

APPENDIX 1

# ASHTON OLD BATHS

Stage 1 Concept

MCC  
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Modern City  
Architecture & Urbanism



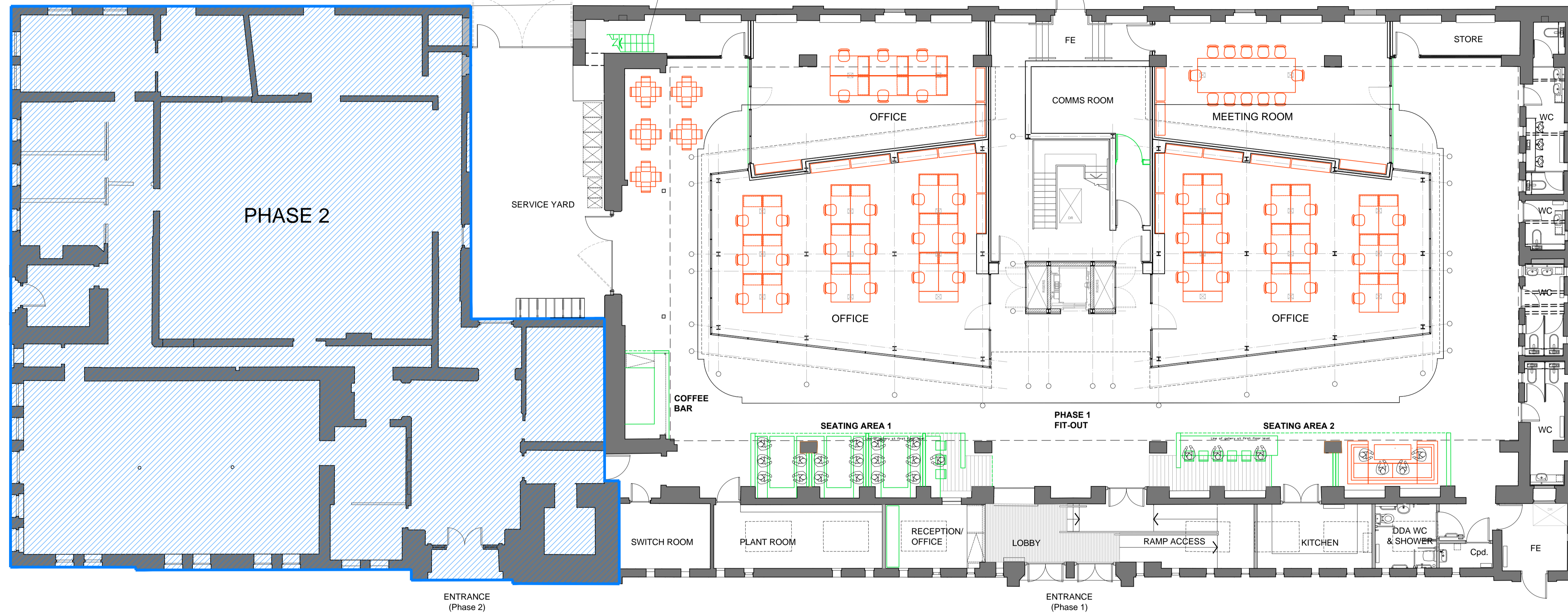
Contractors are not to scale dimensions from this drawing

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



ENTRANCE (Phase 2)

ENTRANCE (Phase 1)

STAMFORD STREET WEST

**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

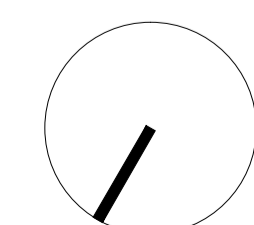
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Client  
**TMBC**  
 Project  
**Ashton (Old) Baths**  
 Description  
**Phase 1 Fit-Out**  
**Proposed Floor Plans**  
**Level 0**

Status  
**PRELIMINARY**

Scale	Drawn	Date
1:100 @ A1	SPC	April 16
Job number	Drawing number	Revision
1064	03-00	P2

Level 0G Plan 1:100



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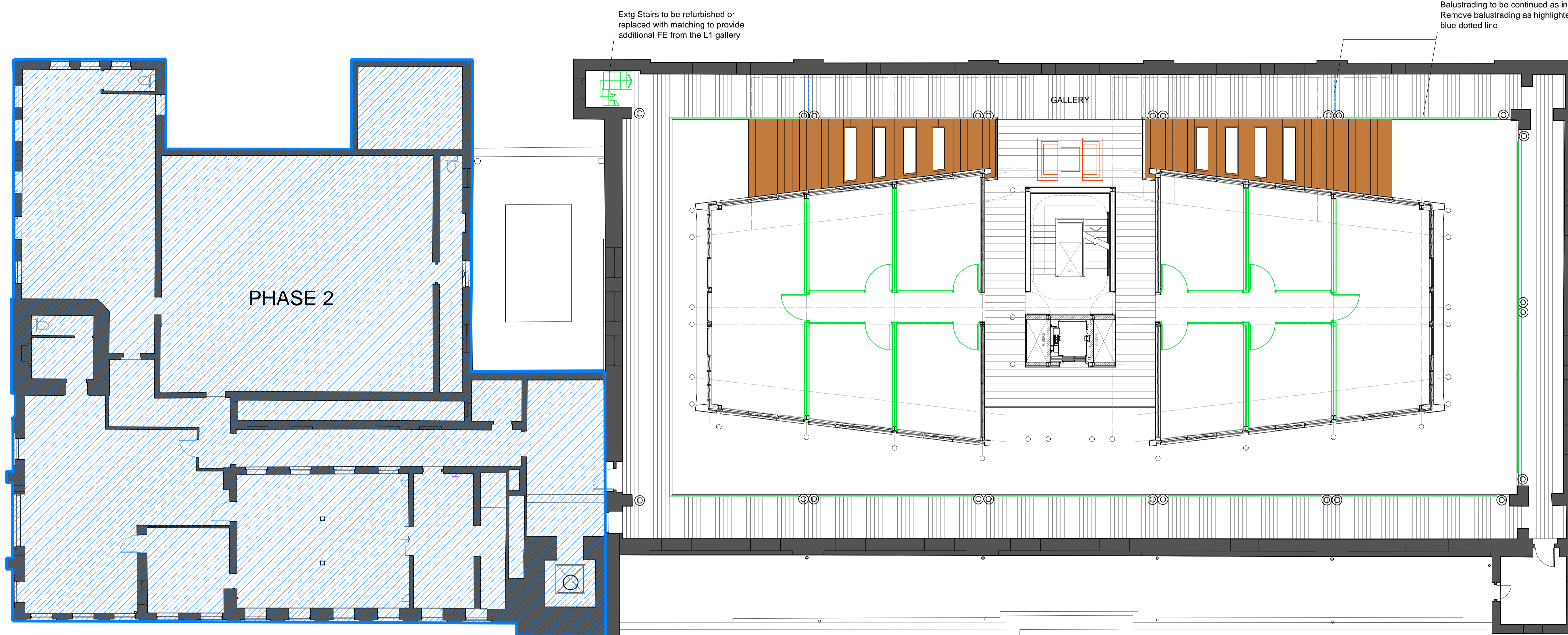
Project  
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Description  
**Phase 1 Fit-Out  
 Proposed Floor Plans  
 Level 1**

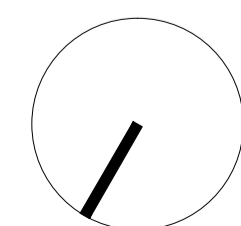
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Scale Drawn Date  
 1:100 @ A1 NB April 16

Job number Drawing number Revision  
 1064 03-01 P2



Level 1 Plan 1:100



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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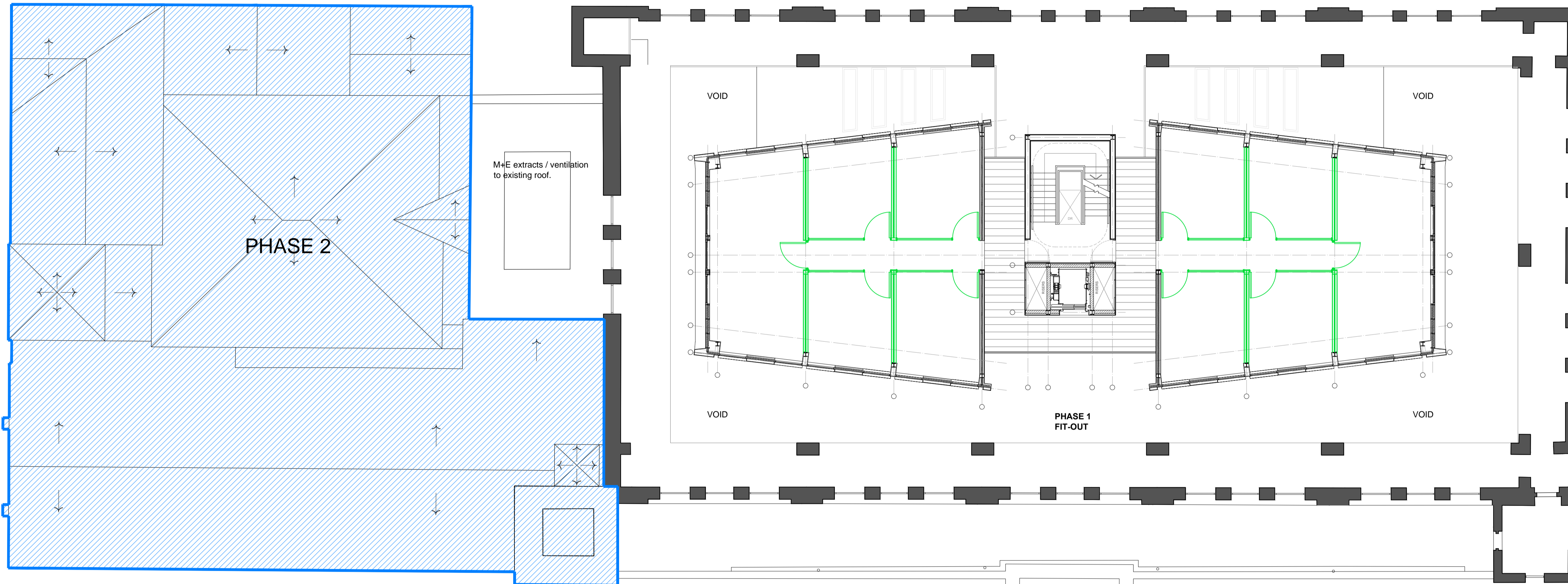
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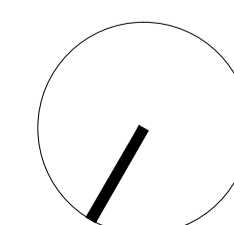
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**KEY**

	Existing brick walls (original building)
	Existing Pod Structure
	Proposed Fit-Out



Level 2 Plan 1:100



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 1:100 @ A1 NB April 16  
 Job number Drawing number Revision  
 1064 03-02 P1

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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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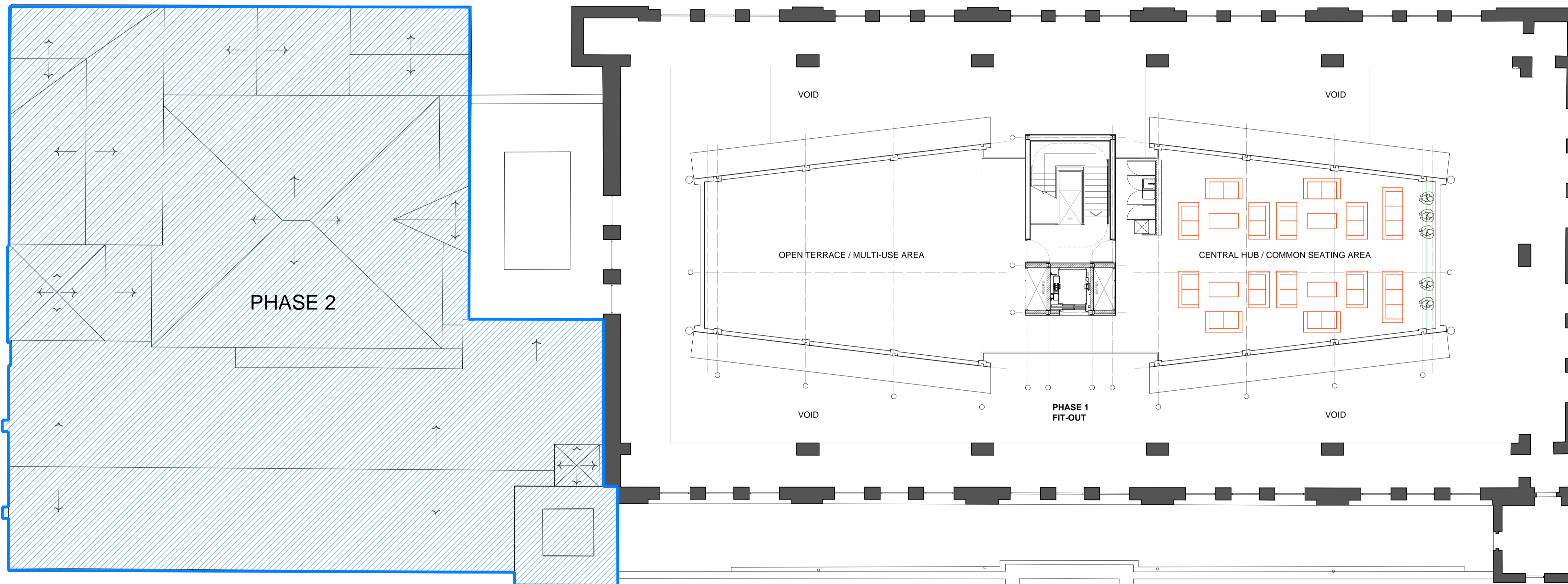
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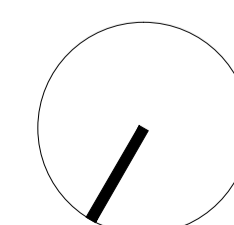
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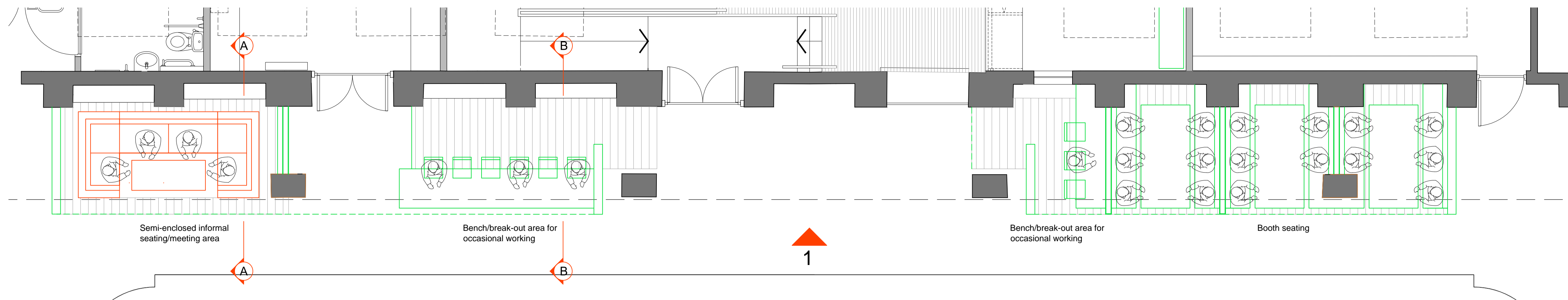
Level 3 Plan 1:100



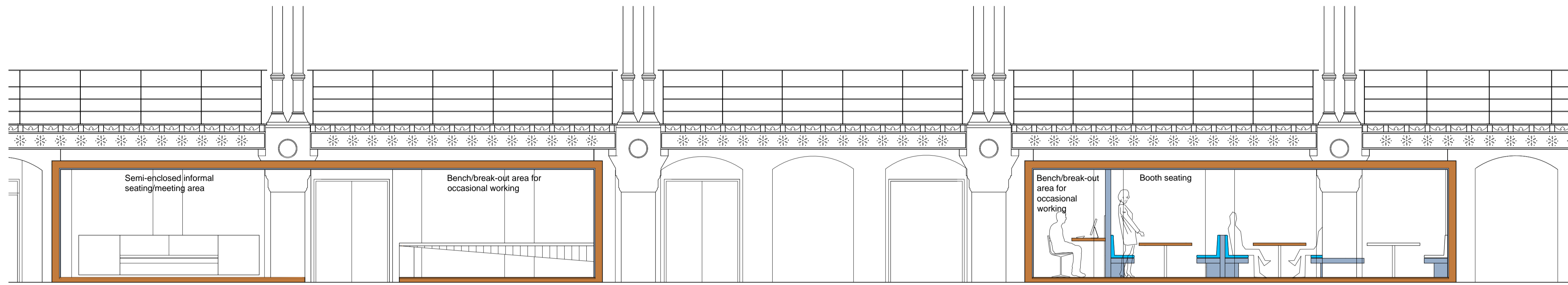
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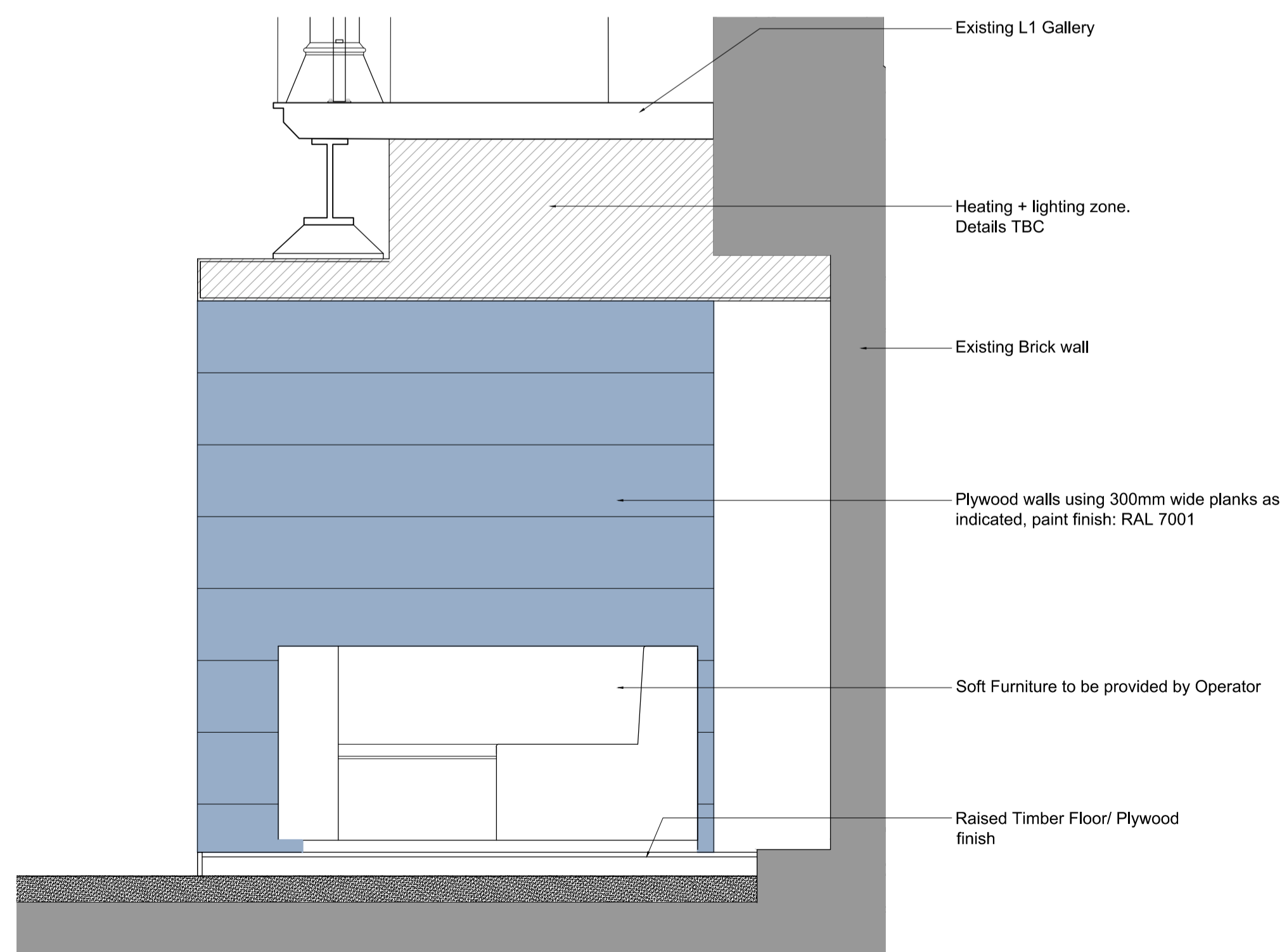
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 1064 03-03 P2



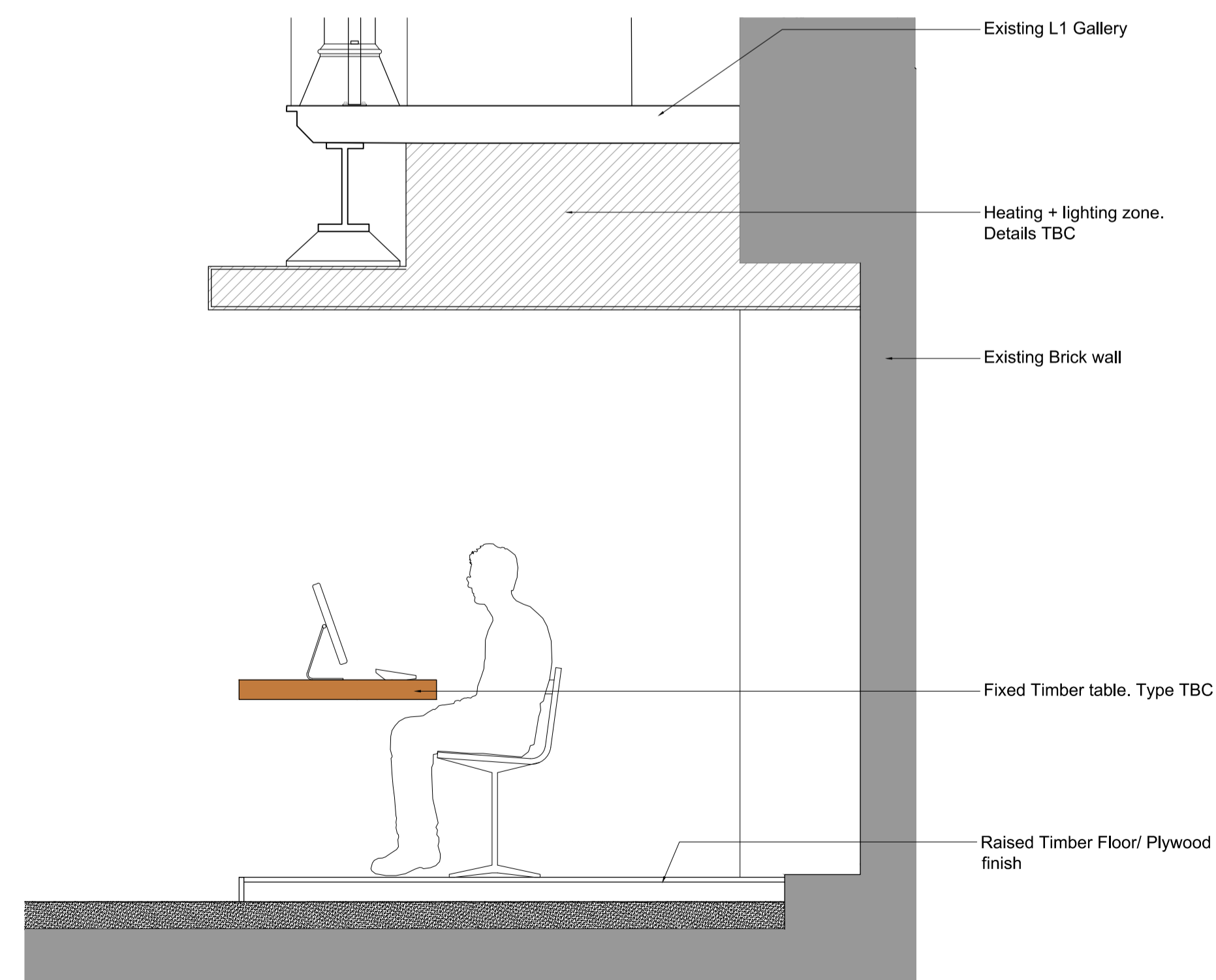
Part Level 0G Plan 1:50



Elevation 1 1:50



Section A-A 1:20



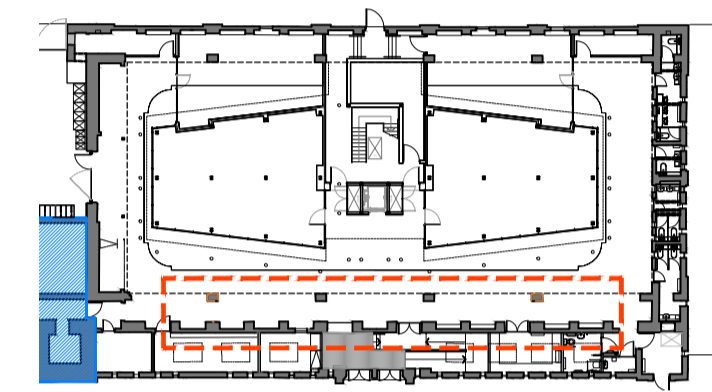
Section B-B 1:20

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Location Plan

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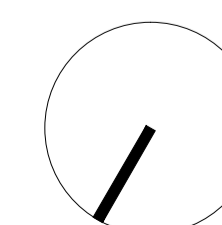
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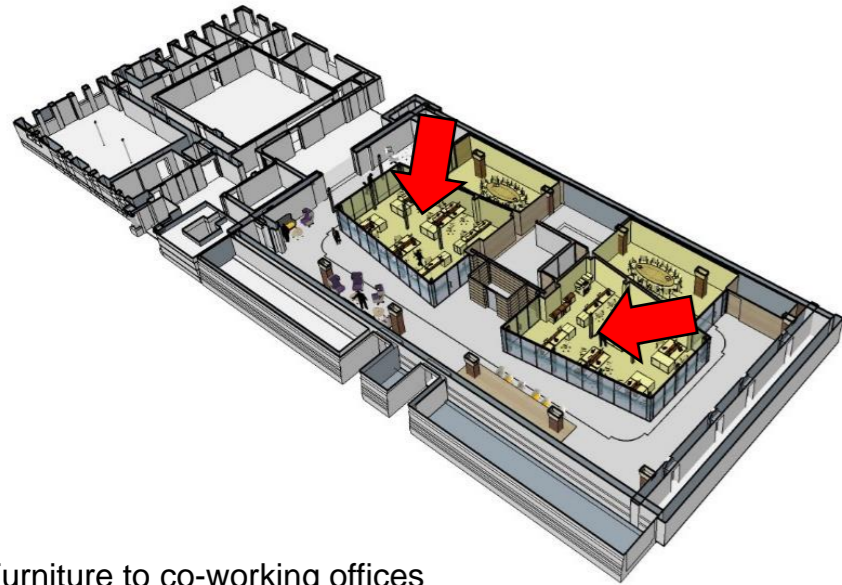
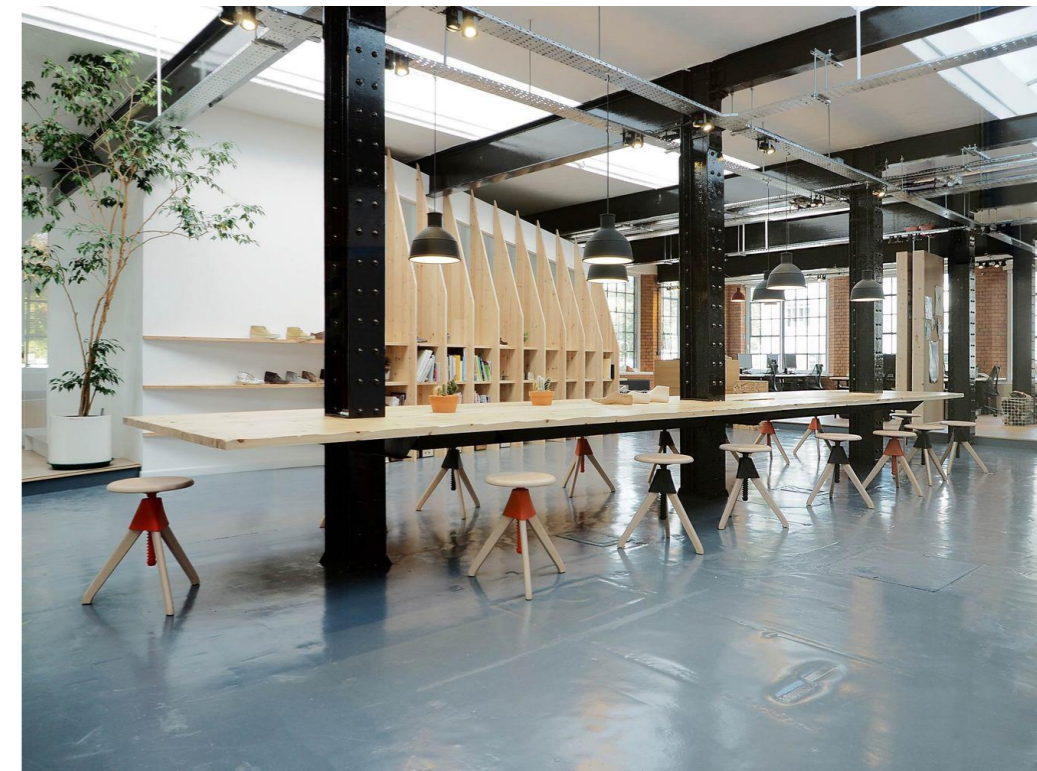
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**Sheet 2**

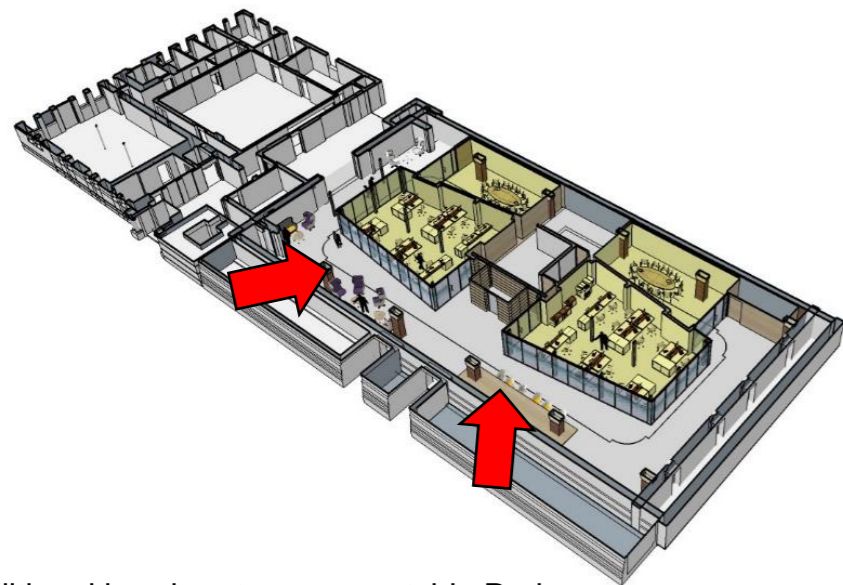
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Scale	Drawn	Date
AS @ A1	NB	April 16
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Furniture to co-working offices



Additional break-out spaces outside Pod

**PRECEDENT IMAGES**



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