

KEY TOW	NHOUSES	1	
Building 1	B1	Townhouse 01 Townhouse 02 Townhouse 03	TH01 TH02 TH03
Building 2	B2	Townhouse 04 Townhouse 05 Townhouse 06	TH04 TH05 TH06



05

- Brick stretcher course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm 01 02
 - Brick soldier course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm
- Brick dentil course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm (tbc) 03
- Stone walls: Peakmoor Buff Sandstone, natural stone, minimum module 225(h)x450(w) mm 04
 - Stone window surrounds and cills: Peakmoor Buff Sandstone, natural stone
- 06 Stone - canopies: Peakmoor Buff Sandstone, smooth
- 07 Slate - roof: Natural slate tile by Siga, Siga 13S 500x250mm
- Slate ridge tile: clay capped tile by Marley, grey to match roof slate tile 08
- Door main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, 09 vertical panelled

East Elevation 1:50

Notes:

Do not scale from this drawing. All dimensions are in millimetres unless otherwise

noted. All dimensions to be checked on site before

All dimensions to be checked on one beside proceeding with work. All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd. Areas indicated on this drawing are approximate

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Notes:

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- All dimensions to be site checked prior to detailed design & fabrication.
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 Please note any findings of Asbestos survey.
 All drawings subject to Building Control Approv.
 If in doubt, ask.

Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- Confined site with logistics in delivery. Construction plan required.
 Confined site, dust and noise to close adjacent owners. Construction plan required.
 Manoeuvring, Risk to operatives and public. Construction plan required.
 Storage for new material and its use.
 Storage for new materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate welfare facilities.
 Working from height.
 Scaffolding.
 Scaffolding.
 Sorage Deferences;

Drawing References:

This drawing is to be read in conjunction with the following drawing series:

ollowing drawing series: Site Information GA Plans, Sections & Elevations Ground Stab / Retaining Wall Fire Strategy & Building Regulations External Envelope - Masonry Internal Paritions Internal Glazed Sreens Floor Types Statir Details Ceiling Plans Roof External Joors, Schedule Windows & Rooflights, Schedule Internal Doors, Schedule Accommodation Schedule, Areas Above Ground Services (00) (04) (11) (12) (20) (21) (22) (23) (24) (25) (27) (29) (30) (31) (32) (40) (52) Access and Maintenance Strategy(TBC) (tbc) Access and Maintenance Strateg (tbc) Designers Risk Assessment (TBC)

T04	31.05.24	For Tender	JG
T03	22.05.24	For Information	AS
T02	03.05.24	For Information WIP	AS
T01	15.02.24	First Issue - DRAFT	WS
Rev.	Date:	Description:	By:

1 m	0	0.5	1	1.5	2	2.5	3 m



Westgate House 44 Hale Road Altrincham WA14 2EX

0161 233 0575 mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon

Building 2 - Proposed GA Elevation West Elevation (Langham Rd) Status: Scale @ ISO A1: STAGE 04 1:50

Drawing Number Revision 0786-P3A-B2-XX-DR-A-04201 T04

_TO RW:

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Windows/Doors: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or openable), frame RAL 9001 (off-white, cream)

Windows – sash windows: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or top openable), frame RAL 9001 (off-white, cream)

Rainwater goods: Traditional cast aluminium socketed circular downpipe by Guttercrest, 63mm, RAL 9001 (off-white, cream)

Rooflight: Conservation range by TBC, aluminium frame, colour grey to match roof tiling, double glazed (openable or fixed TBC)

Metal railing: Linear bar railing system, aluminium flat bar, B50 post surface mount by BA Systems, galvanized and PPC, colour TBC

windows, some soffits (to match existing), bargeboards, fascias and RWP goods: RAL 9001



02

05

- 01 Brick - stretcher course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm
 - Brick soldier course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm 11

10

12

14

15*

- Brick dentil course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm (tbc) 03
- Stone walls: Peakmoor Buff Sandstone, natural stone, 04 minimum module 225(h)x450(w) mm
 - 13 Stone – window surrounds and cills: Peakmoor Buff Sandstone, natural stone
- Stone canopies: Peakmoor Buff Sandstone, smooth 06
- Slate roof: Natural slate tile by Siga, Siga 13S 500x250mm 07
- Slate ridge tile: clay capped tile by Marley, grey to match roof slate tile 08
- Door main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, 09 vertical panelled

West Elevation 1:50

Notes

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Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- . Confined site with logistics in delivery.
- Construction plan required. 2. Confined site, dust and noise to close
- adjacent owners. Construction plan required. Manoeuvring. Risk to operatives and public. 3.
- Manceuvring, Risk to operatives and pull Construction plan required.
 Storage for new material and its use.
 Storage for waste materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate welfare facilities.
 Working from height.
 Scaffolding.
 Casffolding.
 Coordination of overall works on site.

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(12)	Fire Strategy & Building Regulations
(19)	External Envelope - Stone
(20)	External Envelope - Masonry
(21)	Internal Partitions
(22)	Internal Glazed Sreens
(22)	Floor Types
	Stair Details
(24)	
(25)	Ceiling Plans
(27)	Roof
(29)	External railings, balustrades
(30)	External Doors, Schedule
(31)	Windows & Rooflights, Schedule
(32)	Internal Doors, Schedule
(40)	Accommodation Schedule, Areas
(52)	Above Ground Services
(tbc)	Access and Maintenance Strategy(TBC)
(tbc)	Designers Risk Assessment (TBC)

T04	31.05.24	For Tender	JG
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Westgate House 44 Hale Road Altrincham WA14 2EX

0161 233 0575 mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon

Title: Building 2 - Proposed GA Elevation East Elevation (Marlborough Rd) Status: Scale @ ISO A1 STAGE 04 1:50

Drawing Number: Revision: 0786-P3A-B2-XX-DR-A-04202 T04

Windows/Doors: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or openable), frame RAL 9001 (off-white, cream)

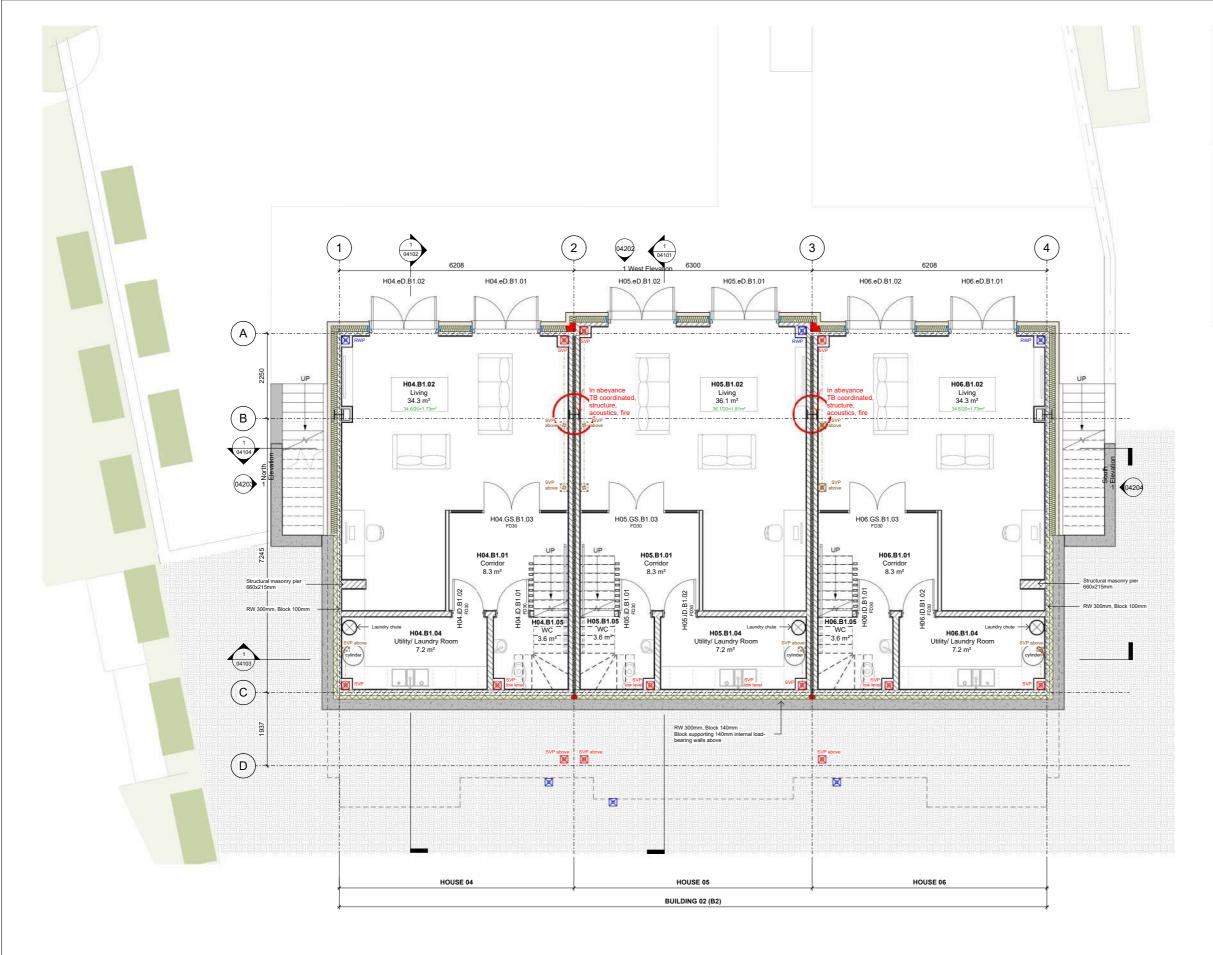
Windows – sash windows: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or top openable), frame RAL 9001 (off-white, cream)

Rainwater goods: Traditional cast aluminium socketed circular downpipe by Guttercrest, 63mm, RAL 9001 (off-white, cream)

Rooflight: Conservation range by TBC, aluminium frame, colour grey to match roof tiling, double glazed (openable or fixed TBC)

Metal railing: Linear bar railing system, aluminium flat bar, B50 post surface mount by BA Systems, galvanized and PPC, colour TBC

windows, some soffits (to match existing), bargeboards, fascias and RWP goods: RAL 9001



Key:	
	Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
	Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
	Insulated mineral wool cavity closer NFR, only at roof level away from party walls
	For details refer to 12-series information.
NB: I	For details refer to 12-series information.
	Floor finishes materials not shown.
NB:	Floor finishes materials not shown. To Novo specification and details. Shown levels do not include for floor
NB: 01.	Floor finishes materials not shown. To Novo specification and details. Shown levels do not include for floor finishes materials.
NB: 01. 02.	Floor finishes materials not shown. To Novo specification and details. Shown levels do not include for floor finishes materials. Pattressing locations TBC by Novo. Piles, beam/block indicative only:
NB: 01. 02. 03.	Floor finishes materials not shown. To Novo specification and details. Shown levels do not include for floor finishes materials. Pattressing locations TBC by Novo.

07.	Allow for deflection heads / head restraints
	all partitions/glazed screens etc as relevant To manufacturer's requirements.
08.	For underfloor heating locations and types
	refer to Novo's specification and
	MEP information.
09	Roof structure indicative only to specialist

detailed design

Notes

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 6. All dimensions to be site checked prior to detailed design & fabrication.
 7. All works to be done with Health and Safety measures in place.
 8. Please note any findings of Asbestos survey.
 9. All drawings subject to Building Control Approval.
 10. If in doubt, ask.

Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- . Confined site with logistics in delivery.
- Confined site with logistics in delivery. Construction plan required.
 Confined site, dust and noise to close adjacent owners. Construction plan required.
 Manoeuvring, Risk to operatives and public. Construction plan required.
 Storage for new material and its use.
 Storage for awaste materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate weflare facilities.
 Working from height.
 Saaffolding.
 Coordination of overall works on site.

Drawing References:

This drawing is to be read in conjunction with the following drawing series:

(00) (04) (11) (12) (20) (21) (22) (23) (24) (25) (27) (29) (30) (31) (32) (40) (52) (tbc) (tbc)	Site Information GA Plans, Sections & Elevations Ground Slab / Retaining Wall Fire Stratey & Building Regulations External Envelope - Masonry Internal Paritions Internal Paritions Internal Glazed Sreens Floor Types Stair Details Ceiling Plans Roof External railings, balustrades External railings, balustrades External Doors, Schedule Internal Doors, Schedule Accommodation Schedule, Areas Above Ground Services Access and Maintenance Strategy(TBC) Designers Risk Assessment (TBC)	
T05	31.05.24 For Tender	10

Rev.	Date:	Description:	By:
T01	15.02.24	First Issue - DRAFT	WS
T02	19.04.24	Information	AS
T03	03.05.24	For Information WIP	AS
T04	22.05.24	For Information	AS
105	31.05.24	For Lender	JG

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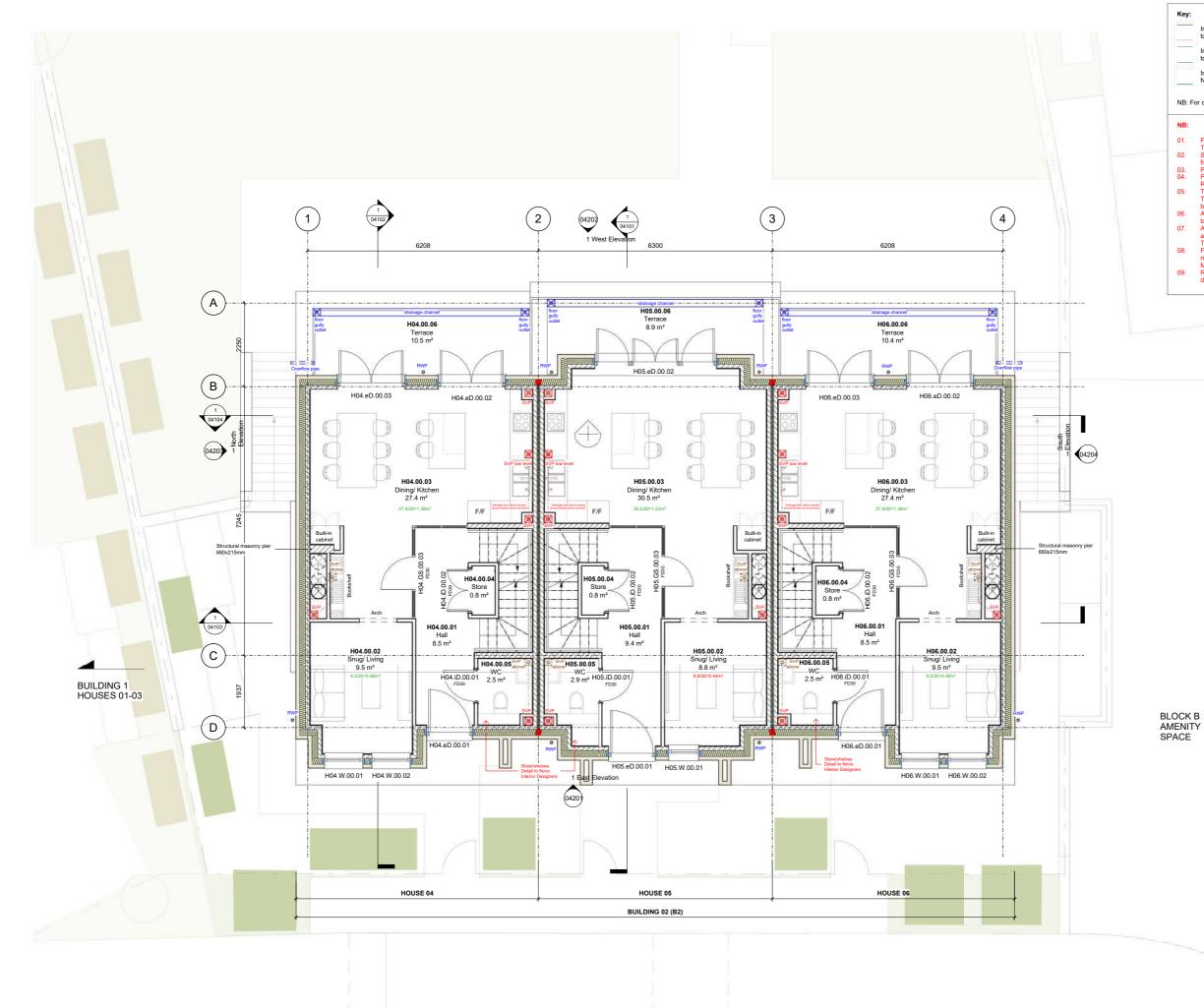
Westgate House 44 Hale Road Altrincham WA14 2EX 0161 233 0575

mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon

Building 2 - Proposed GA Plan Lower Ground Floor Scale @ ISO A1: STAGE 04 1:50

Drawing Number: Revision: 0786-P3A-B2-XX-DR-A-04001 T05



Key:	
	Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
	Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
	Insulated mineral wool cavity closer NFR, only at roof level away from party walls

NB:	
01.	Floor finishes materials not shown. To Novo specification and details.
02.	Shown levels do not include for floor finishes materials.
03.	Pattressing locations TBC by Novo.
04.	Piles, beam/block indicative only: Refer to HBL for full details.
05.	Timber structure indicative only: To specialist's detail design, by ETS or similar approved.
06.	Arched openings TBA with Novo & to be coordinated with HBL.
07.	Allow for deflection heads / head restraints to all partitions/glazed screens etc as relevant. To manufacturer's requirements.
08.	For underfloor heating locations and types refer to Novo's specification and MEP information.
09.	Roof structure indicative only to specialist detailed design.

Notes:

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 Manoeuvring. Risk to operatives and public. Construction plan required.
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 Storage for waste materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate welfare facilities.
 Working from height.
 Saffolding.
 Saff removal or relocation of materials.
 Coordination of overall works on site.

Drawing References:

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(00) Site Information (04) GA Plans, Sections & Elevations (11) Ground Slab / Retaining Wall (12) Fire Strategy & Building Regulatio (19) External Envelope - Stone (20) External Envelope - Masonry (21) Internal Partitions (22) Internal Partitions (23) Floor Types (24) Stair Details (25) Ceiling Plans (27) Roof (29) External Tailings, balustrades (30) External Toors, Schedule (31) Windows & Rooflights, Schedule (31) Windows & Rooflights, Achaule, Areas (52) Internal Doors, Schedule (31) Windows & Rooflights, Schedule (32) Internal Oscry Schedule (31) Windows & Rooflights, Schedule (32) Internal Oscry Schedule (33) External Cons, Schedule (34) Accommodation Schedule, Areas (52) Acove Ground Services (bc) Access and Maintenance	
T06 31.05.24 For Tender	JG
T05 22.05.24 For Information	AS
T04 03.05.24 For Information WIP	AS
T03 19.04.24 Information	AS
T02 08.04.24 Kitchens	AS
T01 15.02.24 First Issue - DRAFT	ws
Rev. Date: Description:	Bv:

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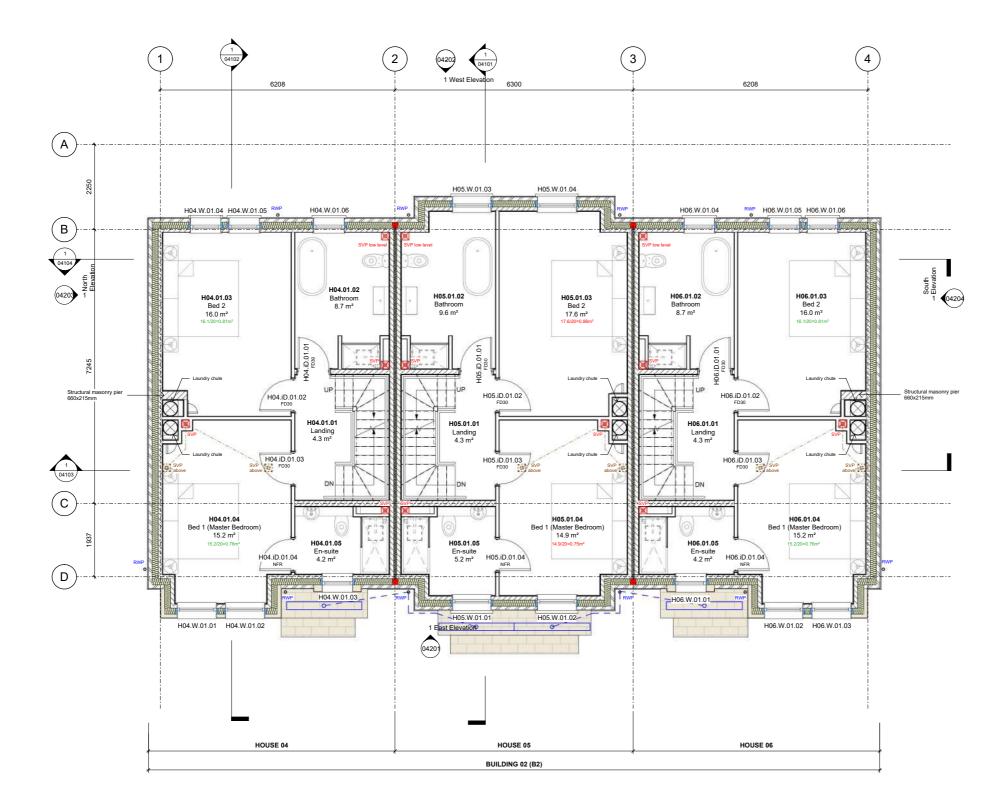


Westgate House 44 Hale Road Altrincham WA14 2EX

0161 233 0575 mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon Title: Building 2 - Proposed GA Plan Ground Floor Scale @ ISO A1: 1 : 50 STAGE 04

Drawing Number: Revision: 0786-P3A-B2-XX-DR-A-04002 T06



Key:	
	Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
	Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
	Insulated mineral wool cavity closer NFR, only at roof level away from party walls
NB: F	or details refer to 12-series information.
NB:	
01.	
01.	Floor finishes materials not shown. To Novo specification and details.
02.	Floor finishes materials not shown. To Novo specification and details. Shown levels do not include for floor finishes materials.
	To Novo specification and details. Shown levels do not include for floor
02.	To Novo specification and details. Shown levels do not include for floor finishes materials.
02. 03.	To Novo specification and details. Shown levels do not include for floor finishes materials. Pattressing locations TBC by Novo. Piles, beam/block indicative only: Refer to HBL for full details. Timber structure indicative only: To specialist's detail design,
02. 03. 04.	To Novo specification and details. Shown levels do not include for floor finishes materials. Pattressing locations TBC by Novo. Piles, beam/block indicative only: Refer to HBL for full details. Timber structure indicative only:

	all partitions/glazed screens etc as relevar
	To manufacturer's requirements.
08.	For underfloor heating locations and types
	refer to Novo's specification and
	MEP information.
00	Poof structure indicative only to specialist

detailed design.

Notes

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(11)	
(12)	Fire Strategy & Building Regulations
(12)	External Envelope - Stone
(20)	External Envelope - Masonry
(20)	Internal Partitions
(22)	Internal Glazed Sreens
(22)	Floor Types
(23)	Stair Details
	Ceiling Plans
(25)	Roof
(27)	
(29)	External railings, balustrades
(30)	External Doors, Schedule
(31)	Windows & Rooflights, Schedule
(32)	Internal Doors, Schedule
(40)	Accommodation Schedule, Areas
(52)	Above Ground Services
(tbc)	Access and Maintenance Strategy(TBC)
(tbc)	Designers Risk Assessment (TBC)

T05	31.05.24	For Tender	JG
T04	22.05.24	For Information	AS
T03	03.05.24	For Information WIP	AS
T02	19.04.24	Information	AS
T01	15.02.24	First Issue - DRAFT	WS
Rev.	Date:	Description:	By:

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Westgate House 44 Hale Road Altrincham WA14 2EX

0161 233 0575 mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon Title: Building 2 - Proposed GA Plan First Floor Scale @ ISO A1: STAGE 04

1:50

Drawing Number: Revision: 0786-P3A-B2-XX-DR-A-04003 T05



Key:	
	Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
	Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
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	all partitions/glazed screens etc as relevar
	To manufacturer's requirements.
08.	For underfloor heating locations and types
	refer to Novo's specification and
	MEP information.
00	Roof structure indicative only to specialist

detailed design.

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(30)	External Doors, Schedule
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(52)	Above Ground Services
(tbc)	Access and Maintenance Strategy(TBC)
(tbc)	Designers Risk Assessment (TBC)

T05	31.05.24	For Tender	JG
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T03	03.05.24	For Information WIP	AS
T02	19.04.24	Information	AS
T01	15.02.24	First Issue - DRAFT	WS
Rev.	Date:	Description:	By:

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Westgate House 44 Hale Road Altrincham WA14 2EX 0161 233 0575

mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon Title: Building 2 - Proposed GA Plan Second Floor Status: Scale @

Scale @ ISO A1: STAGE 04 1:50

Drawing Number: Revision: 0786-P3A-B2-XX-DR-A-04004 T05



05

- **0**1 Brick - stretcher course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm Brick - soldier course: Bowdon White, clay facing, 02
- natural colour mortar, 215x102.5x65 mm Brick - dentil course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm (tbc) 03
- Stone walls: Peakmoor Buff Sandstone, natural stone, 04
 - minimum module 225(h)x450(w) mm 13 Stone – Window/Door surrounds and cills: Peakmoor Buff Sandstone, natural stone

10

11

12

14

15*

- Stone canopies: Peakmoor Buff Sandstone, smooth 06 07 Slate - roof: Natural slate tile by Siga, Siga 13S 500x250mm
- Slate ridge tile: clay capped tile by Marley, grey to match roof slate tile 08
- 09
- Door main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, vertical panelled

NOVO TO CONFIRM - ROOFLIGHTS (PLANNING RISK)

- RWPs in red

Notes

Do not scale from this drawing. All dimensions are in millimetres unless otherwise noted. All dimensions to be checked on site before

All dimensions to be checked on site before proceeding with work. All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd. Areas indicated on this drawing are approximate and indicative only. © Project 3 Architects Limited Registered in England & Wales Number 1234567.

Notes:

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- Information. 2. All to be in line with British Standards, other relevant standards and Building Regulations. 3. All to be in line with fire, acoustic, structural and any other relevant project specific requirements. 4. The contractor is to provide a method statement for SE & MEP approvals. 5. The contractor shall verify all conditions and dimensions within the areas, and notify Architect immediately in writing of any diviation necessitated by on site conditions or items not covered.

- necessitated by on site conditions or items not covered. All dimensions to be site checked prior to detailed design & fabrication. All works to be done with Health and Safety measures in place. Belaase note any findings of Asbestos survey. 9. All drawings subject to Building Control Appro-10. If in doubt, ask.

Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- Confined site with logistics in delivery.
- Construction plan required. Confined site, dust and noise to close
- Confined site, dust and noise to close adjacent owners. Construction plan required.
 Manoeuvring. Risk to operatives and public. Construction plan required.
 Storage for new material and its use.
 Storage for waste materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate welfare facilities.
 Working from height.
 Saffolding.
 Saffolding.
 Saffolding.
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 Saffolding.
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 Saffolding.

Drawing References:

This drawing is to be read in conjunction with the following drawing series:

(00)	Site Information
(04)	GA Plans, Sections & Elevations
(11)	Ground Slab / Retaining Wall
(12)	Fire Strategy & Building Regulations
(19)	External Envelope - Stone
(20)	External Envelope - Masonry
(21)	Internal Partitions
(22)	Internal Glazed Sreens
(23)	Floor Types
(24)	Stair Details
(25)	Ceilings
(27)	Roof
(29)	External railings, balustrades
(30)	External Doors, Schedule
(31)	Windows & Rooflights, Schedule
(32)	Internal Doors, Schedule
(40)	Accommodation Schedule, Areas
(52)	Above Ground Services
(tbc)	Access and Maintenance Strategy(TBC)
(tbc)	Designers Risk Assessment (TBC)
. '	

T04	31/05/24	For Tender	JG
T03	22/05/24	For Information	AS
T02	03/05/24	For Information WIP	AS
T01	15/02/24	First Issue - DRAFT	AS
Rev.	Date:	Description:	By:

1 m	0	0.5	1	1.5	2	2.5	3 m



Westgate House 44 Hale Road Altrincham WA14 2EX

0161 233 0575 mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon

Building 1 - Proposed GA Elevation West Elevation (Langham Rd) Status: Scale @ ISO A1: STAGE 04 1:50

Drawing Number: Revision: 0786-P3A-B1-XX-DR-A-04201 T04

Windows/Doors: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or openable), frame RAL 9001 (off-white, cream)

Windows – sash windows: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or top openable), frame RAL 9001 (off-white, cream)

Rainwater goods: Traditional cast aluminium socketed circular downpipe by Guttercrest, 63mm, RAL 9001 (off-white, cream)

Rooflight: Conservation range by TBC, aluminium frame, colour grey to match roof tiling, double glazed (openable or fixed TBC)

Metal railing: Linear bar railing system, aluminium flat bar, B50 post surface mount by BA Systems, galvanized and PPC, colour TBC

windows, some soffits (to match existing), bargeboards, fascias and RWP goods: RAL 9001



02

05

- Brick stretcher course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm **0**1
 - Brick soldier course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm

10

11

12

13

14

15*

- Brick dentil course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm (tbc) 03
- Stone walls: Peakmoor Buff Sandstone, natural stone, minimum module 225(h)x450(w) mm 04
 - Stone Window/Door surrounds and cills: Peakmoor Buff Sandstone, natural stone
- 06 Stone - canopies: Peakmoor Buff Sandstone, smooth
- 07 Slate - roof: Natural slate tile by Siga, Siga 13S 500x250mm
- Slate ridge tile: clay capped tile by Marley, grey to match roof slate tile 08
- Door main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, 09 vertical panelled

NOVO TO CONFIRM - ROOFLIGHTS (PLANNING RISK)

Notes:

Do not scale from this drawing. All dimensions are in millimetres unless otherwise

noted. All dimensions to be checked on site before

All dimensions to be checked on one beside proceeding with work. All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd. Areas indicated on this drawing are approximate

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Notes:

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- All to be in line with British Standards, other
- All to be in the wint Distance of the relevant standards and Building Regulations.
 All to be in line with fire, acoustic, structural and any other relevant project specific requirements.
 The contractor is to provide a method statement
- The contractor is to provide a method stateme for SE & MEP approvals.
 The contractor shall verify all conditions and dimensions within the areas, and notify Archite immediately in writing of any diviation necessitated by on site conditions or items of covered not covered.
- All dimensions to be site checked prior to
- All dimensions to be site checked prior to detailed design & fabrication.
 All works to be done with Health and Safety measures in place.
 Please note any findings of Asbestos survey.
 All drawings subject to Building Control Appro 10. If in doubt, ask.

Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- Confined site with logistics in delivery.
- Confined site with logistics in delivery. Construction plan required.
 Confined site, dust and noise to close adjacent owners. Construction plan required.
 Manoeuvring. Risk to operatives and public. Construction plan required.
 Storage for new material / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adde use flare facilities.
 Working from height.
 Scaffolding.
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Drawing References:

This drawing is to be read in conjunction with the following drawing series:

(00) (04) (11) (12) (19) (20) (21) (22) (23) (24) (25) (27)	Site Information GA Plans, Sections & Elevations Ground Slab / Retaining Wall Fire Strategy & Building Regulations External Envelope - Stone External Envelope - Masonry Internal Partitions Internal Glazed Sreens Floor Types Stair Details Ceilings Roof
(29) (30) (31)	External railings, balustrades External Doors, Schedule Windows & Rooflights, Schedule
(32)	Internal Doors, Schedule
(40)	Accommodation Schedule, Areas
(52)	Above Ground Services
(tbc) (tbc)	Access and Maintenance Strategy(TBC) Designers Risk Assessment (TBC)

T04	31/05/24	For Tender	JG
T03	22/05/24	For Information	AS
T02	03/05/24	For Information WIP	AS
T01	15/02/24	First Issue - DRAFT	AS
Rev.	Date:	Description:	By:

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Westgate House 44 Hale Road Altrincham WA14 2EX

0161 233 0575 mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon

Building 1 - Proposed GA Elevation East Elevation (Marlborough Rd) Status: Scale @ ISO A1: STAGE 04 1:50

Drawing Number Revision 0786-P3A-B1-XX-DR-A-04202 T04

Windows/Doors: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or openable), frame RAL 9001 (off-white, cream)

Windows – sash windows: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or top openable), frame RAL 9001 (off-white, cream)

Rainwater goods: Traditional cast aluminium socketed circular downpipe by Guttercrest, 63mm, RAL 9001 (off-white, cream)

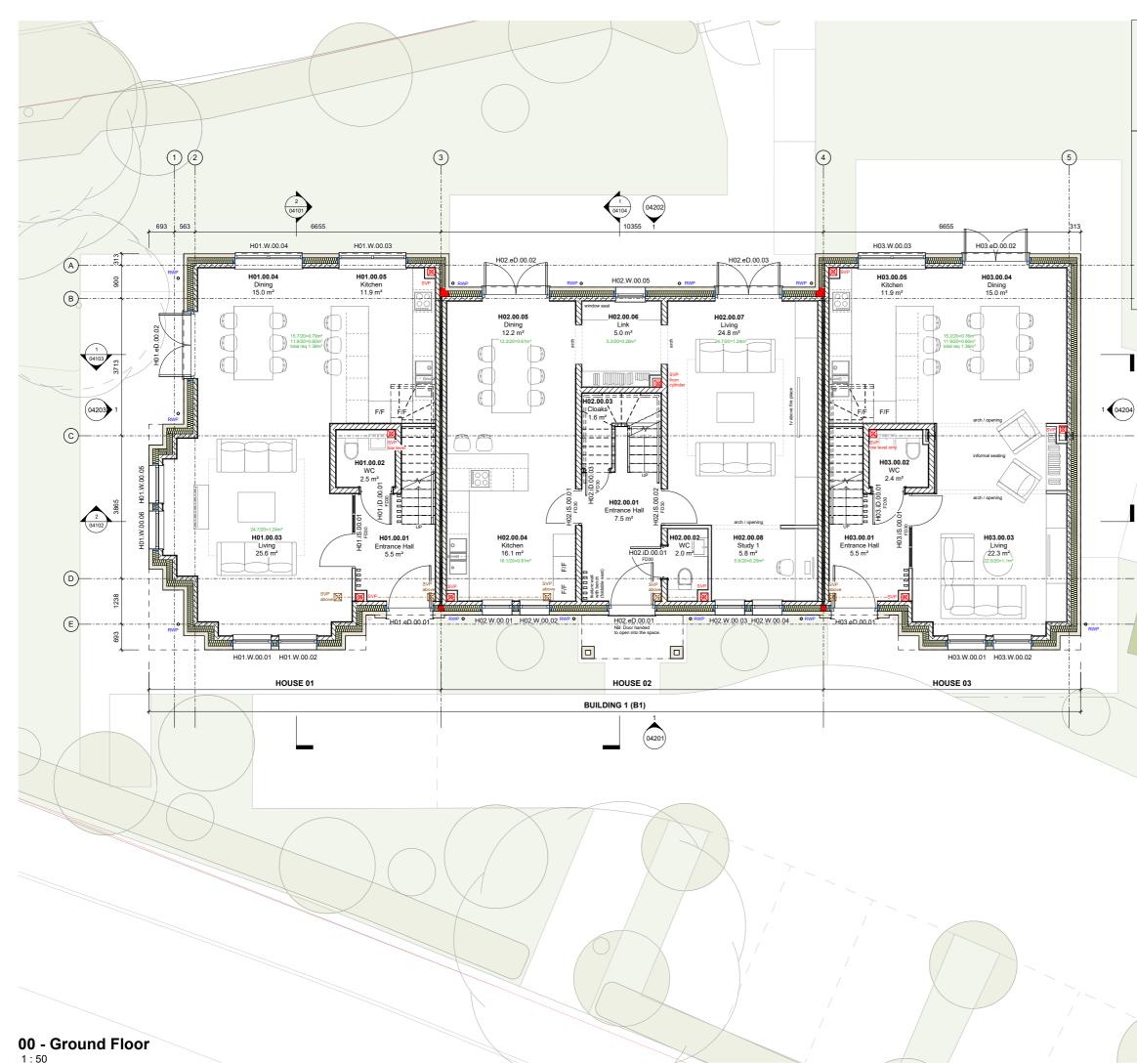
Rooflight: Conservation range by TBC, aluminium frame, colour grey to match roof tiling, double glazed (openable or fixed TBC)

Metal railing: Linear bar railing system, aluminium flat bar, B50 post surface mount by BA Systems, galvanized and PPC, colour TBC

windows, some soffits (to match existing), bargeboards, fascias and RWP goods: RAL 9001







Key:	
	Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
1	to achieve i in ooci, party waits
	Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
	Insulated mineral wool cavity closer
	NFR, only at roof level away from party walls
NB. Fr	or details refer to 12-series information

NB: 01. r finishes materials not show Novo specification and details. own levels do not include for floo 02. hes materials. 03. 04. s, beam/block indicative only r to HBL for full details. 05. TS or similar 06. ings TBA with Novo 8 ted with HBL

07. w for deflection heads / head r 08 09.





Do not scale from this drawing. All dimensions are in millimetres unless otherwise noted. All dimensions to be checked on site before

All dimensions to be checked on site be proceeding with work. All omissions and discrepancies to be re-writing to Project 3 Architects Ltd. Areas indicated on this drawing are app and indicative only. © Project 3 Architects Limited Registere England & Wales Number 1234567.

Notes:

- These are Design Intent drawings only. Detailed design to Specialist Sub-contractor information.

- Interest Processing Construction of the second secon

Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- Confined site with logistics in delivery.
- Confined site with logistics in delivery. Construction plan required.
 Confined site, dust and noise to close adjacent owners. Construction plan required.
 Manoeuvring. Risk to operatives and public. Construction plan required.
 Storage for new material and its use.
 Storage for new materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate welfare facilities.
 Working from height.
 Saffolding.
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Drawing References:

This drawing is to be read in conjunction with the following drawing series:

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	T06	31/05/24	For Tender	JG			
	T05	22/05/24	For Information	AS			
	T04	03/05/24	For Information WIP	AS			
	Т03	19/04/24	Information	AS			
	T02	08/04/24	Kitchens	AS			
1	T01	15/02/24	First Issue - DRAFT	AS			
	Rev.	Date:	Description:	By:			

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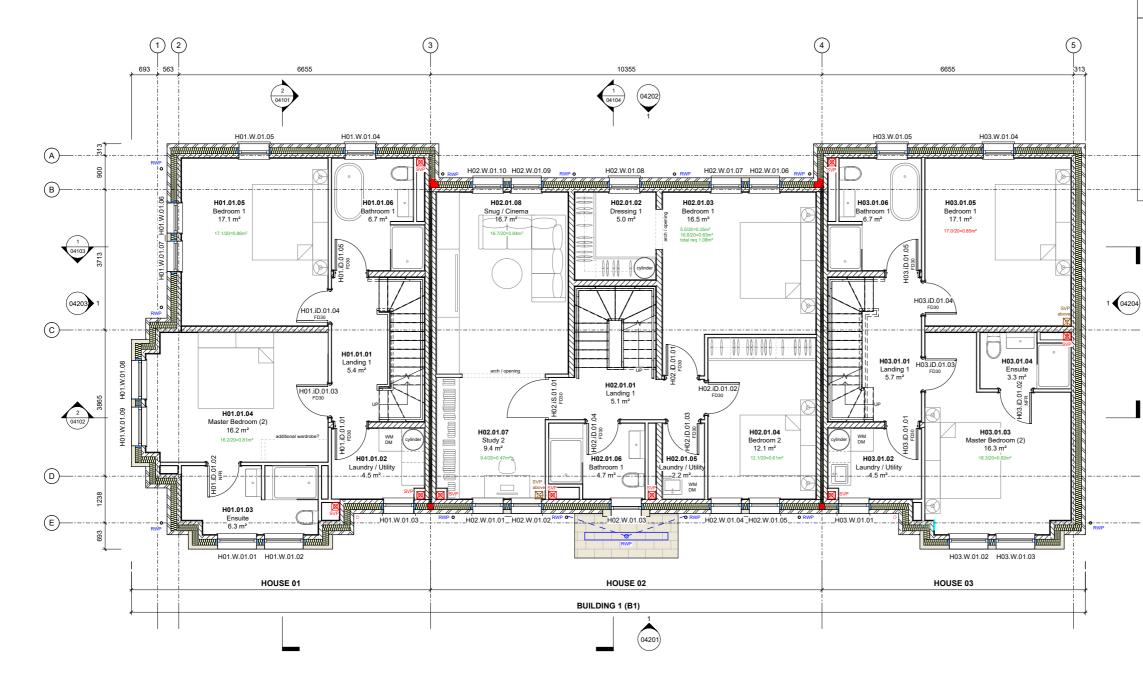
Westgate House 44 Hale Road Altrincham WA14 2EX

0161 233 0575 mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon

Title: Building 1 - Proposed GA Plan Ground Floor Plan Status: Scale @ Scale @ ISO A1: STAGE 04 1:50

Drawing Number: Revision: 0786-P3A-B1-XX-DR-A-04001 T06



Key:	
	Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
	Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
	Insulated mineral wool cavity closer NFR, only at roof level away from party walls
NB: Fo	or details refer to 12-series information.

NB:	
01.	Floor finishes materials not shown.
	To Novo specification and details.
02.	Shown levels do not include for floor
	finishes materials.
03.	Pattressing locations TBC by Novo.
04.	Piles, beam/block indicative only:
	Refer to HBL for full details.
05.	Timber structure indicative only:
	To specialist's detail design,
	by ETS or similar approved.
06.	Arched openings TBA with Novo &
	to be coordinated with HBL.
07.	Allow for deflection heads / head restraints to
	all partitions/glazed screens etc as relevant.
	To manufacturer's requirements.
08.	For underfloor heating locations and types
	refer to Novo's specification and
	MEP information.
09.	Roof structure indicative only to specialist
	detailed design.
	5

Notes

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- necessitated by on site conditions or items not covered. 6. All dimensions to be site checked prior to detailed design & fabrication. 7. All works to be done with Health and Safety measures in place. 8. Please note any findings of Asbestos survey. 9. All drawings subject to Building Control Appro 10. If in doubt, ask.

Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- Confined site with logistics in delivery.
- Confined site with logistics in delivery. Construction plan required.
 Confined site, dust and noise to close adjacent owners. Construction plan required.
 Manoeuvring. Risk to operatives and public. Construction plan required.
 Storage for new material and its use.
 Storage for new materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate welfare facilities.
 Working from height.
 Saffolding.
 Saffolding.
 So Saffolding.
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 Storden of overall works on site.

Drawing References:

This drawing is to be read in conjunction with the following drawing series:

(00) (04) (11) (12) (20) (21) (22) (23) (24) (25) (27) (29)	Site Information GA Plans, Sections & Elevations Ground Slab / Retaining Wall Fire Strategy & Building Regulations External Envelope - Masonry Internal Partitions Internal Glazed Sreens Floor Types Stair Details Ceilings Roof External railings, balustrades
(30)	External Doors, Schedule
(31)	Windows & Rooflights, Schedule Internal Doors, Schedule
(40)	Accommodation Schedule, Areas
(52)	Above Ground Services
(tbc)	Access and Maintenance Strategy(TBC)
(tbc)	Designers Risk Assessment (TBC)

T05	31/05/24	For Tender	JG
T04	22/05/24	For Information	AS
T03	03/05/24	For Information WIP	AS
T02	19/04/24	Information	AS
T01	15/02/24	First Issue - DRAFT	AS
Rev.	Date:	Description:	By:

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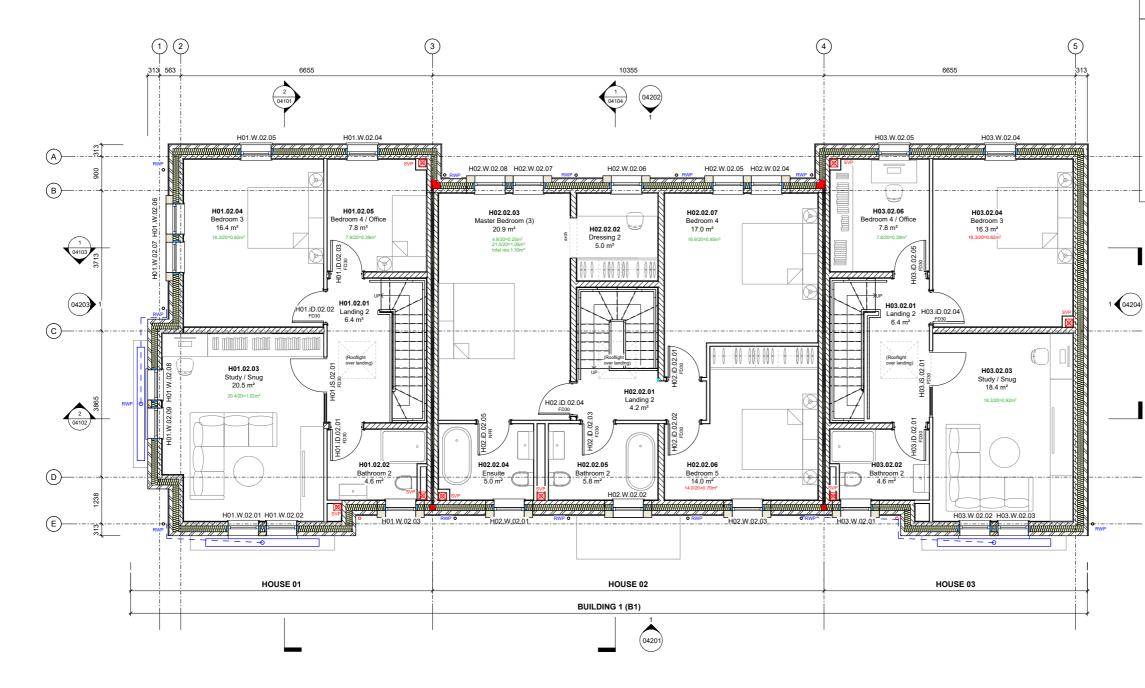
Westgate House 44 Hale Road Altrincham WA14 2EX 0161 233 0575

mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon Title: Building 1 - Proposed GA Plan First Floor Plan

Scale @ ISO A1: STAGE 04 1:50

Drawing Number: Revision: 0786-P3A-B1-XX-DR-A-04002 T05



Key:	
	Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
	Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
	Insulated mineral wool cavity closer NFR, only at roof level away from party walls
NB: Fo	or details refer to 12-series information.

NB:	
01.	Floor finishes materials not shown. To Novo specification and details.
02.	Shown levels do not include for floor finishes materials.
03.	Pattressing locations TBC by Novo.
04.	Piles, beam/block indicative only:
	Refer to HBL for full details.
05.	Timber structure indicative only:
	To specialist's detail design,
	by ETS or similar approved.
06.	Arched openings TBA with Novo &
	to be coordinated with HBL.
07.	Allow for deflection heads / head restraints to
	all partitions/glazed screens etc as relevant.
	To manufacturer's requirements.
08.	For underfloor heating locations and types
	refer to Novo's specification and
	MEP information.
09.	Roof structure indicative only to specialist
	detailed design.
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Notes

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All dimensions to be checked on site before proceeding with work. All omissions and discrepancies to be report writing to Project 3 Architects Ltd. Areas indicated on this drawing are approxin and indicative only. © Project 3 Architects Limited Registered in England & Wales Number 1234567.

Notes:

- These are Design Intent drawings only. Detailed design to Specialist Sub-contractors information.

- Interest Processing Construction of the second secon

Health And Safety Residual Risks:

For full hazard identification refer to Designers Risk Assessment (DRA) document.

- Confined site with logistics in delivery.
- Confined site with logistics in delivery. Construction plan required.
 Confined site, dust and noise to close adjacent owners. Construction plan required.
 Manoeuvring. Risk to operatives and public. Construction plan required.
 Storage for new material and its use.
 Storage for new materials / skips and vehicular disruption.
 Overhead telecommunication cables.
 Space for adequate welfare facilities.
 Working from height.
 Saffolding.
 Saffolding.
 So Saffolding.
 Sorage newval or relocation of materials.
 Storden of overall works on site.

Drawing References:

This drawing is to be read in conjunction with the following drawing series:

(00) (04) (11) (12) (20) (21) (22) (23) (24) (25) (27) (29) (30) (31) (32) (40) (52)	Site Information GA Plans, Sections & Elevations Ground Sita / Retaining Wall Fire Strategy & Building Regulations External Envelope - Stone External Envelope - Masonry Internal Partitions Internal Glazed Sreens Floor Types Stair Details Ceilings Roof External railings, balustrades External railings, balustrades External railings, backedule Windows & Rooflights, Schedule Internal Doors, Schedule Above Groum Services
(tbc) (tbc)	Access and Maintenance Strategy(TBC) Designers Risk Assessment (TBC)

T04	31/05/24	For Tender	JG
T03	22/05/24	For Information	AS
T02	03/05/24	For Information WIP	AS
T01	15/02/24	First Issue - DRAFT	AS
Rev.	Date:	Description:	By:

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PROJECT 3 architects

> Westgate House 44 Hale Road Altrincham WA14 2EX 0161 233 0575

mail@project3architects.com www.project3architects.com

Project: Former Bowdon Hotel, Langham Road, Bowdon

Building 1 - Proposed GA Plan Second Floor Plan Status: Scale @ Scale @ ISO A1: STAGE 04 1:50

Drawing Number: Revision: 0786-P3A-B1-XX-DR-A-04003 T04