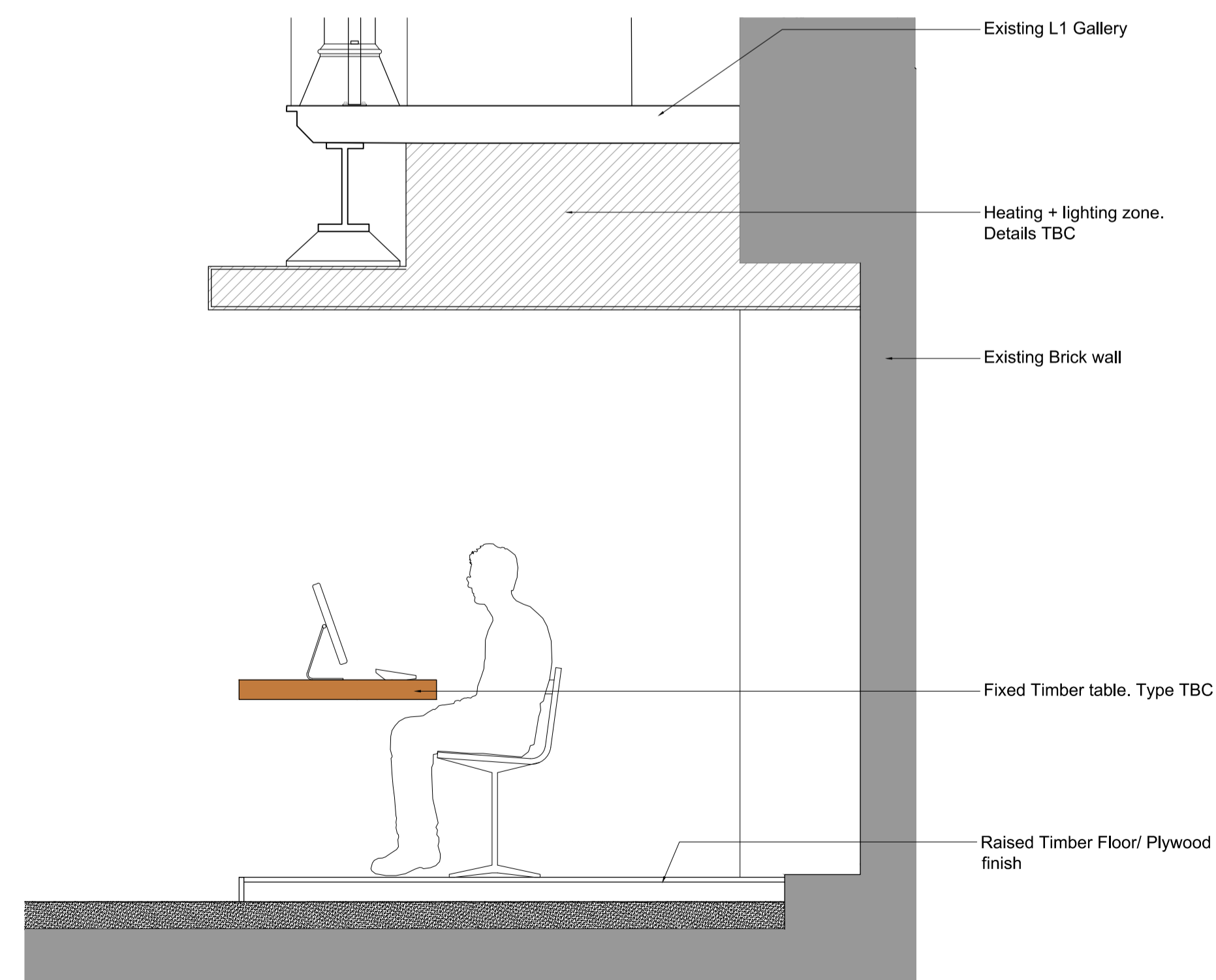
Part Level 0G Plan 1:50



Elevation 1 1:50



Section A-A 1:20



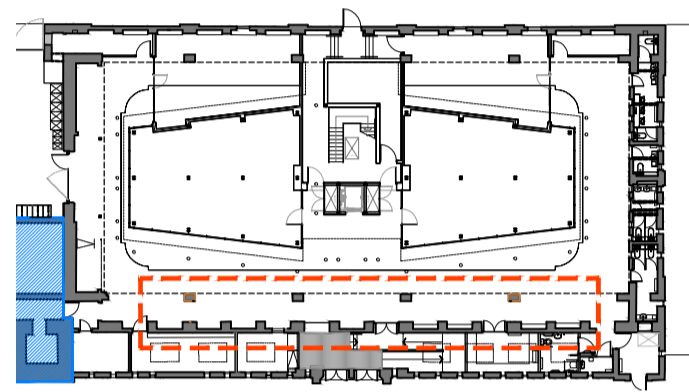
Section B-B 1:20

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Location Plan

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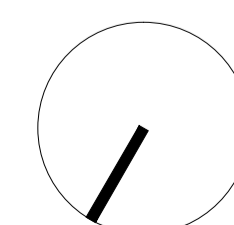
Proposed furniture to be provided by Operator

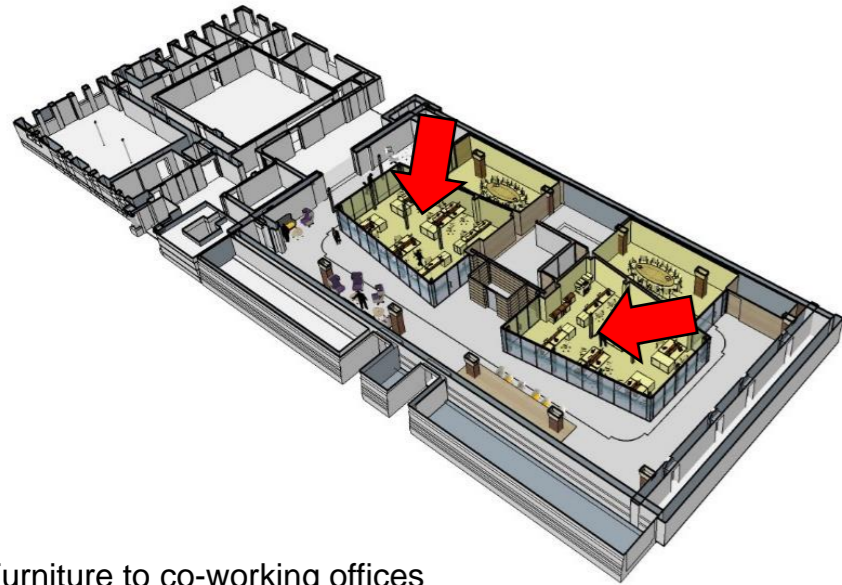
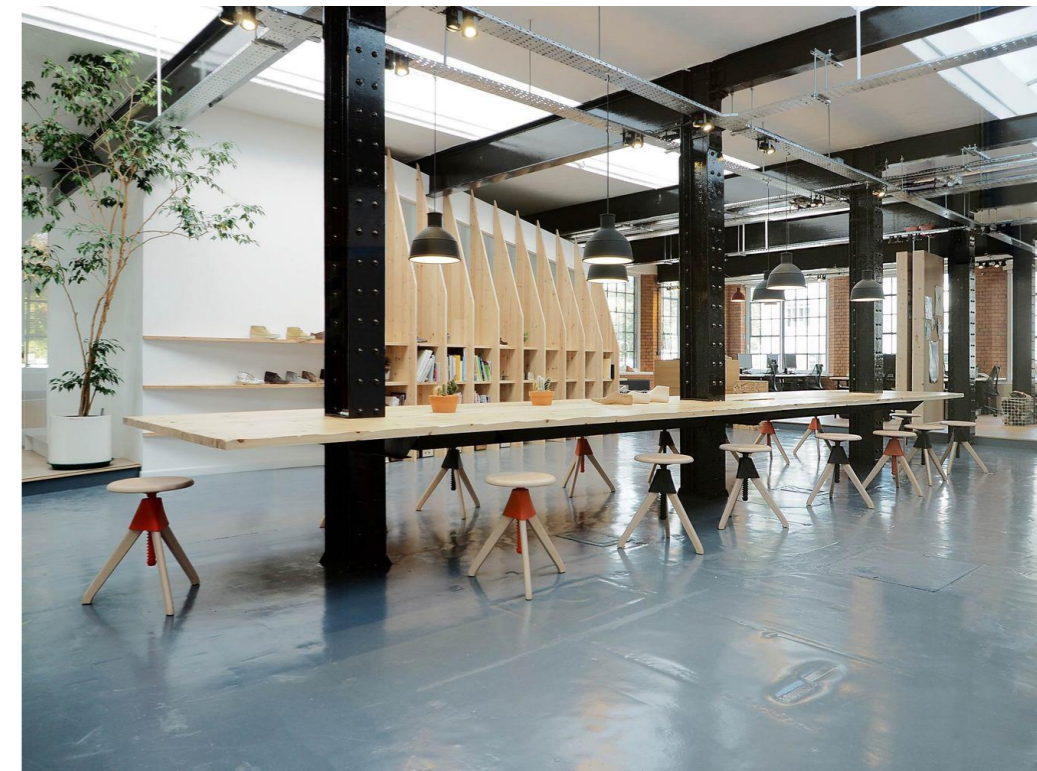
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Client
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 Description
Phase 1 Fit-Out
Proposed Details
Sheet 2

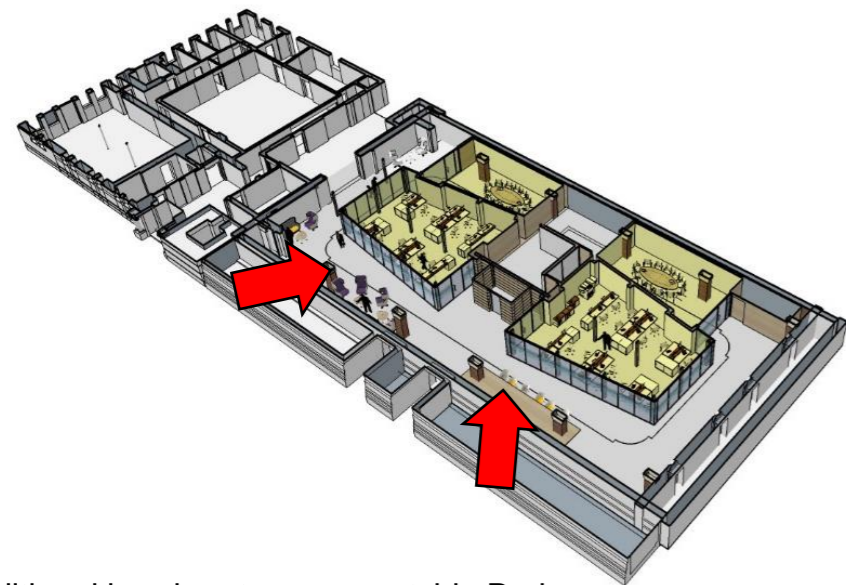
Status
PRELIMINARY

Scale	Drawn	Date
AS @ A1	NB	April 16
Job number	Drawing number	Revision
1064	30-11	P2





Furniture to co-working offices



Additional break-out spaces outside Pod

PRECEDENT IMAGES

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