

Contemporary take of hoist opening in Corten cladding. New element to replicate the lines and proportions of the existing hoist opening located close by/adjacent, facing Hillcourt Street. New heads and sills to be Corten with elements aligning with the existing elements

The proposed design includes double-glazed windows, with the top section being openable. The glazed bottom section, located behind the perforated Corten panel, will be openable (inside swing) solely for cleaning purposes.

Perforated panels featuring a hive pattern will be positioned in front of the bottom section of the windows, allowing light to filter through and creating an interesting entrance detail. Where the bottom section of the windows includes spandrel panels, the metal panel in front will feature an engraved hive pattern for design continuity, rather than being perforated. The metal panel will be made from Corten subject to Planning Officer (PO) and Local Planning Authority (LPA) approval.

The new dedicated student entrance features a staircase core that is set back from the existing building line to establish a clear architectural hierarchy. The proposed new element will be Corten sheet facade clad with internal steel bracket fixings. Refer to standard Corten detail. Perforated Corten panels will allow light to filter through, adding a contemporary and elegant touch to the proposal.

The existing pitched roof will be repaired as required. Elevation facing Hillcourt Street currently missing the gutter and the existing fascia is in poor state of repair. Proposal to replace the fascia and to provide a new cast iron gutter that replicates the molding details present on the other two main elevations.

1st and 2nd floor: Existing bricked up openings to be reopened. Proposed timber sash windows to match the existings. Existing stone heads and cills to be cleaned and repaired as necessary.

Natural ventilation for the new PBSA bins store. Perforated panel.

Redundant cables, junction boxes, alarms, and lighting: To be removed following site testing. Redundant pipes (SVPs and RWPp) and vents: To be removed as necessary.

Proposed double glazed window.

Proposed Corten jamb.

Proposed perforated, Corten metal panel.

Proposed spandrel panel.

Proposed Corten window cills & heads

Proposed double glazed window.

Proposed Corten jamb.

Structure indicative only. Subject to SE design.

Proposed perforated, Corten metal panel.

Proposed Corten canopy entrance. Integrated lighting to specialist detailing.

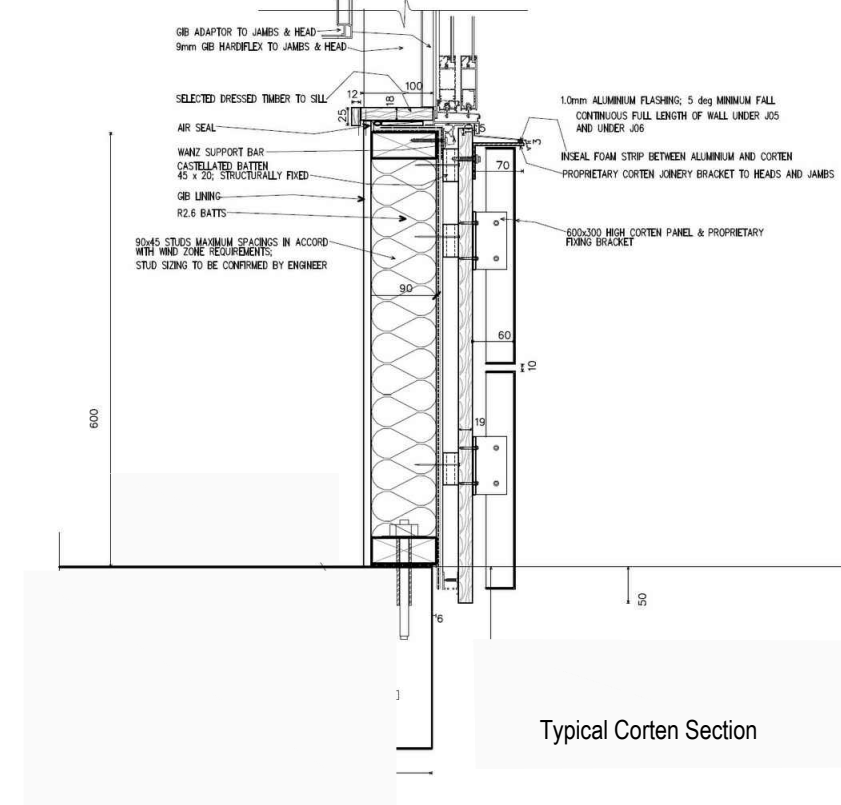
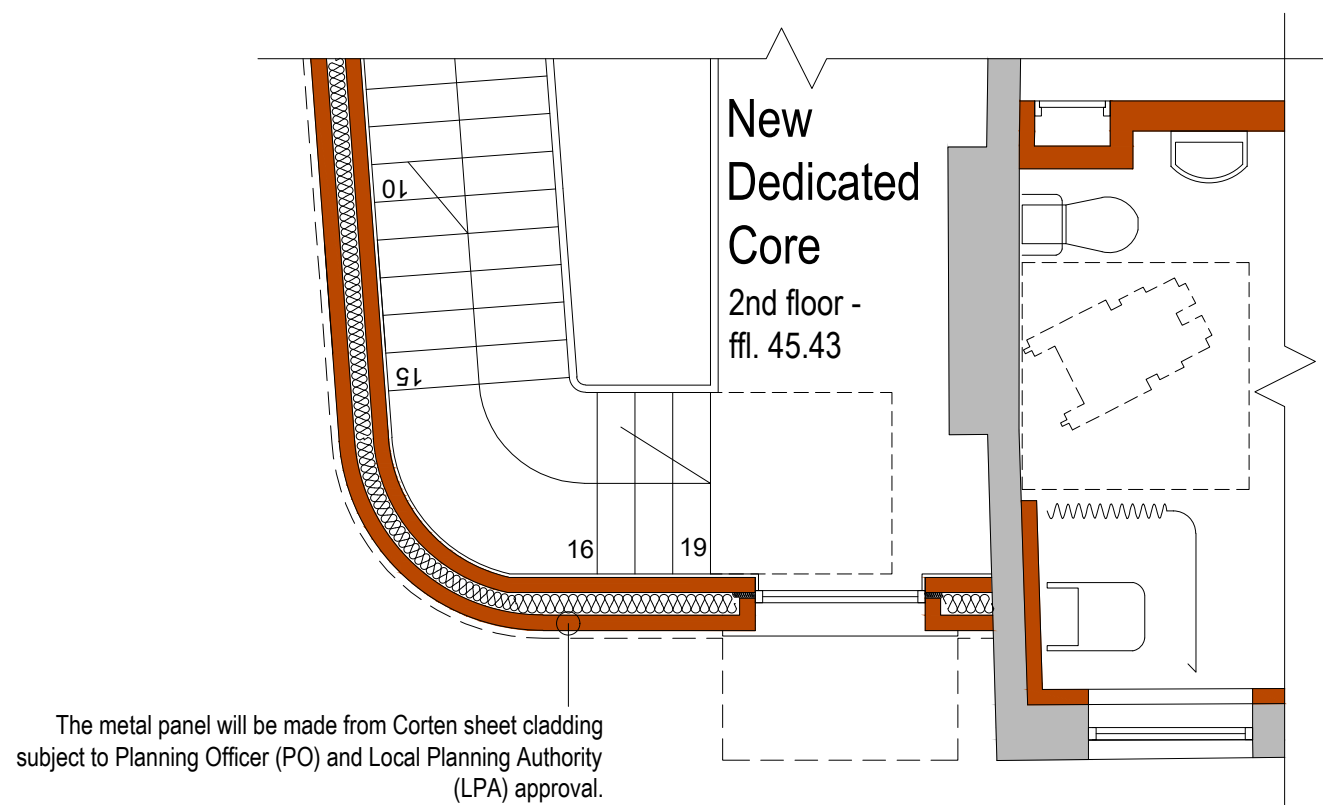
Proposed spandrel panel.

Proposed Corten jamb.

Proposed anodized metal entrance signage. Integrated lighting to specialist detailing.

Proposed Elevation to Hillcourt Street

Proposed Section



Bay Study - Proposed Plan

Architectural References

A: Cladding Revised				25.7.2025	
rev.: -				date: -	
client:		project:		drawing:	
GROSVENOR HOLDING MCR LIMITED		120-124 GROSVENOR STREET MANCHESTER, M1 7HL		STUDENT ACCOMMODATION PROPOSED BAY STUDY	
project no:		drawing no:		revision:	
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