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TRANSMITTAL SHEET
NO. 2211(TS)0019
(1 / 1)

issued by	project	date
James Alison	2211 room2 Hometel Manchester Piccadilly	09.07.2024

issued to	company	method of issue
Richard Kevan	RJK Consulting	Email
Mike Liverman	Lamington Group	Email
Vanessa Rowell	Avison Young	Email
Larna Smith	Avison Young	Email

issue purpose	comments
Information	Planning Addendum Update
240709_New Drawings	
240709_Planning Addendum Update	

document no	rev	suit	document title	document format
HMP_BA-XX-XX-TRP-A-0001	P04	S2	Design & Access Statement	PDF
HMP-BA-ZZ-XX-TFN-A-0001	P04	S2	Waste Management Strategy	PDF
Site (10)				
HMP-BA-10-EE-DP-A-0	P05	S2	Site East Elevation	PDF
HMP-BA-10-EN-DP-A-0	P06	S2	Site North Elevation	PDF
HMP-BA-10-ES-DP-A-0	P05	S2	Site South Elevation	PDF
HMP-BA-10-EW-DP-A-0	P05	S2	Site West Elevation	PDF
HMP-BA-10-L00-DP-A-0	P04	S2	Site Plan	PDF
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Demolition (12)				
HMP-BA-12-B01-DP-A-0	P01	S2	Demolition Basement Plan	PDF
HMP-BA-12-EE-DP-A-0	P03	S2	East Elevation, Heritage	PDF
HMP-BA-12-L00-DP-A-0	P03	S2	Demolition Ground Floor Plan	PDF
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General Arrangements (20)				
HMP-BA-20-B01-DP-A-0	P01	S2	Basement Floor Plan	PDF
HMP-BA-20-L00-DP-A-0	P04	S2	Ground Floor Plan	PDF
HMP-BA-20-M01-DP-A-0	P03	S2	Mezzanine Floor Plan	PDF
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HMP-BA-20-L02-DP-A-0	P03	S2	Level 02 Floor Plan	PDF
HMP-BA-20-L03-DP-A-0	P05	S2	Level 03 Floor Plan	PDF
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HMP-BA-20-L06-DP-A-0	P02	S2	Level 06 - 20 Floor Plans	PDF
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HMP-BA-20-L28-DP-A-0	P01	S2	Level 28 Floor Plan	PDF
HMP-BA-20-L29-DP-A-0	P01	S2	Level 29 Floor Plan	PDF
HMP-BA-20-L30-DP-A-0	P01	S2	Level 30 Floor Plan	PDF
HMP-BA-20-L31-DP-A-0	P02	S2	Level 31 Floor Plan	PDF
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HMP-BA-20-R00-DP-A-0	P01	S2	Roof Plan	PDF
Sections (20)				
HMP-BA-20-SN1-DP-A-0	P03	S2	North Section	PDF
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Bay Studies (21)				
HMP-BA-21-01-DP-A-0	P05	S2	Bay Studies 1 of 10	PDF
			(Previously 1 of 7)	
HMP-BA-21-02-DP-A-0	P06	S2	Bay Studies 2 of 10	PDF
			(Previously 2 of 7)	
HMP-BA-21-03-DP-A-0	P05	S2	Bay Studies 3 of 10	PDF
			(Previously 3 of 7)	
HMP-BA-21-04-DP-A-0	P05	S2	Bay Studies 4 of 10	PDF
			(Previously 4 of 7)	
HMP-BA-21-05-DP-A-0	P05	S2	Bay Studies 5 of 10	PDF
			(Previously 5 of 7)	
HMP-BA-21-06-DP-A-0	P03	S2	Bay Studies 6 of 10	PDF
			(Previously 6 of 7)	
HMP-BA-21-07-DP-A-0	P03	S2	Bay Studies 7 of 10	PDF
			(Previously 7 of 7)	
HMP-BA-21-08-DP-A-0	P01	S2	Bay Studies 8 of 10	PDF
			(New drawing)	
HMP-BA-21-09-DP-A-0	P01	S2	Bay Studies 9 of 10	PDF
			(New drawing)	
HMP-BA-21-10-DP-A-0	P01	S2	Bay Studies 10 of 10	PDF
			(New drawing)	
Elevations (21)				
HMP-BA-21-EE-DP-A-0	P05	S2	East Elevation	PDF
HMP-BA-21-EN-DP-A-0	P06	S2	North Elevation	PDF
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HMP-BA-21-EW-DP-A-0	P05	S2	West Elevation	PDF
Reflected Ceiling Plans (35)				
HMP-BA-35-B01-DP-A-0	P01	S2	Basement Reflected Ceiling Plan	PDF
HMP-BA-35-L00-DP-A-0	P03	S2	Ground Floor Reflected Ceiling Plan	PDF
HMP-BA-35-M01-DP-A-0	P04	S2	Mezzanine Reflected Ceiling Plan	PDF
HMP-BA-35-L01-DP-A-0	P04	S2	Level 01 Reflected Ceiling Plan	PDF
HMP-BA-35-L02-DP-A-0	P04	S2	Level 02 Reflected Ceiling Plan	PDF
HMP-BA-35-L03-DP-A-0	P05	S2	Level 03 Reflected Ceiling Plan	PDF
HMP-BA-35-L04-DP-A-0	P03	S2	Level 04 Reflected Ceiling Plan	PDF

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

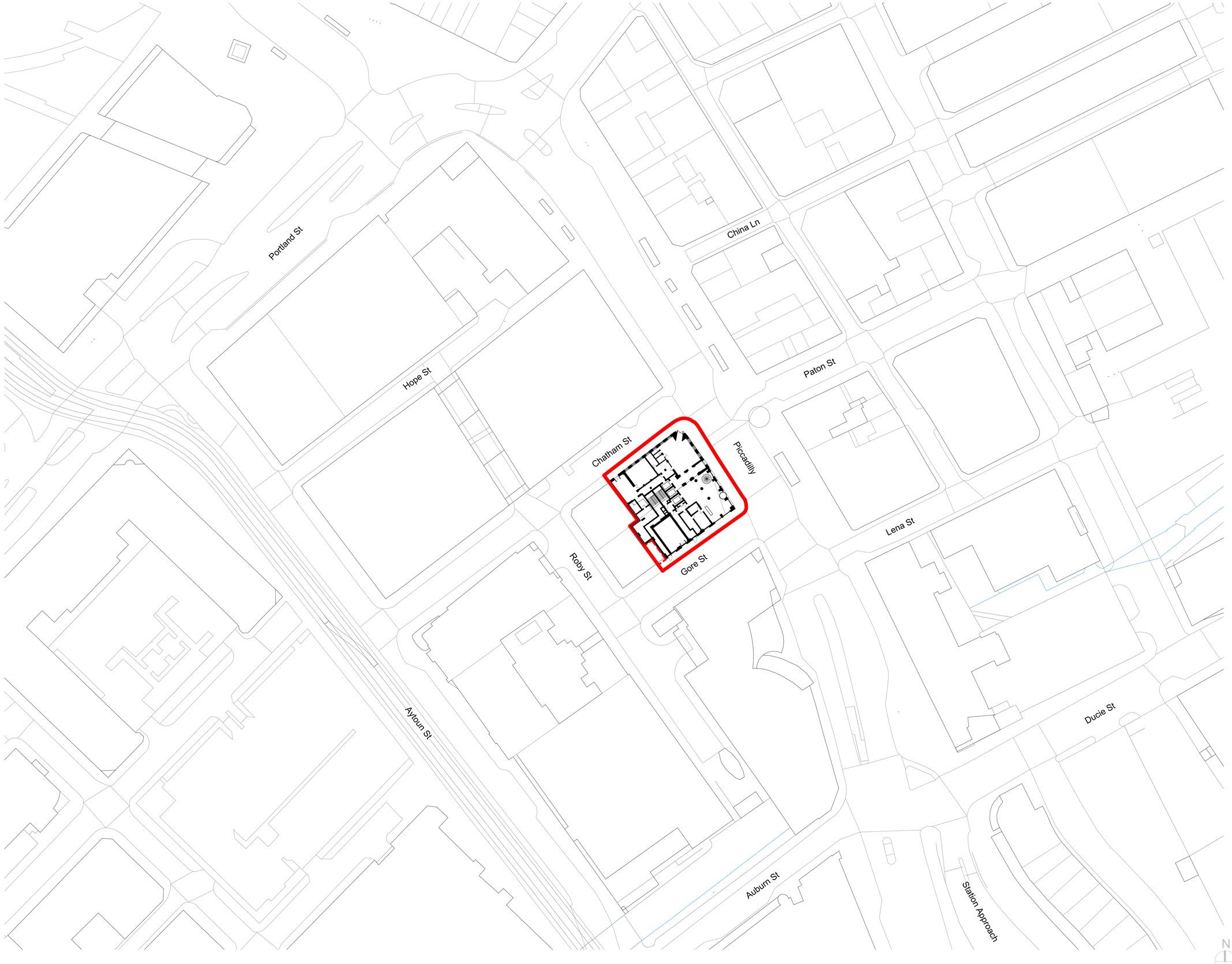
Drawing Title

Planning
Location Plan

Drawing Number	Revision/Suitability
HMP-BA-10-L01-DP-A-0	P01 S2

Scale @ A3	Scale @ A1	Revision Date
1:2500	1 : 1250	230609

YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA

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Application site boundary

Oversail

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Site Plan

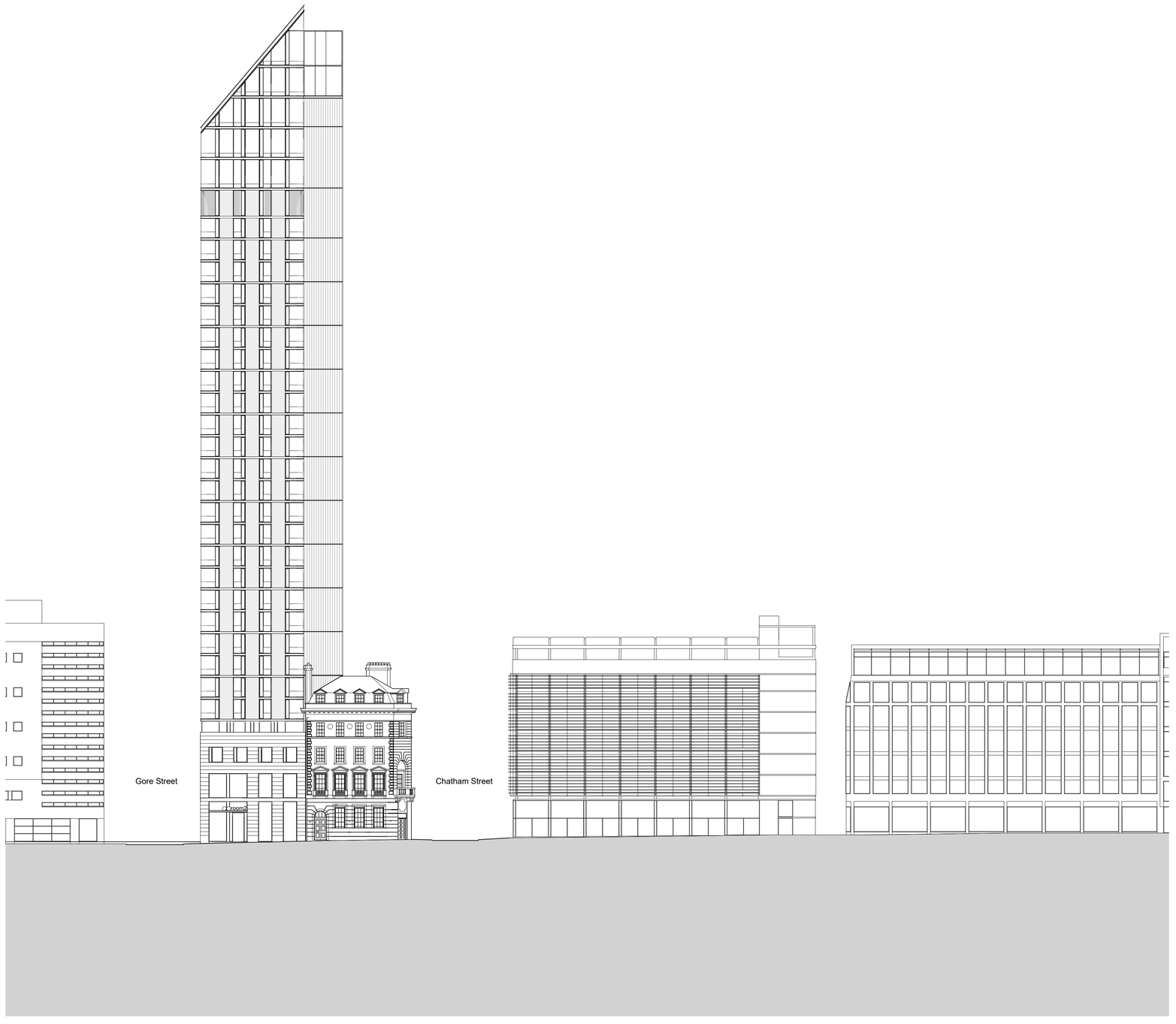
Drawing Number
HMP-BA-10-L00-DP-A-0

Revision/Suitability
P04 S2

Scale @ A3
1:1000

Scale @ A1
1 : 500

Revision Date
240501
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

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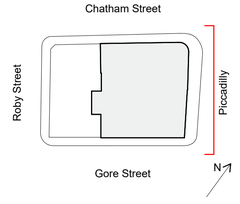
KEY PLAN



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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Site East Elevation

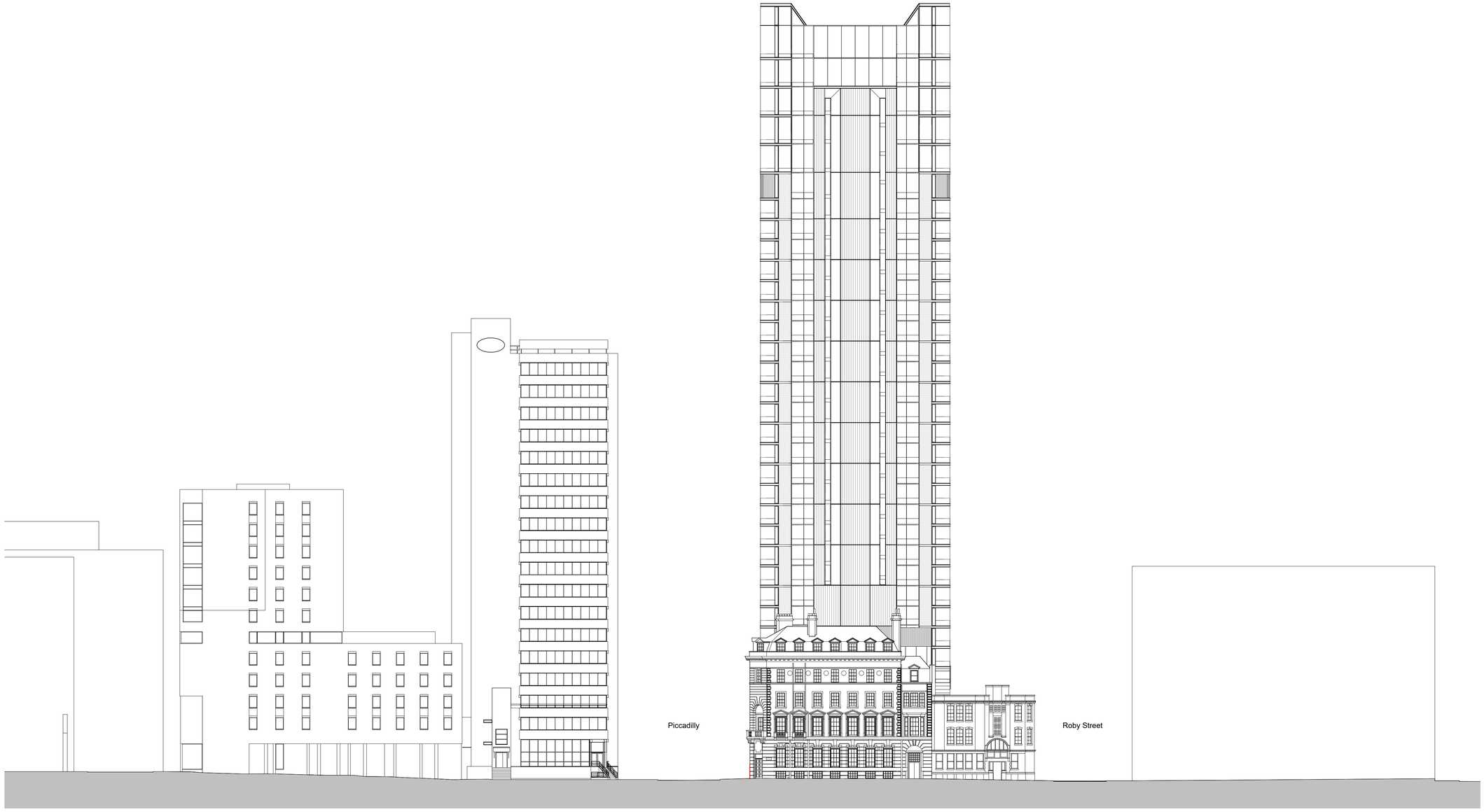
Drawing Number
HMP-BA-10-EE-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:600

Scale @ A1
1 : 300

Revision Date
240708
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240209	Revised for Planning	KC	JA
P04	240426	Planning Addendum Draft	TR	JA
P05	240501	Planning Addendum Issue	SG	JA
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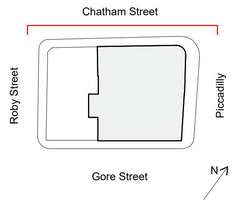

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Site North Elevation

Drawing Number
HMP-BA-10-EN-DP-A-0

Revision/Suitability
P06 S2

Scale @ A3
1:600

Scale @ A1
1 : 300

Revision Date
240708
YY MM DD

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
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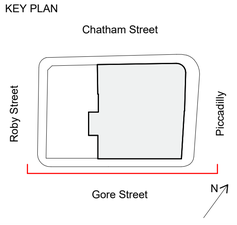

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Project
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Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Site South Elevation

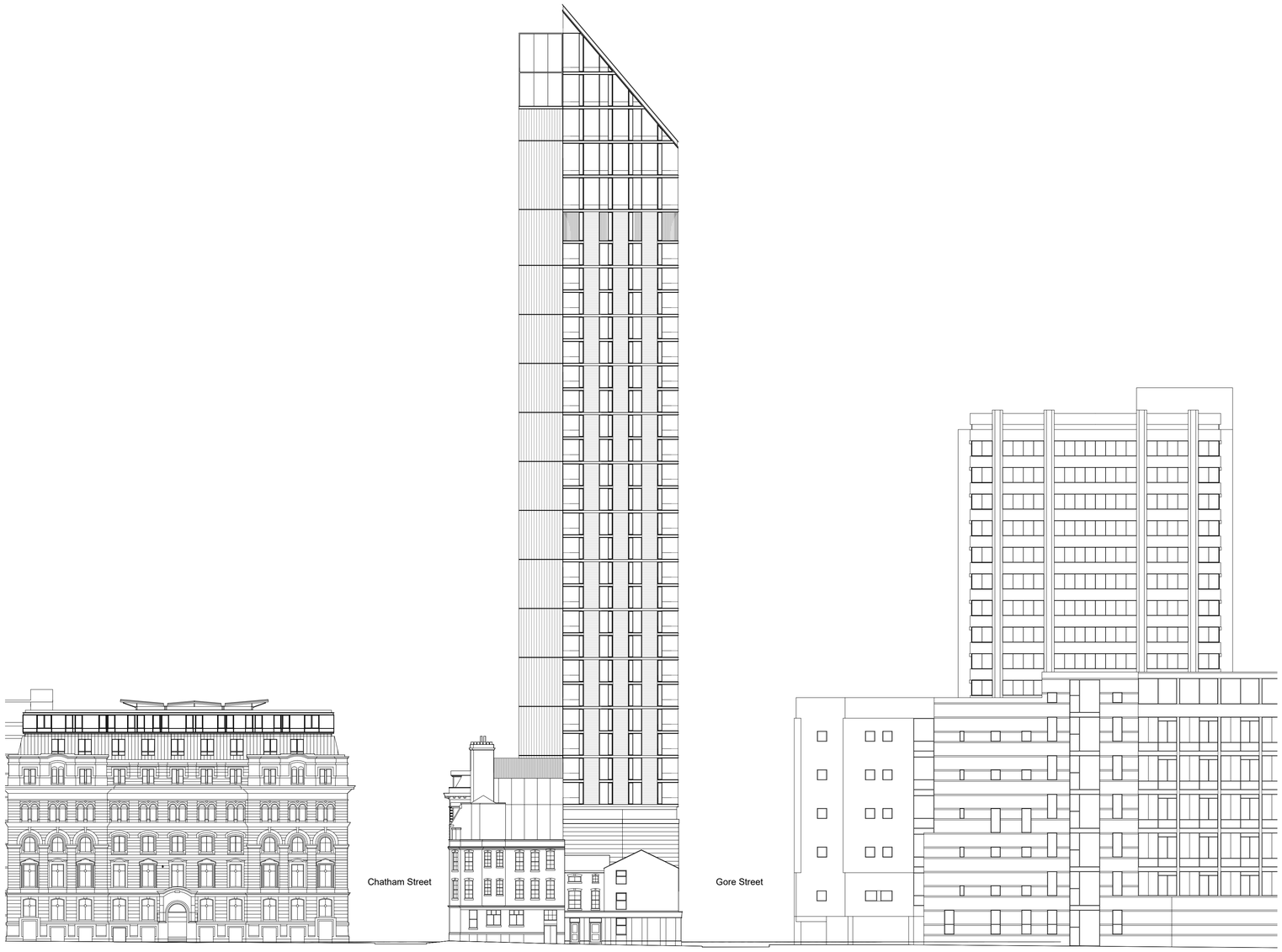
Drawing Number
HMP-BA-10-ES-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:600

Scale @ A1
1 : 300

Revision Date
240708
YY MM DD



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P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
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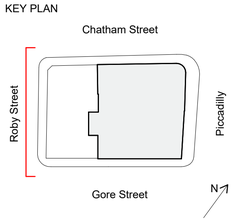

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Project
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Project No. 2211

Drawing Title
Planning
Site West Elevation

Drawing Number
HMP-BA-10-EW-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:600

Scale @ A1
1 : 300

Revision Date
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YY MM DD

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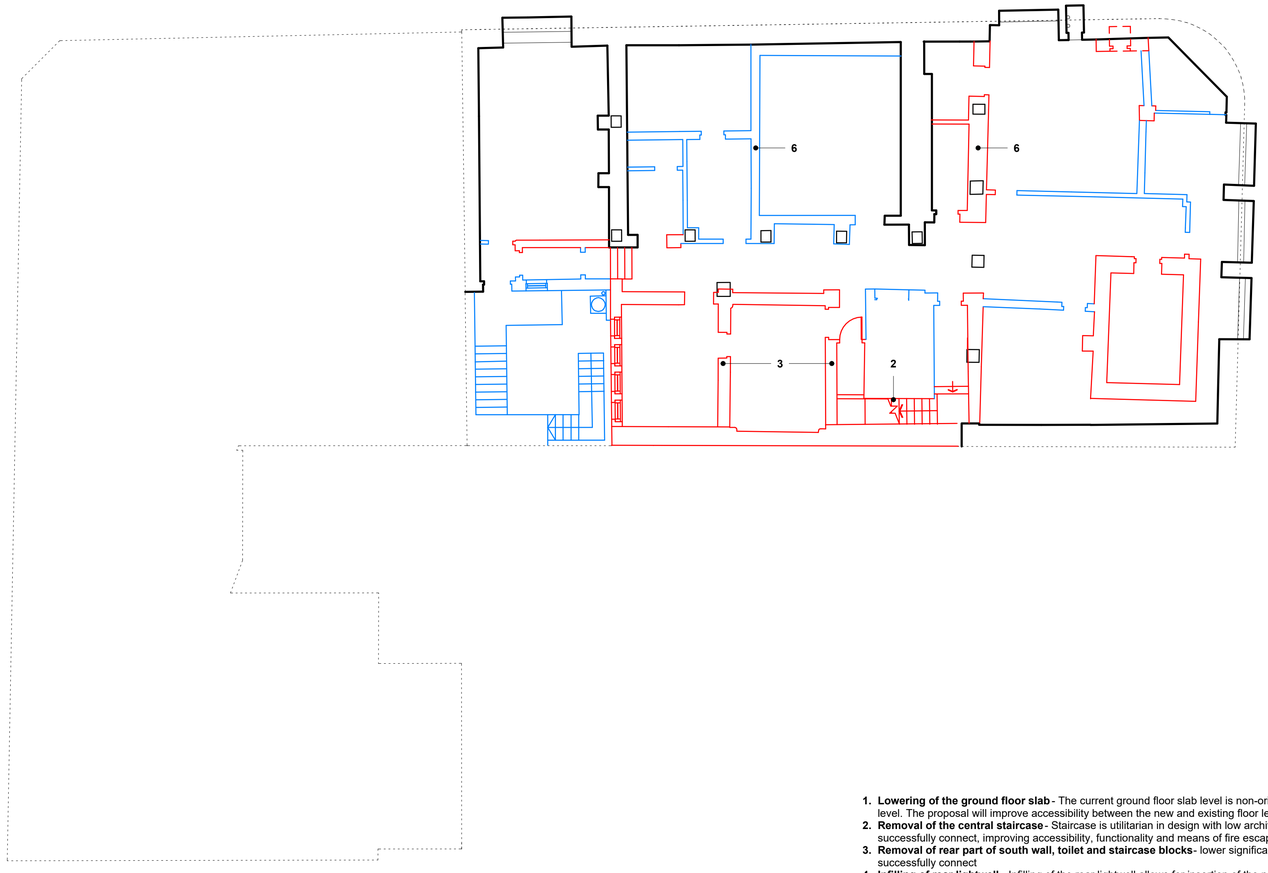
P01	230609	Issued for Planning	KC	JA

Notes



1. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
2. **Removal of the central staircase** - Staircase is utilitarian in design with low architectural significance. Removal enables the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.
3. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect
4. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly
5. **Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior
6. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions
7. **Insertion of new mezzanine level** - Lowering of the ground floor slab provides additional height and the insertion of a mezzanine floor generates additional space to support scheme viability
8. **Removal of internal walls at ground floor** - removal of these elements will form new structural openings to enable the new and existing building to more successfully connect, improving accessibility and functionality in these key front of house spaces. Marble panels to be salvaged with care and reinstated to the new openings.
9. **Levels 1-4 structural openings in masonry walls** - Limited / isolated structural opening formed in walls to allow connection between and into hotel rooms
10. **Infilling of doors and high-level internal windows** - Where existing doorway openings are present; these have been prioritised to retain to provide access into hotel rooms. Where this isn't feasible due to layout constraints, it is proposed to infill these openings
11. **Removal of level 2 escape stair** - Stair is non-original feature and is redundant following the removal of the external fire escape stair.
12. **Structural openings in floor slabs** - Openings required to enable risers and gravity water drainage system distribution from individual hotel room ensuites to basement level.
13. **Repair of ceilings and covings** - To restore internal heritage ceiling features, celebrating the qualities of the original building.
14. **General refurbishment and upgrade** - The current condition of the interiors is degraded after years of neglect and alterations. The proposal will look to refurbish the in line with modern standards and performance requirements.
15. **Removal of non-original windows to ground floor and levels 3-4** -Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
16. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
17. **Removal of ground floor corner stair** - This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level.

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Project No. 2211

Drawing Title

Planning
Demolition Basement Plan

Drawing Number
HMP-BA-12-B01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Rev	Date	Revision	By	Chk
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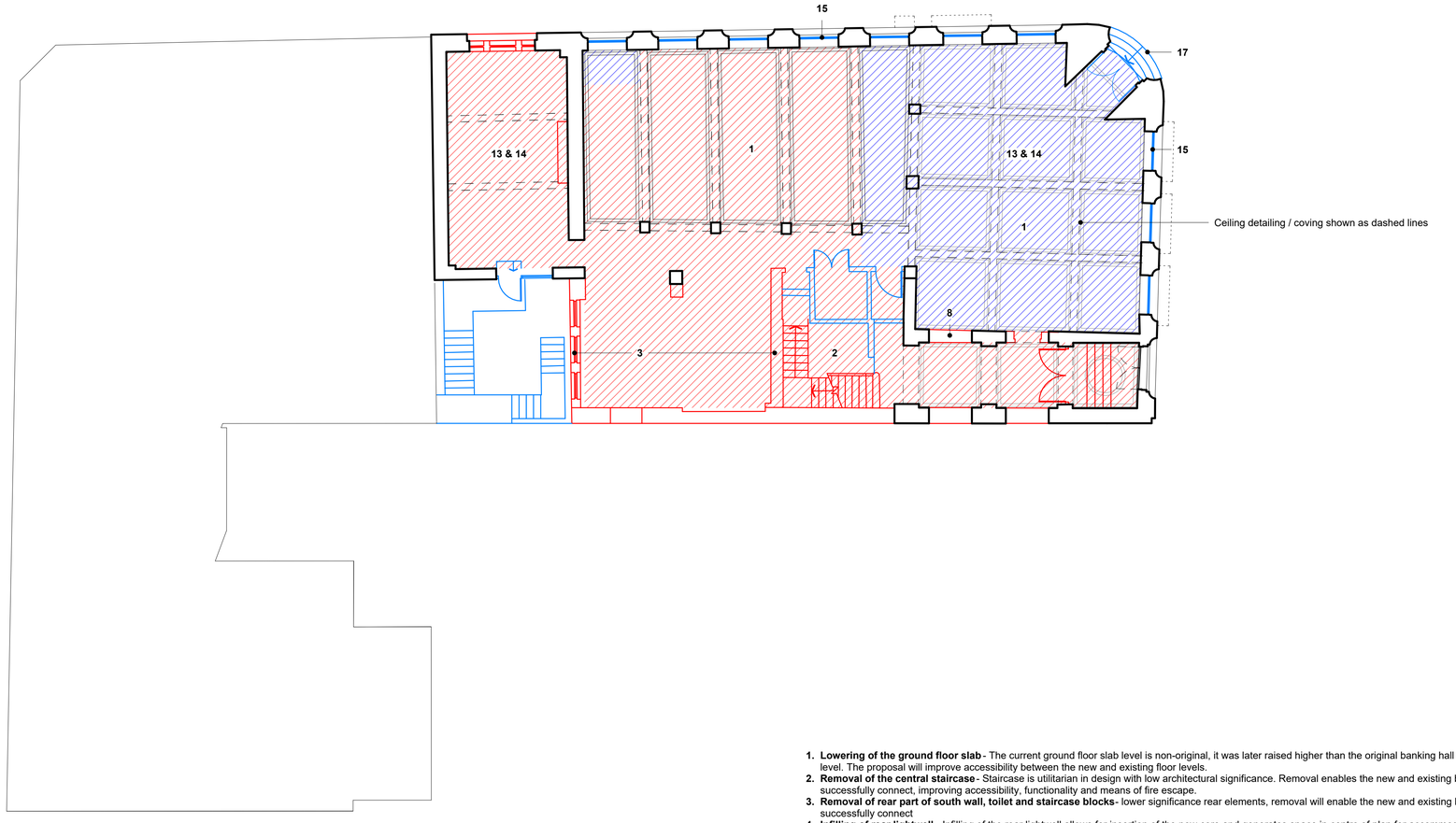
P03	240501	Planning Addendum Issue	SG	JA

Notes



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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Project No. 2211

Drawing Title

Planning
Demolition Ground Floor Plan

Drawing Number
HMP-BA-12-L00-DP-A-0

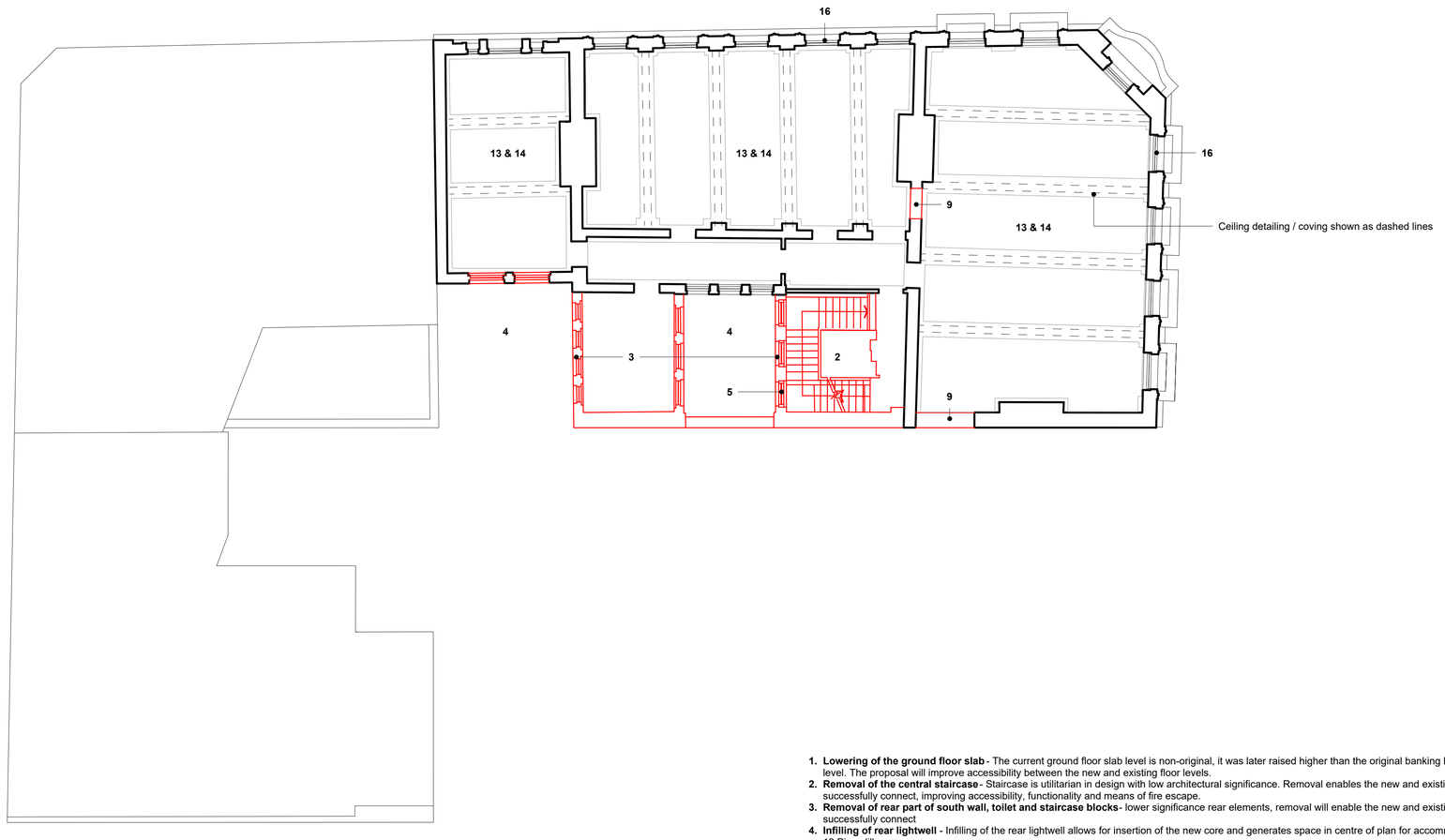
Revision/Suitability
P03 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501

YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Demolition First Floor Plan

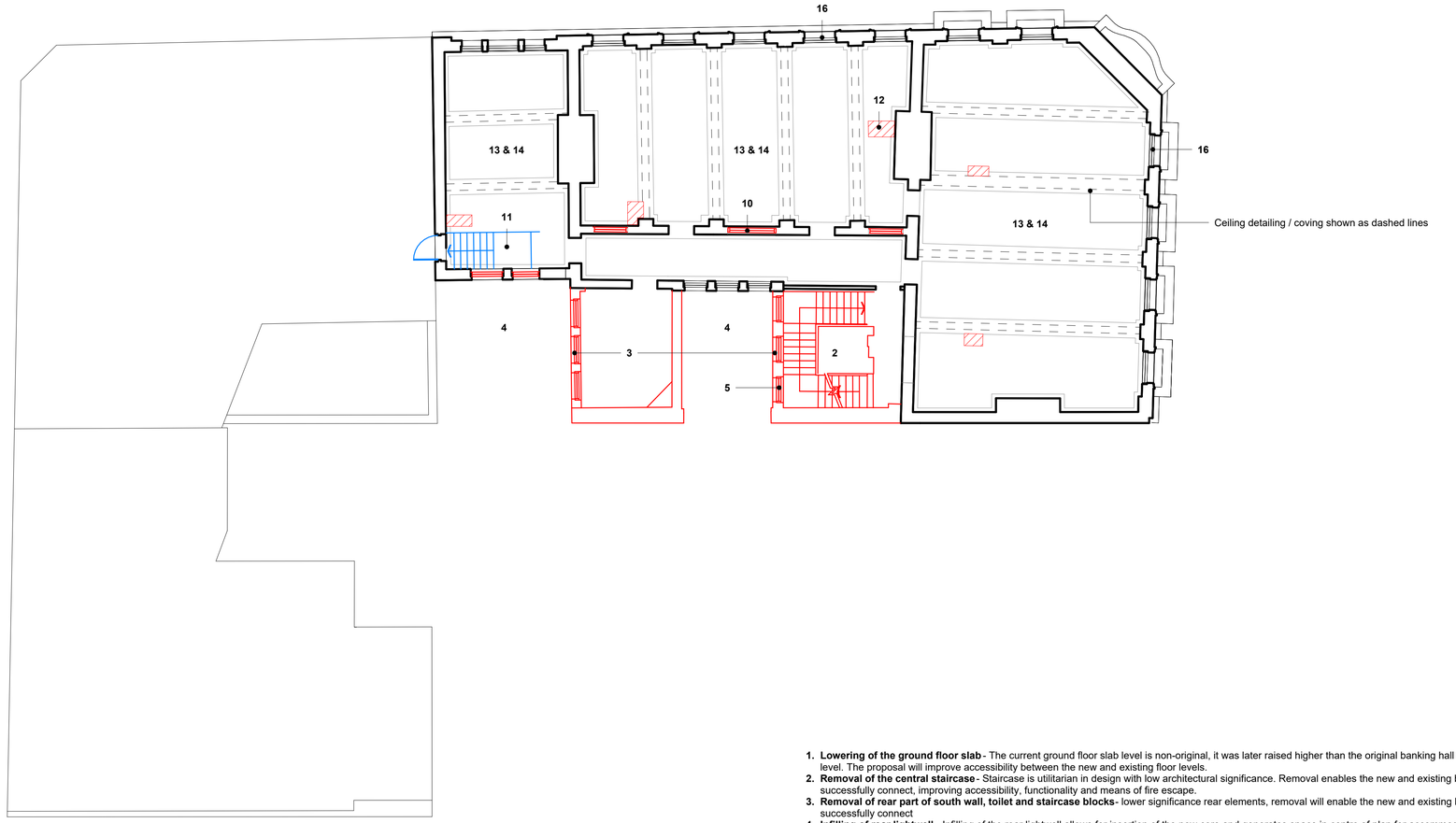
Drawing Number
HMP-BA-12-L01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Retained Construction

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Original construction - Proposed Demolition

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Demolition Second Floor Plan

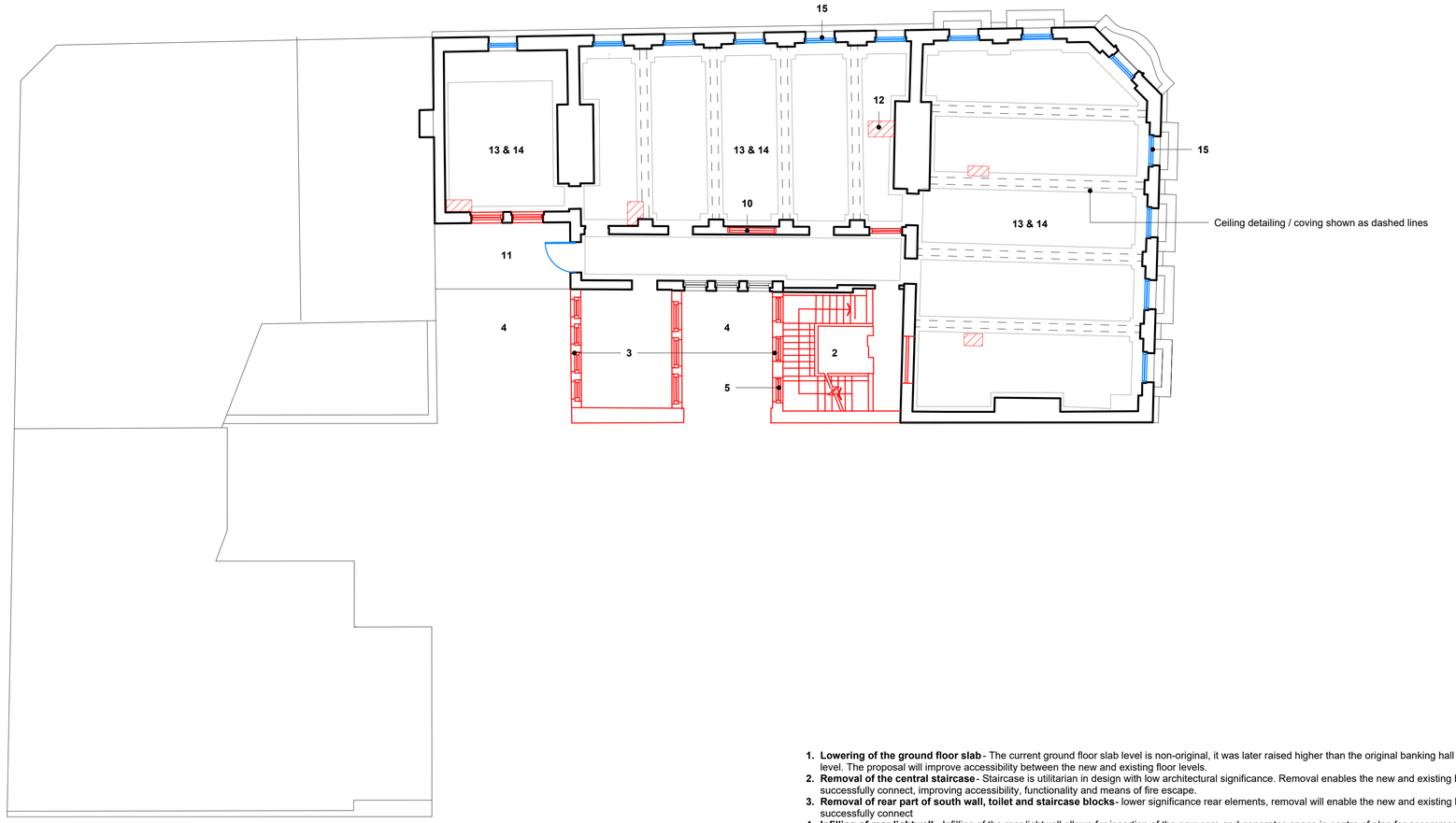
Drawing Number
HMP-BA-12-L02-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



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Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Demolition Third Floor Plan

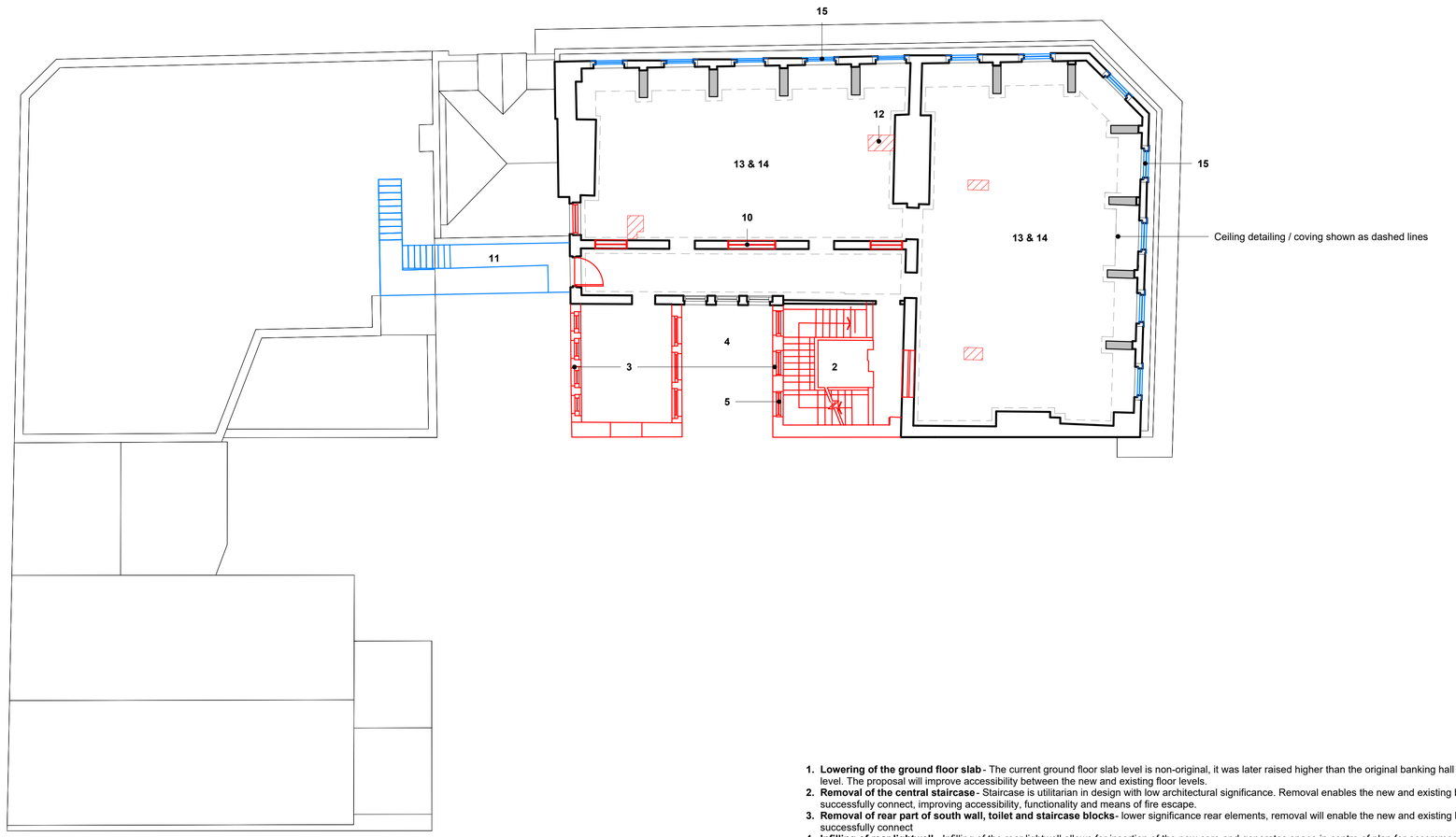
Drawing Number
HMP-BA-12-L03-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

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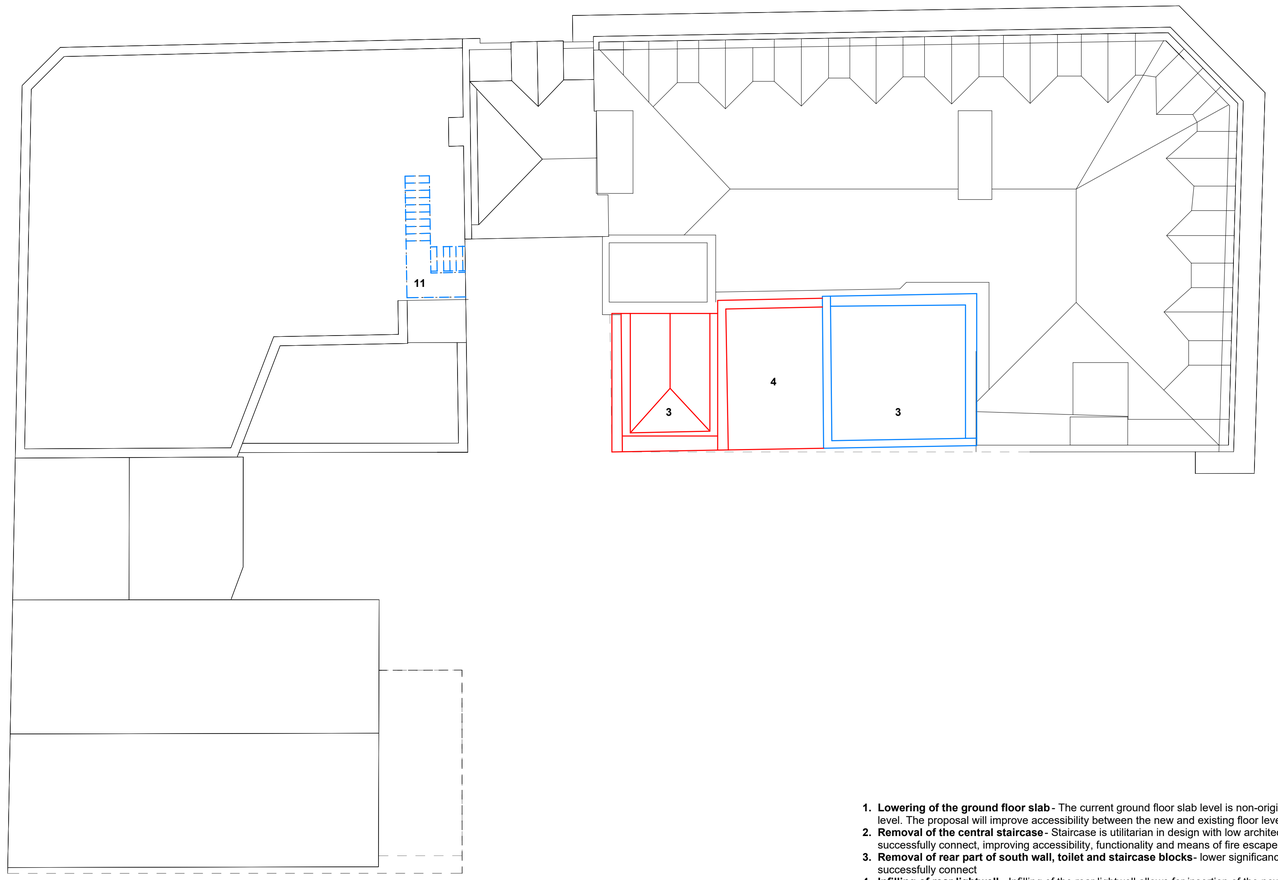
Project: room2 Hometel Manchester Piccadilly
Project No. 2211
Northside (Manchester Ltd)

Drawing Title
Planning
Demolition Fourth Floor Plan

Drawing Number: HMP-BA-12-L04-DP-A-0
Revision/Suitability: P01 S2

Scale @ A3: 1:200
Scale @ A1: 1 : 100
Revision Date: 230609
YY MM DD



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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Demolition Fifth Floor Plan

Drawing Number HMP-BA-12-L05-DP-A-0

Revision/Suitability P01 S2

Scale @ A3 1:200

Scale @ A1 1 : 100

Revision Date 230609

YY MM DD

1. **Removal of roof level fire escape stair** - a non-original building feature that is no longer required for fire escape strategy.
2. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect.
3. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly.
4. **Opening in party wall / gable end** - Forming of structural opening in south façade will enable the new and existing building to more successfully connect.
5. **Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior.
6. **Removal of non-original windows to ground floor and levels 3-4** - Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
7. **Removal of ground floor corner stair** - This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level.
8. **Removal of non-original masonry at street level** – This will provide integration required for basement ventilation, reinstating the original extent of building fabric.
9. **Glazed windows replaced with grillage to Chatham Street** - Louvred grillage required to provide smoke ventilation to the basement and ventilation to the refuse store.
10. **Removal of masonry and new door added on Chatham Street facade** – This window opening has been altered since the original construction, adding a door in the location relates to the original design.
11. **Cleaning / refreshing of existing facade** - To restore / improve the appearance, quality and character of the Union Bank to better match that of its original aesthetics.
12. **Roof refurbished** - Existing roof is in poor condition with water ingress apparent in multiple locations. Replacement, refurbishment and repair of roof will safeguard the condition of the building
13. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
14. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
15. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA

Notes

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Demolition North Section, Heritage

Drawing Number
HMP-BA-12-SN-DP-A-0

Revision/Suitability
P03 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501

YY MM DD

1. **Removal of roof level fire escape stair** - a non-original building feature that is no longer required for fire escape strategy.
2. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect.
3. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly.
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14. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
15. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions

1 East Elevation

2 North Elevation

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Demolition East Elevation, Heritage

Drawing Number HMP-BA-12-EE-DP-A-0

Revision/Suitability P03 S2

Scale @ A3 1:200

Scale @ A1 1 : 100

Revision Date 240501

YY MM DD

Room types

- Back of house
- Core / circulation
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Basement floor plan

Drawing Number
HMP-BA-20-B01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Room types

- Back of house
- Core / circulation
- Front of house
- Plant
- Retail / food / beverage

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA
P04	240606	Planning Update	SG	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Ground Floor Plan

Drawing Number
HMP-BA-20-L00-DP-A-0

Revision/Suitability
P04 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240606
YY MM DD

Room types

- Back of house
- Core / circulation
- Front of house
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Mezzanine floor plan

Drawing Number
HMP-BA-20-M01-DP-A-0

Revision/Suitability
P03 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD

Room types

- Back of house
- Core / circulation
- Front of house
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 1 floor plan

Drawing Number
HMP-BA-20-L01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Room types

- Back of house
- Core / circulation
- Hotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 2 floor plan

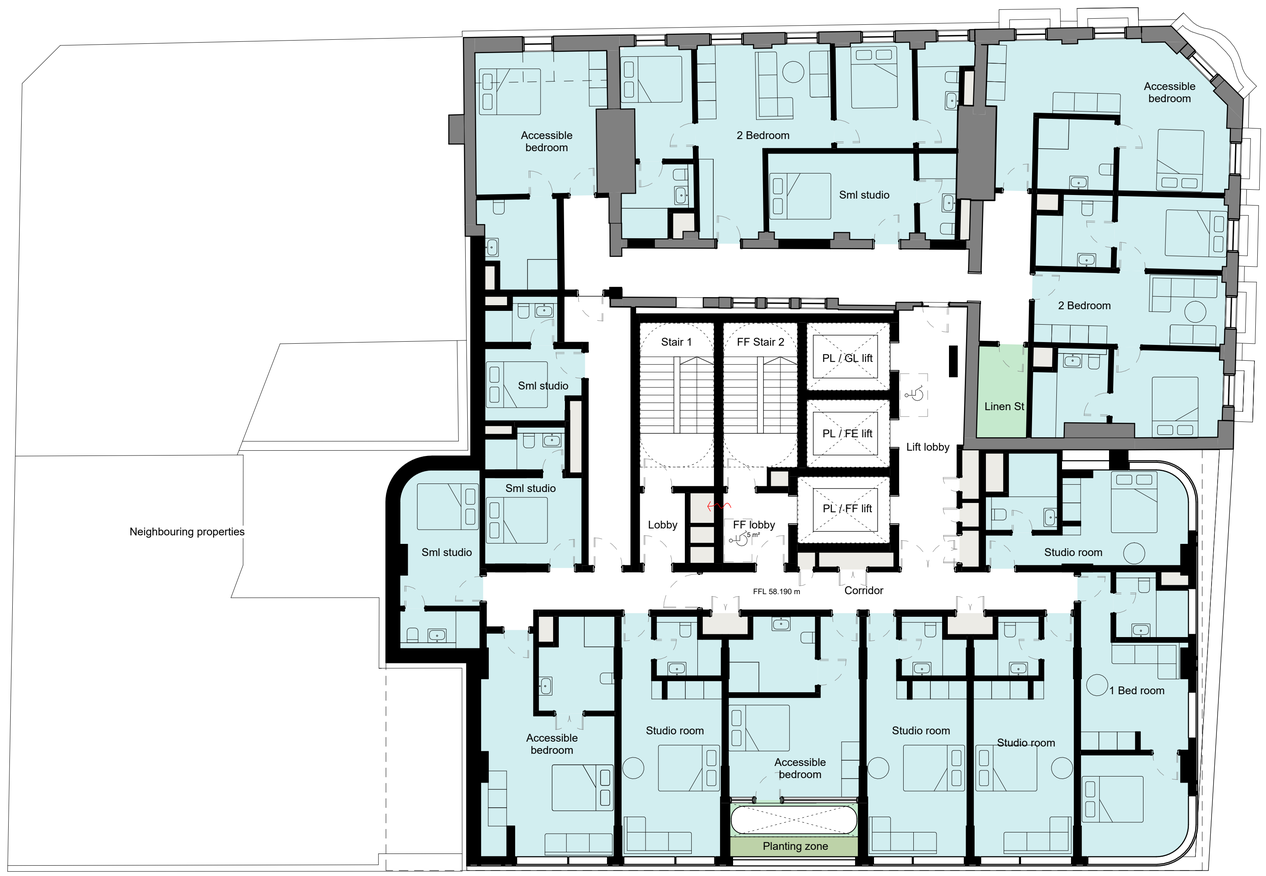
Drawing Number
HMP-BA-20-L02-DP-A-0

Revision/Suitability
P03 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD



Room types

- Back of house
- Core / circulation
- Hotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 3 floor plan

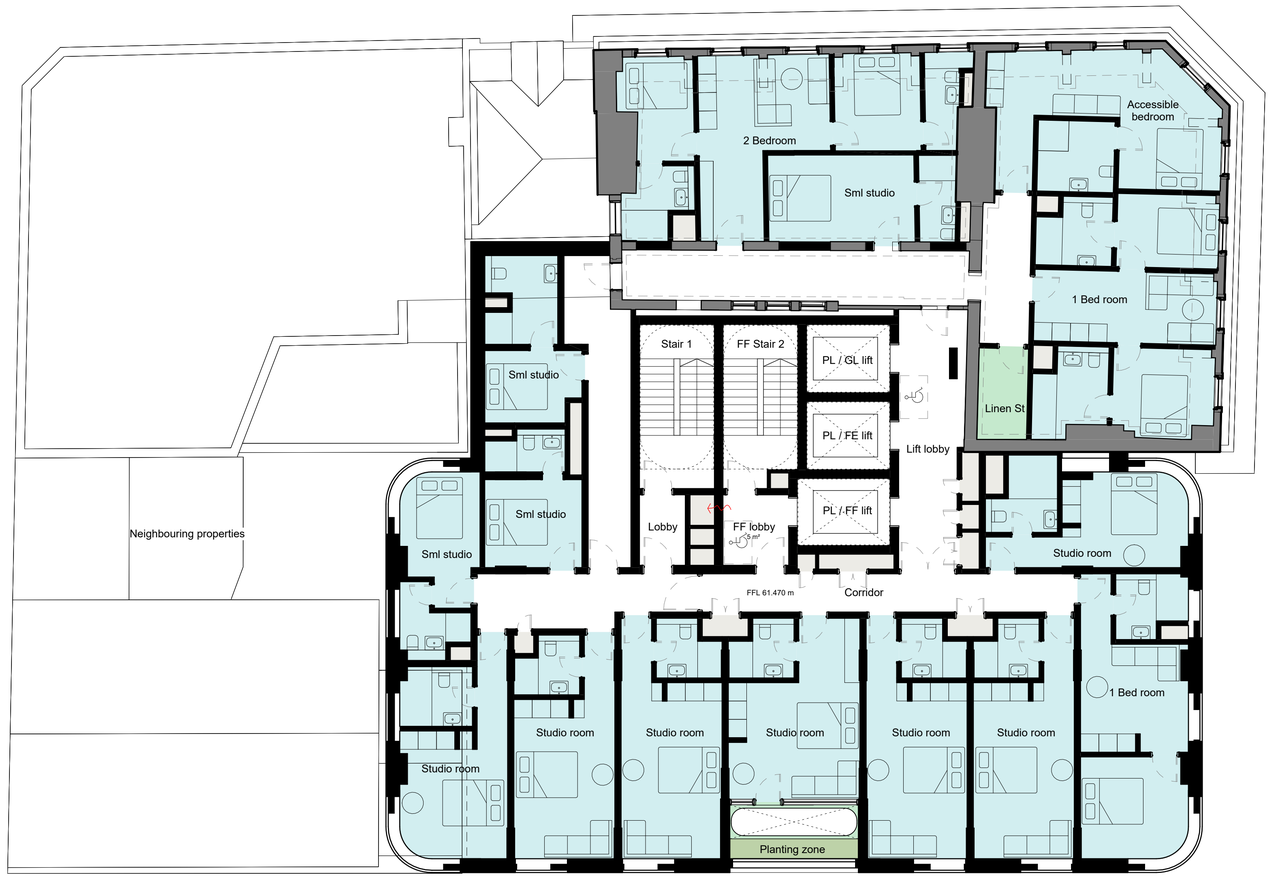
Drawing Number
HMP-BA-20-L03-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240708
YY MM DD



Room types

- Back of house
- Core / circulation
- Hotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 4 floor plan

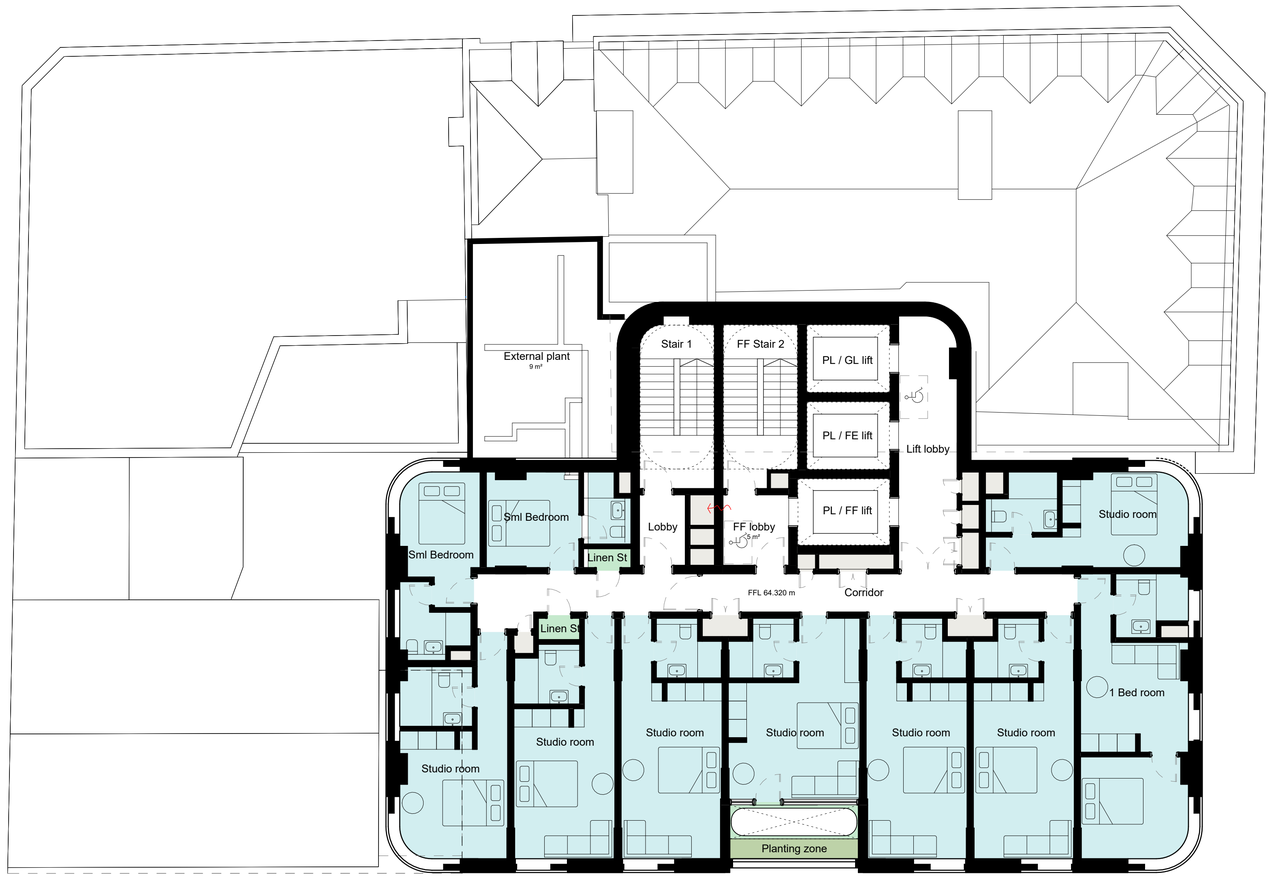
Drawing Number
HMP-BA-20-L04-DP-A-0

Revision/Suitability
P04 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD



Room types

- Back of house
- Core / circulation
- Hotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 5 floor plan

Drawing Number
HMP-BA-20-L05-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Hotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 6-20 floor plans

Drawing Number
HMP-BA-20-L06-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Hotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 21-24 floor plans

Drawing Number
HMP-BA-20-L21-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Hotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 25-26 floor plans

Drawing Number
HMP-BA-20-L25-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 27 floor plan

Drawing Number
HMP-BA-20-L27-DP-A-0

Revision/Suitability
P02 S2

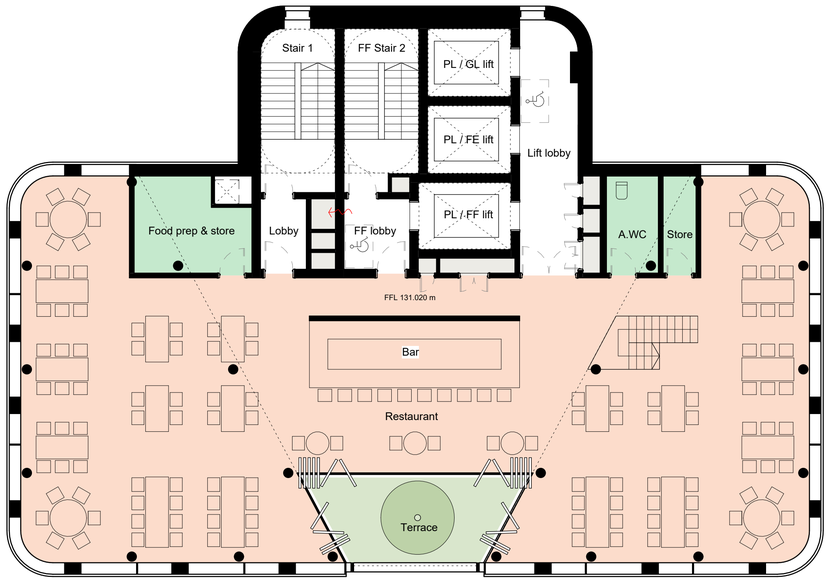
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Plant
- Retail / food / beverage



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 28 floor plan

Drawing Number
HMP-BA-20-L28-DP-A-0

Revision/Suitability
P01 S2

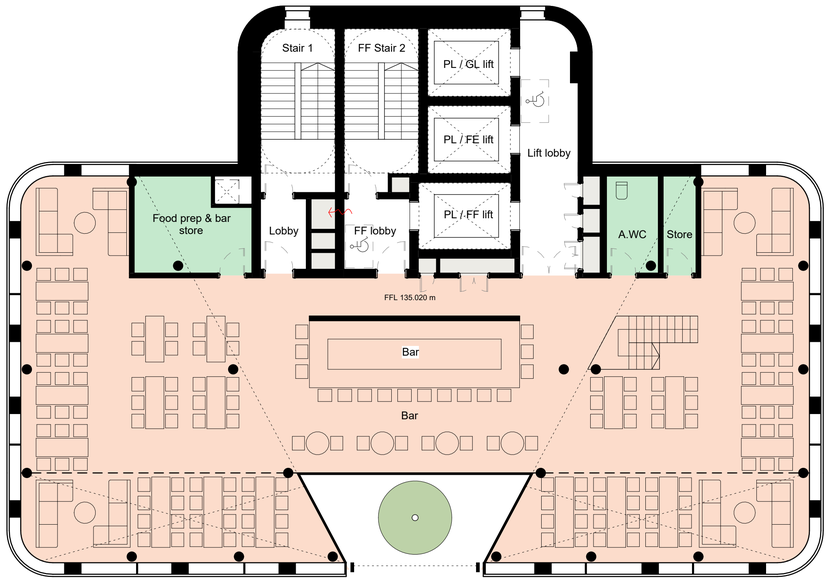
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Room types

- Back of house
- Plant
- Retail / food / beverage



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 29 floor plan

Drawing Number
HMP-BA-20-L29-DP-A-0

Revision/Suitability
P01 S2

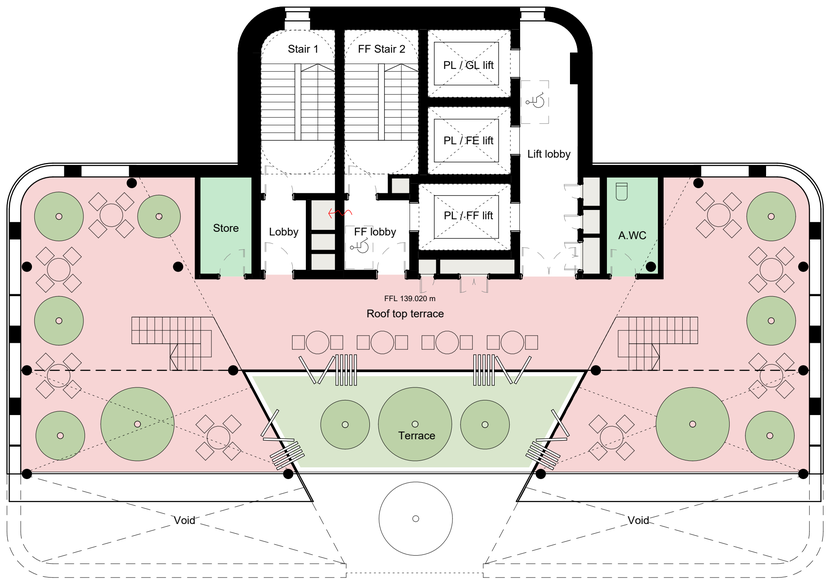
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Room types

- Back of house
- Front of house
- Plant



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 30 floor plan

Drawing Number
HMP-BA-20-L30-DP-A-0

Revision/Suitability
P01 S2

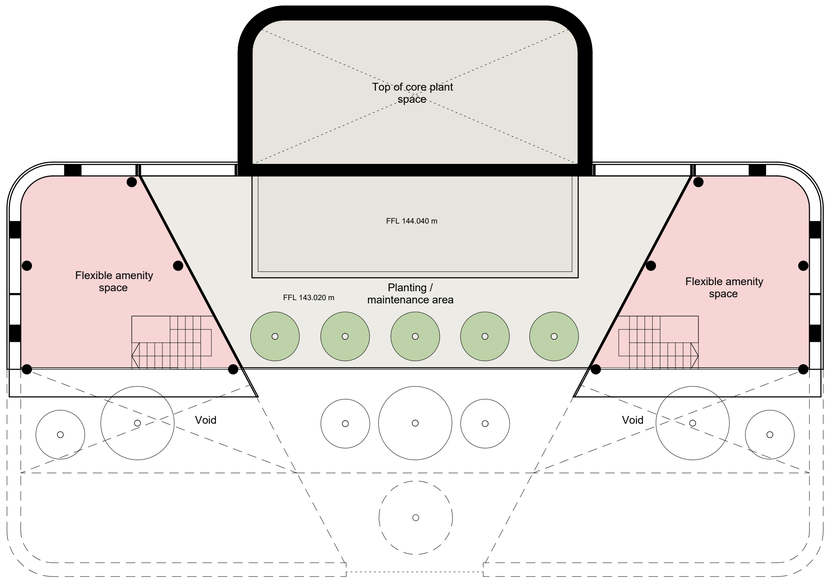
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Room types

- Front of house
- Plant



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 31 floor plan

Drawing Number
HMP-BA-20-L31-DP-A-0

Revision/Suitability
P02 S2

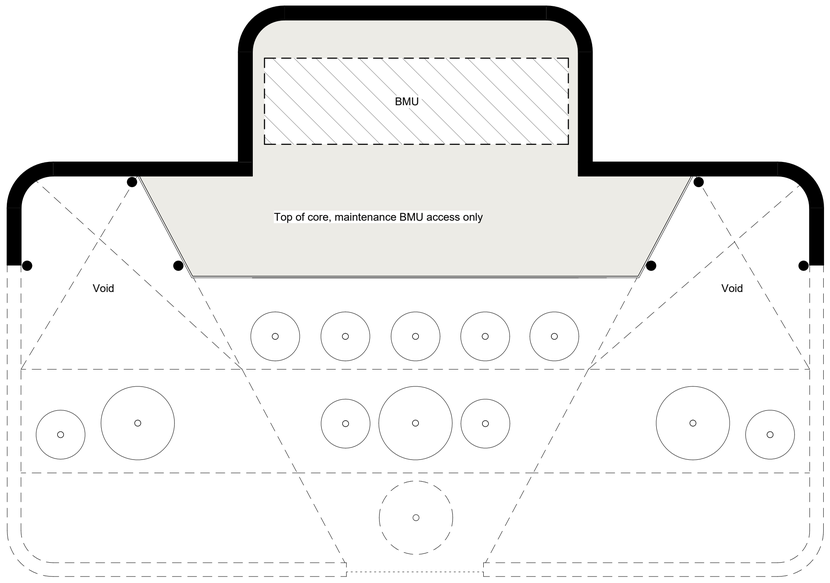
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

Plant



Rev	Date	Revision	By	Chk
P01	240426	Planning Addendum Draft	TR	JA
P02	240501	Planning Addendum Issue	SG	JA

Notes

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Project

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Project No. 2211

Drawing Title

Planning
Level 32 floor plan

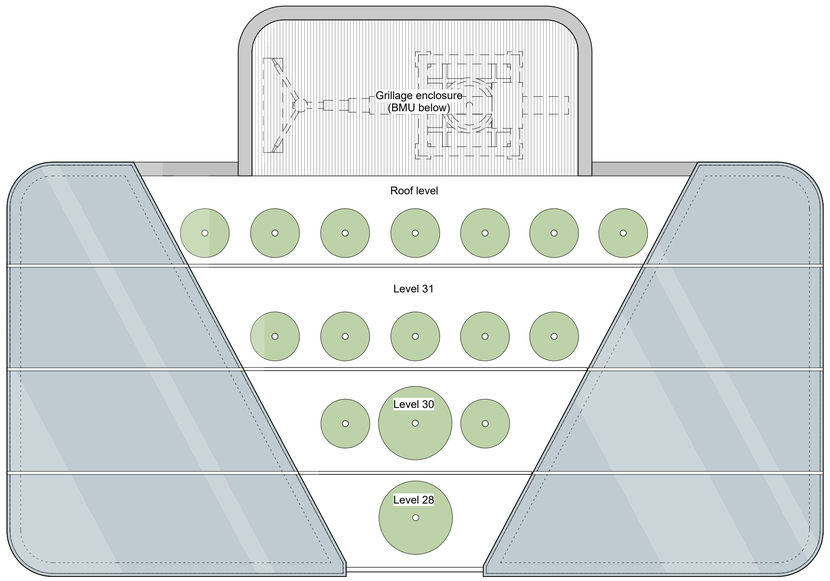
Drawing Number
HMP-BA-20-L32-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Roof

Drawing Number
HMP-BA-20-R00-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA

Notes

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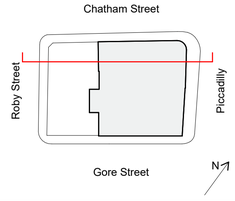
KEY PLAN



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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
North Section

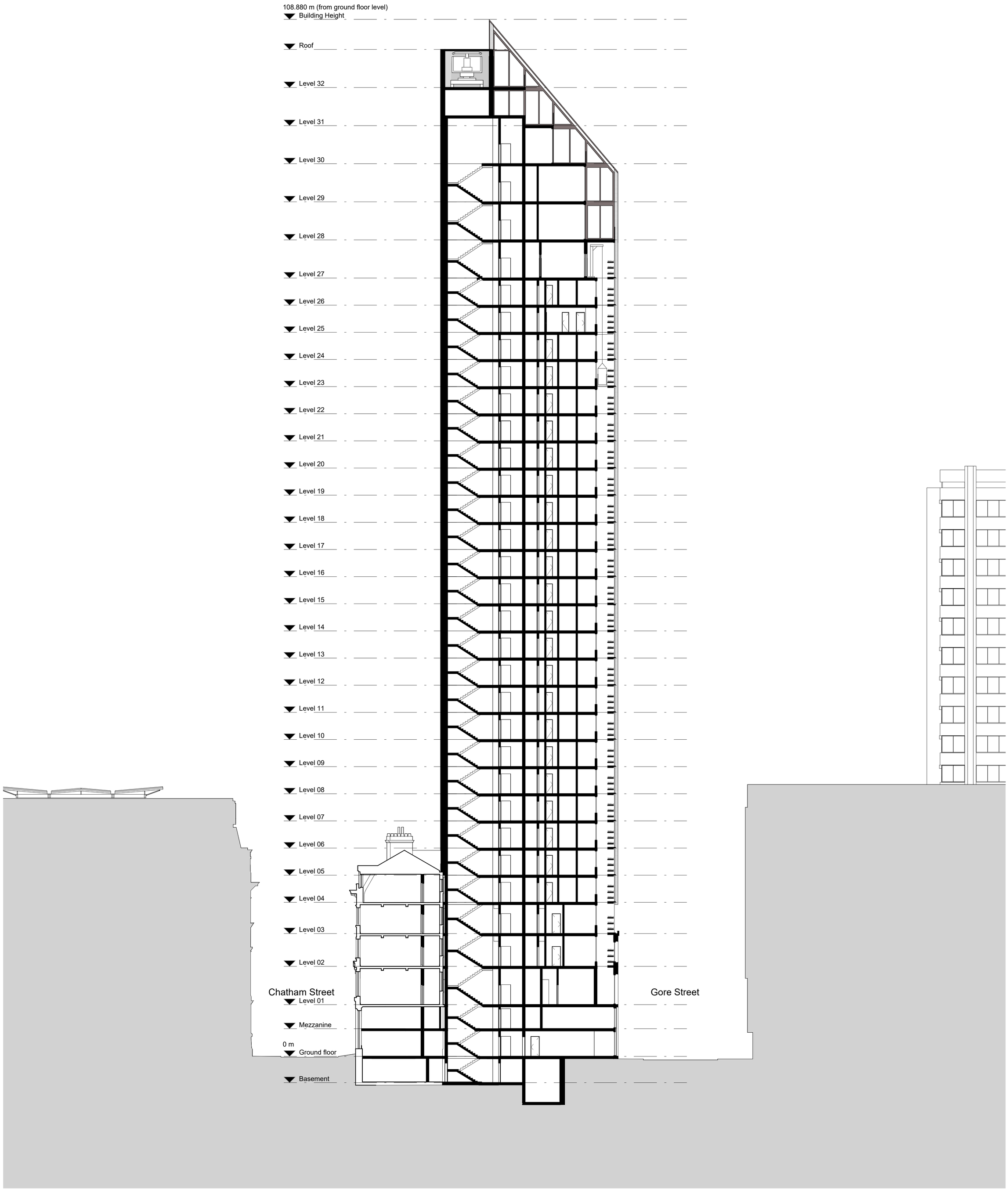
Drawing Number
HMP-BA-20-SN1-DP-A-0

Revision/Suitability
P03 S2

Scale @ A3
1:400

Scale @ A1
1 : 200

Revision Date
240501
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA
P04	240708	Planning Addendum Update	SG	JA

Notes

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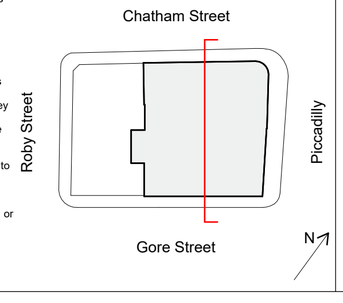
KEY PLAN



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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
West Section

Drawing Number
HMP-BA-20-SW1-DP-A-0

Revision/Suitability
P04 S2

Scale @ A3
1:400

Scale @ A1
1 : 200

Revision Date
240708
YY MM DD

Tower Base and 12 Piccadilly
Location: Gore Street, North East Elevation

Type 1 Cladding
12 Piccadilly, Façade upgrades

1. Like for like replacement of windows to GF, Levels 3 and 4 to match existing multi pane sash windows.
2. Repaired and refurbished existing windows to levels 1-2 with secondary glazing on interior.
3. Refurbishment, cleaning and repair of existing masonry (extent and treatment type to be agreed in order to retain character).
4. Replacement and upgrading of existing roof to match appearance and materials of existing.
5. External steps removed, with replacement heritage door into café.
6. Refurbishment / repair of existing heritage door or like for like replacement if not feasible.

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

7. Red / brown reconstituted stone (precast) or local stone masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc) stone returned into circa 300mm deep window reveals.
8. Double glazed units on timber frames generally. 400mm wide fixed solid side panel, finish to match window frames, to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
9. Red / brown reconstituted stone (precast) or local stone masonry string courses, column and copings to align with key facade features / datumns on 12 Piccadilly.
10. Revolving entrance door integrated into double glazing system
11. 1.2x5m entrance Canopy with illuminated ‘lightbox’ room2 signage.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

12. Double glazed units and back-painted/obscured glazing on 150mm curtain wall framing system
13. 25/50mm framing caps, dark grey / brown / bronze PPC finish to match Primary C-channel horizontal breaks on main tower façade.

1 Piccadilly Elevation - East
1 : 100

Tower Base
Location: Gore Street, South East Elevation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

1. Red / brown reconstituted stone (precast) or local stone masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc) stone returned into circa 300mm deep window reveals.
2. Double glazed units on timber frames generally.
3. 400mm wide fixed solid side panel, finish to match window frames, to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
4. Red / brown reconstituted stone (precast) or local stone masonry string courses, column and copings to align with key facade features / datumns on 12 Piccadilly.
5. Vertical slatted screens to conceal fire escape exits and ventilated substation doors, double glazed window units at mezzanine level behind. PPC finish, colour to complement timber windows.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

6. Double glazed units and back-painted/obscured glazing on 150mm curtain wall framing system
7. 25/50mm framing caps, dark grey / brown / bronze PPC finish to match metalwork on the main tower including anodised aluminium finish to vertical side panels.
8. Double glazed units on 150mm curtain wall framing system, Back-painted/obscured fire rated glazing panels (adjacent neighbouring properties) held within curtain walling frame.

Note:

- South-west corner of proposal over sails over the neighbouring property by approx. 2.6m
- Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m
- Proposal to have fire rated façade +9m above neighbouring property / party wall

2 Gore Street Elevation - South
1 : 100

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Bay Studies 1 of 10

(Previously 1 of 7)

Drawing Number
HMP-BA-21-01-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240708
YY MM DD

Tower Base
Location: South West Elevation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

1. Red / Brown reconstituted stone (precast) or local stone masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc), stone returned into circa 300mm deep window reveals.
2. Red / Brown reconstituted stone (precast) or local stone masonry string courses, column and copings to align with key facade features / datumns on 12 Piccadilly.
3. Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.
4. Light grey reconstituted stone (precast) or local stone masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc)

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

5. Double glazed units on 150mm curtain wall framing system, Back-painted/obscured fire rated glazing panels (adjacent neighbouring properties) held within curtain walling frame.

Note:

- South-west corner of proposal over sails over the neighbouring property by approx. 2.6m
- Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m
- Proposal to have fire rated façade +9m above neighbouring property / party wall

2 Roby Street Elevation - West
1 : 100

12 Piccadilly
Location: Chatham Street Elevation

Type 1 Cladding
12 Piccadilly, Façade upgrades

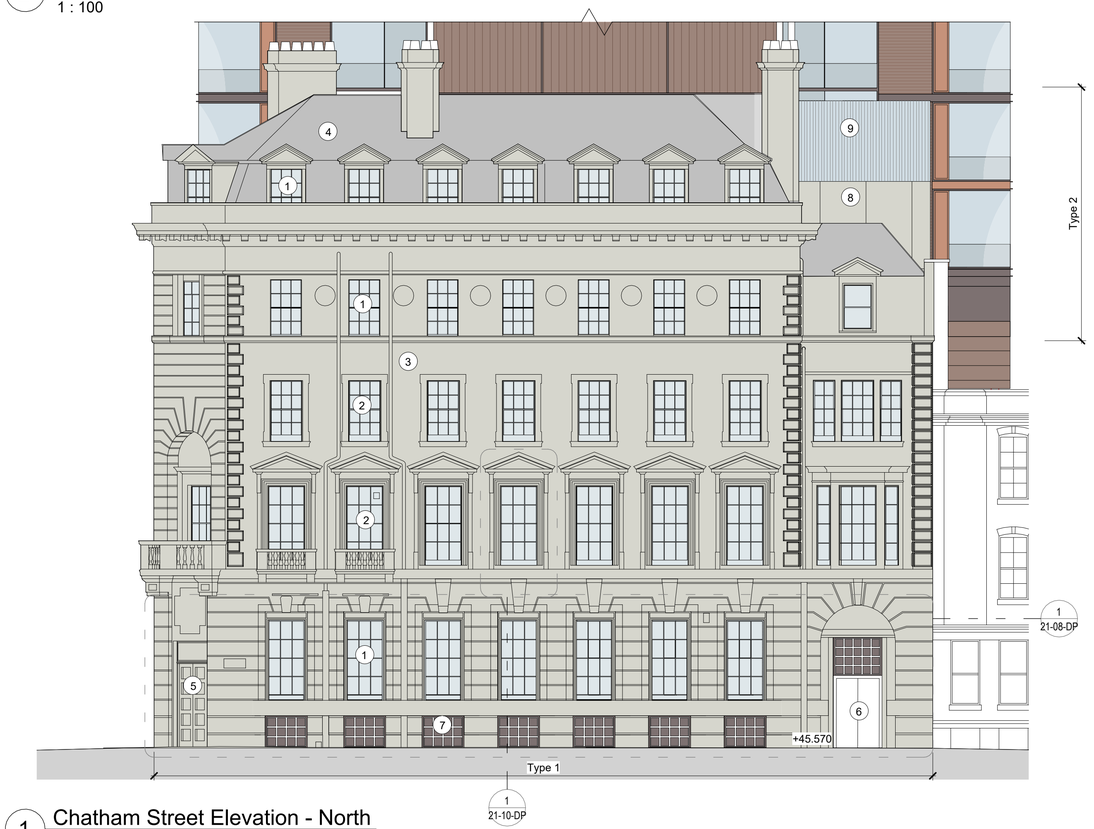
1. Like for like replacement of windows to GF, Levels 3 and 4 to match existing multi pane sash windows.
2. Repaired and refurbished existing windows to levels 1-2 with secondary glazing on interior
3. Refurbishment, cleaning and repair of existing masonry
4. Replacement and upgrading of existing roof (to match appearance / materials of existing)
5. Steps removed, replacement heritage door into café
6. Former entrance to the offices was located in the end window bay which has since been infilled to match the other windows on Chatham Street. The new entrance is proposed in the arched opening adjacent, with louvred vent panel above, featuring decorative architectural louvre screen to be developed to maintain required free area requirements for ventilation
7. Louvres integrated into the rusticated stone base at street level where the original pavement lights were, covered by decorative architectural louvre screens to be developed to maintain required free area requirements for ventilation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

8. Red / brown reconstituted stone (precast) or local stone masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc) stone returned into circa 300mm deep window reveals.
9. Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.

Note:

- Proposal to have fire rated façade +9m above neighbouring property / party wall



1 Chatham Street Elevation - North
1 : 100

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240209	Revised for Planning	KC	JA
P04	240426	Planning Addendum Draft	TR	JA
P05	240501	Planning Addendum Issue	SG	JA
P06	240708	Planning Addendum Update	SG	JA

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Project Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Bay Studies 2 of 10

(Previously 2 of 7)

Drawing Number HMP-BA-21-02-DP-A-0

Revision/Suitability P06 S2

Scale @ A3 1:200

Scale @ A1 1 : 100

Revision Date 240708

YY MM DD

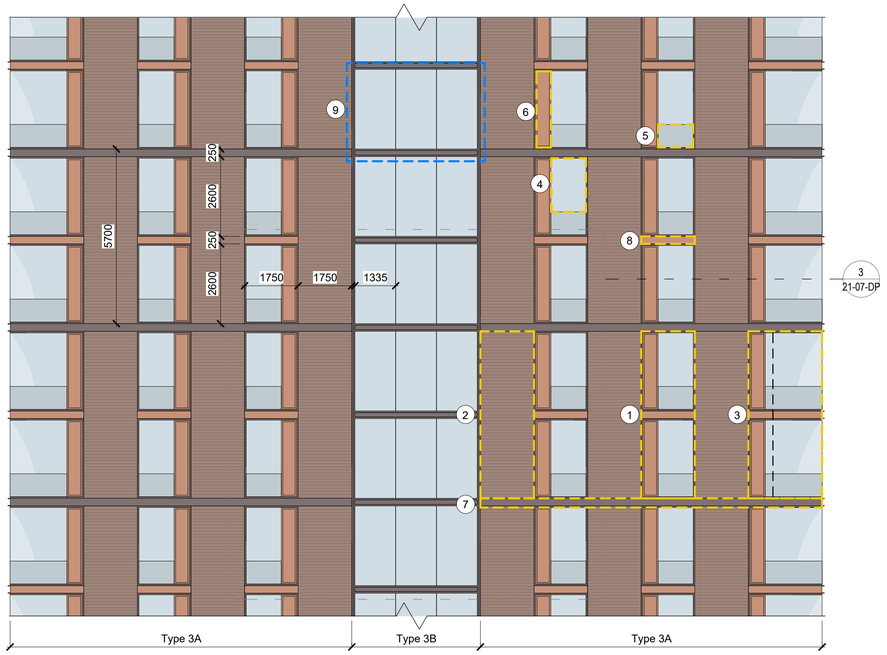
Main Tower Façade and Planting Zone
Location: South East Elevation

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

1. Double storey unitised curtain glazing units (depth circa 250mm) on alternating rhythm with double storey concrete panels, combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Red / brown / bronze PCC aluminium capped window frames, Red / brown / bronze anodised aluminium fixed side panels (to match adjacent precast) and secondary horizontal channel to match window frame.
2. Double storey red / brown precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation.
3. Double storey unitised curtain glazing units with curved glazing to all four corners of the tower, with 1.5m outer radius. combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Red / brown / bronze PCC aluminium capped window frames, Red / brown / bronze anodised aluminium fixed side panels and secondary horizontal channel
4. Double glazed units on 250mm curtain wall framing system, 25/50mm wide capped frame to be red / brown / bronze PPC finish.
5. Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame.
6. 500mm wide fixed solid PPC finished aluminium fixed side panel, colour to match adjacent framing to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
7. Primary C-channel horizontal break at window head, dark grey / brown / bronze PPC aluminium circa 250mm tall, 75mm deep. Incorporating perforated ventilation intake and extract ducts.
8. Secondary C-channel horizontal break at window head, PPC aluminium circa 250mm tall, 75mm deep. Incorporating perforated ventilation intake and extract ducts. Spanning between the double height precast concrete cladding and coloured to match the back painted glazing spandrels.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

9. Composition informed by vertical planting zone which transforms into a tapered opening in the roof at the intersection with the angled canopy. Double glazed units on 150mm curtain wall framing system, dark grey / brown /bronze PCC aluminium capped window frames with transoms at every level, incorporating ventilation panels to serve the planting zone at every floor level, expressed as C-channel horizontal breaks.



2 South Elevation
1 : 100

Main Tower Façade with Plant Screen and Core
Location: North West Elevation

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

1. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26). Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.
2. Double storey red / brownprecast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating perforated ventilation intake and extract ducts to bedroom accommodation. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

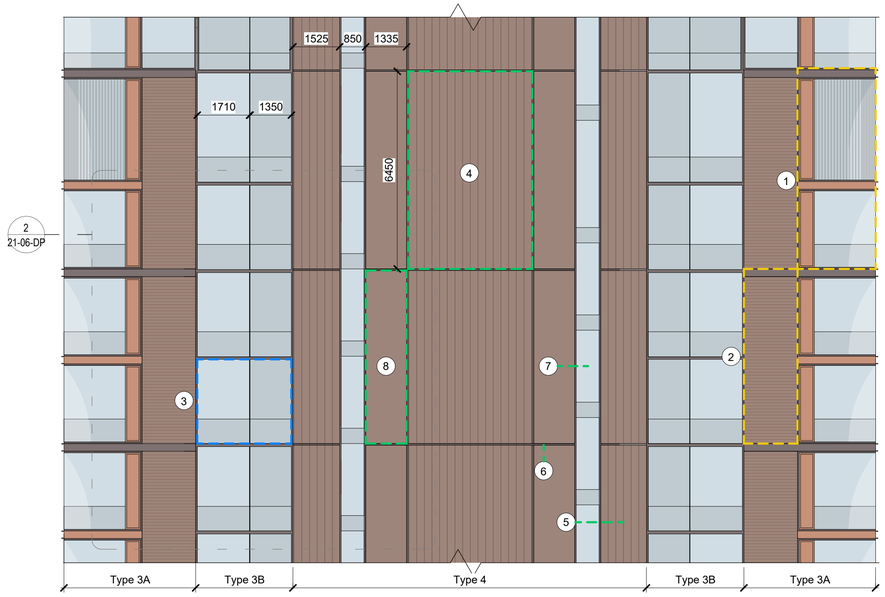
3. Tower façade visually broken from core by infill glazing either side of the core. Glazed units and back painted / obscured glazed panels with dark grey PCC aluminium capped window frames with transoms at every level.

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

4. Double storey red / brown precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Textured concrete panel finish and dark grey / brown / bronze PCC aluminium capped window frames.
5. 1500mm outer radius curved concrete corner panels
6. Expressed horizontal joint lines.
7. Continuous vertical linear punched window slot
8. Flat, double storey red / brown precast concrete / reconstituted stone cladding panels angled in towards the linear slot windows. Expressed vertical joint lines between flat and textured cladding panels.

Note:

- South-west corner of proposal over sails over the neighbouring property by approx. 2.6m
- Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m
- Proposal to have fire rated façade +9m above neighbouring property / party wall



1 North Elevation
1 : 100

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

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Project Project No. 2211
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Drawing Title
Planning
Bay Studies 3 of 10

(Previously 3 of 7)

Drawing Number HMP-BA-21-03-DP-A-0
Revision/Suitability P05 S2

Scale @ A3 1:200
Scale @ A1 1 : 100
Revision Date 240708
YY MM DD

Crown Façade and Winder Garden Screen
Location: Rooftop levels

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

1. Tower façade visually broken from core by infill glazing either side of the core. Glazed units and back painted / obscured glazed panels with dark grey / brown /bronze PCC aluminium capped window frames with transoms at every level.

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

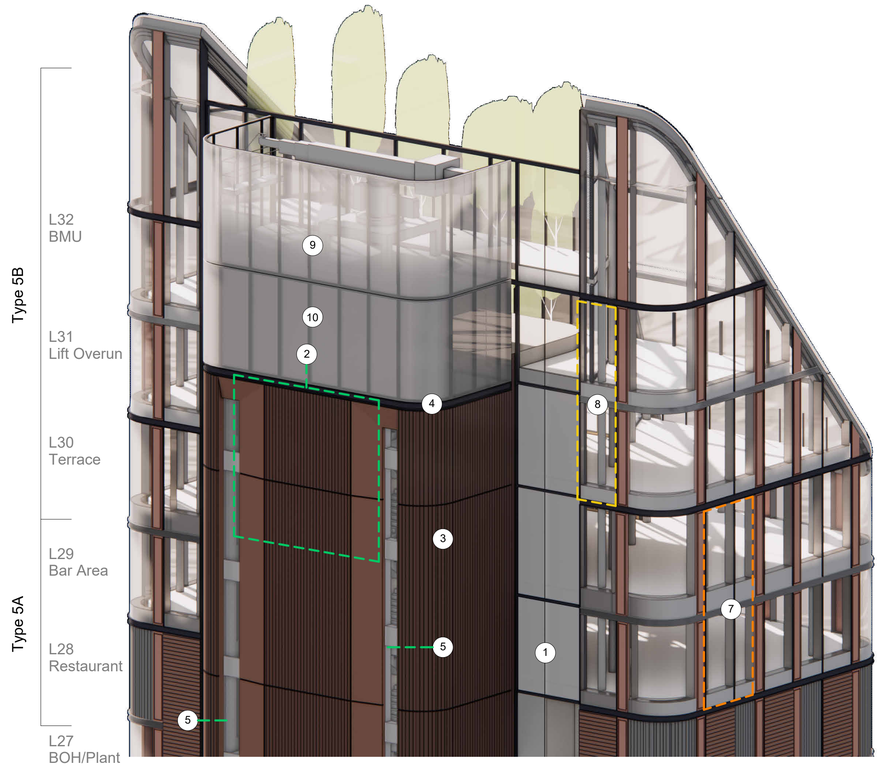
2. Double storey Red / brown precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Textured concrete panel finish, Red / brown PCC aluminium capped window frames. Flat, angled reveal panels to slot windows.
3. 1500mm outer radius curved concrete corner panels
4. Expressed horizontal joint lines.
5. Continuous vertical linear punched window slot

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels

7. Double storey, double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.

Type 5B Cladding
Crown Façade, (L30-32) Unitised curtain glazing (single glazed units with fixed panels)

8. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.
9. Partially obscured glazing on PPC finish frame, to obscure retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Parked behind screens when not in use.
10. Back painted glazing units to conceal lift overruns and maintenance level access.



Crown Facade and Winder Garden Screen North Axonometric View

Crown Façade and Winter Garden Screen
Location: Rooftop levels

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

1. Retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Concealed from view behind screens when not in use.

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels

2. Double storey, double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.

Type 5B Cladding
Crown Façade, (L30-32) Unitised curtain glazing (single glazed units with fixed panels)

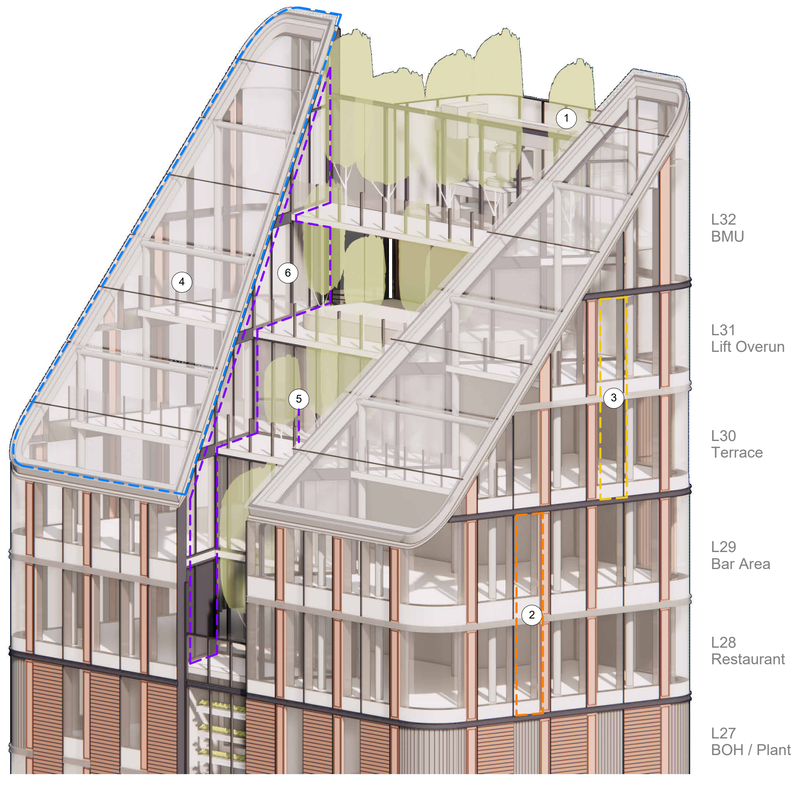
3. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

Type 6 Cladding
Crown Canopy, Unitised curtain glazing with integrated PV

4. Angled roof canopy (2 sections broken by central stepping terraces) formed of unitised glazing units combining integrated photovoltaic glass panels and concealed perimeter and intermediate horizontal gutters. Dark grey / brown / bronze PPC aluminium frame and flashing details.

Type 6A Cladding
Terrace enclosure (L30–32) Unitised curtain glazing with sliding folding doors.

5. Planted publicly accessible terrace at level 30 with stepping planting zones at level 31 and 32 above. Edge protection provided by 1.3m high glazed safety screens.
6. Terrace enclosed by curtain glazing screens either side, fitted with sliding folding doors to link internal and external spaces. Dark grey / brown / bronze PPC aluminium finish to frames and doors to match finishes on the main tower facades.



Crown Facade and Winder Garden Screen South Axonometric View

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Bay studies 4 of 10

(Previously 4 of 7)

Drawing Number
HMP-BA-21-04-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
NTS

Scale @ A1
NTS30

Revision Date
240708
YY MM DD

Main Tower Façade with Plant Screen and Core
Location: South West and North East Elevations

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

1. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26).

2. Double storey red/brown precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation

3. 1 No.central window bays on north east and south west facades fitted with back painted / obscured glazing to provide privacy to ensuite accommodation behind.

4. Double glazed units on 250mm curtain wall framing system, 25/50mm wide capped frame to be red/brown/bronze PPC finish. Curved corner unit indicated.

5. Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame. Curved corner unit indicated.

6. 500mm wide fixed solid red / brown / bronze anodised aluminium side panel, colour to match adjacent framing to allow for future adaption to manual opening vent for natural ventilation to bedrooms.

7. Primary C-channel horizontal break at window head, dark grey / brown / bronze PPC aluminium circa 250mm tall, 75mm deep. Incorporating perforated ventilation intake and extract ducts

8. Secondary C-channel horizontal break at window head, PPC aluminium circa 250mm tall, 75mm deep. Incorporating perforated ventilation intake and extract ducts. Spanning between the double height precast concrete cladding and coloured to match the back painted glazing spandrels.

9. Vertical architectural louvred panels, red / brown / bronze PPC aluminium finish, circa 50% free area with weather louvre behind as required

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

10. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Textured concrete panel finish, dark grey / brown / bronze PCC aluminium capped window frames.
11. 1500mm outer radius curved concrete corner panels
12. Expressed horizontal joint lines.

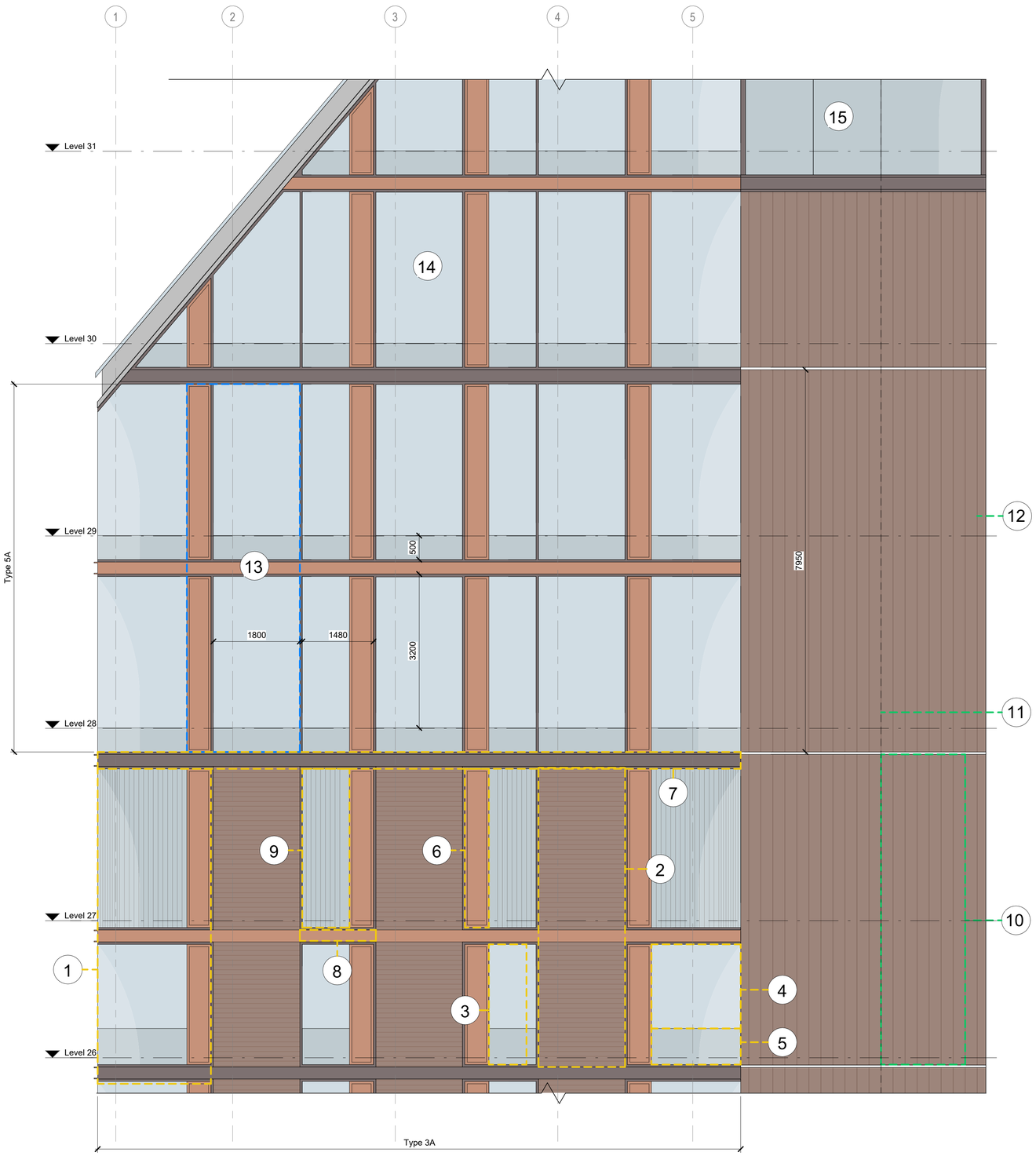
Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels)

13. Double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.

Type 5B Cladding
Crown Façade (L30 - 32), Unitised curtain glazing (single glazed units with fixed panels)

14. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

15. Back painted glazing units to conceal lift overruns and maintenance level access.



1 21-EE_GA South West / North East Elevation Bay Study
1 : 50

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Bay Studies 5 of 10

(Previously 5 of 7)

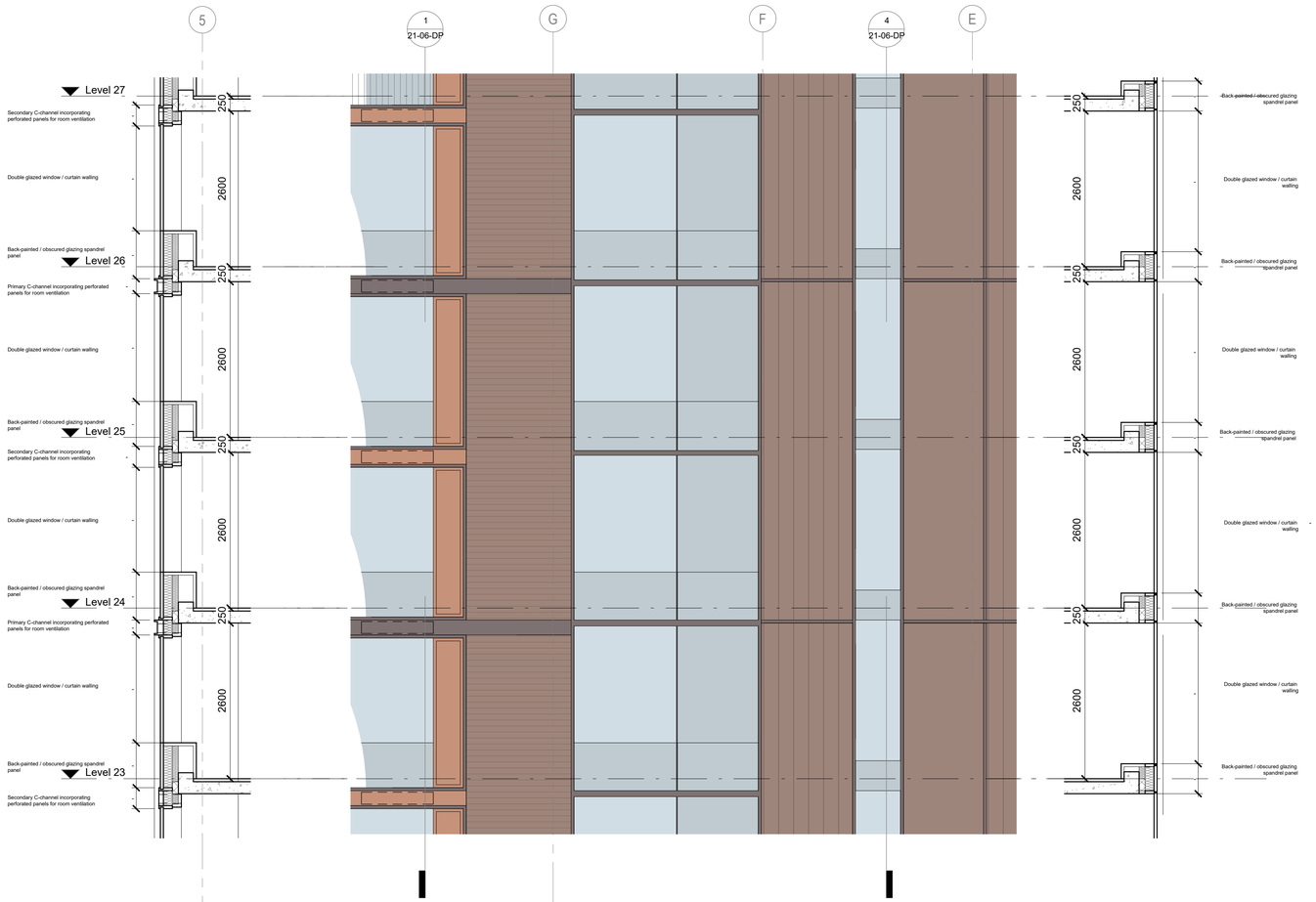
Drawing Number
HMP-BA-21-05-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:100

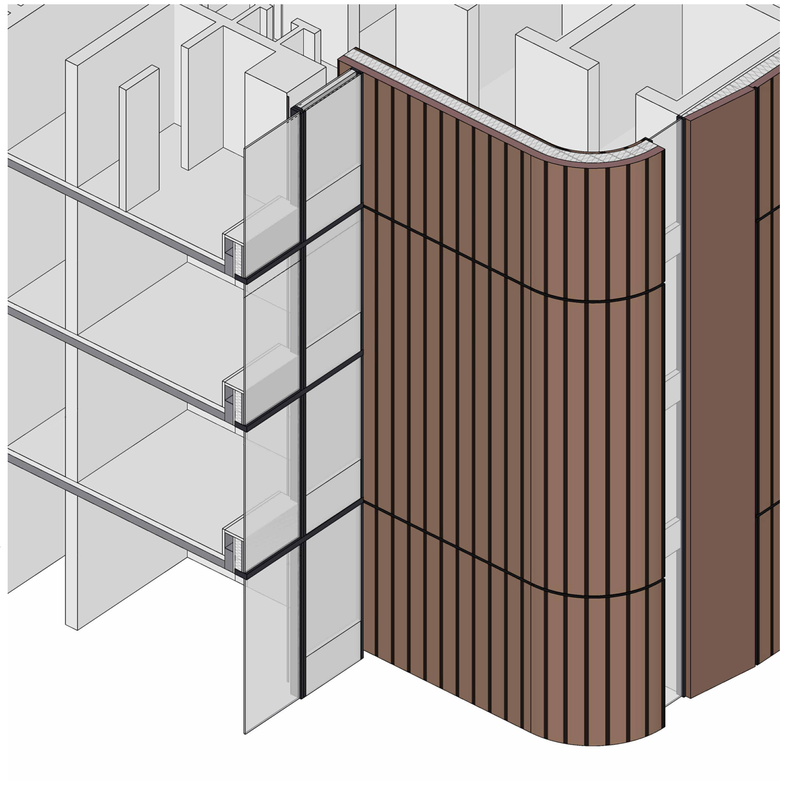
Scale @ A1
1 : 50

Revision Date
240708
YY MM DD



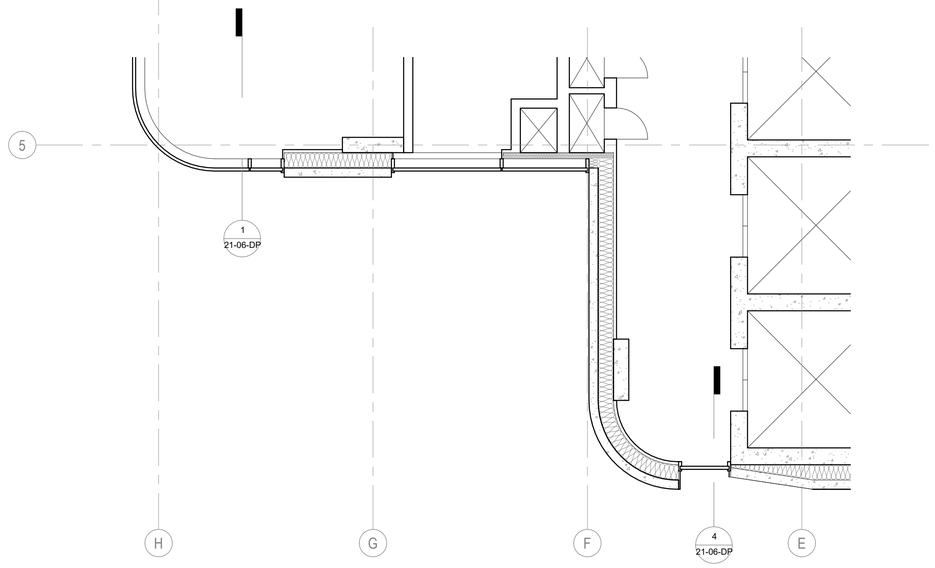
1 Section - Cladding Type 3A
1 : 50

2 Elevation - Cladding Type 3A + 4
1 : 50



4 Section - Cladding Type 4
1 : 50

5 Axonometric - Cladding Type 3A + 4



3 Cladding Type 4 - Bay Study Plan
1 : 50

Rev	Date	Revision	By	Chk
P01	240426	Planning Addendum Draft	TR	JA
P02	240501	Planning Addendum Issue	SG	JA
P03	240708	Planning Addendum Update	SG	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Bay studies 6 of 10

(Previously 6 of 7)

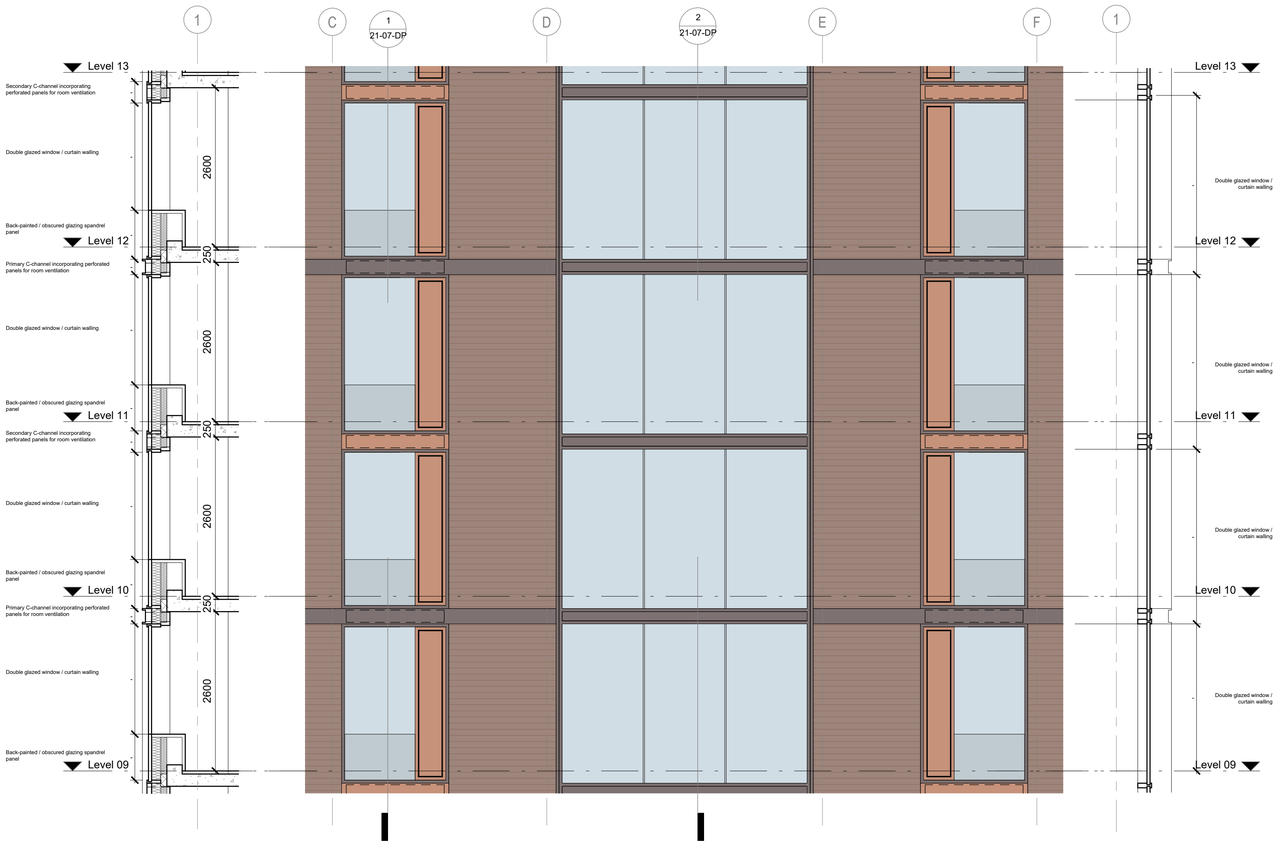
Drawing Number
HMP-BA-21-06-DP-A-0

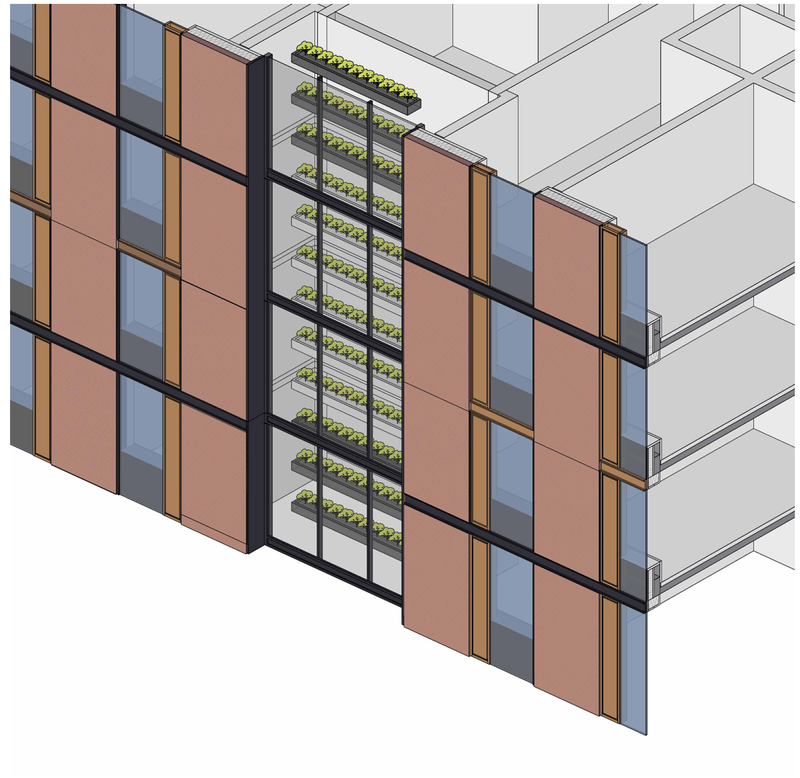
Revision/Suitability
P03 S2

Scale @ A3
1:100

Scale @ A1
1 : 50

Revision Date
240708
YY MM DD



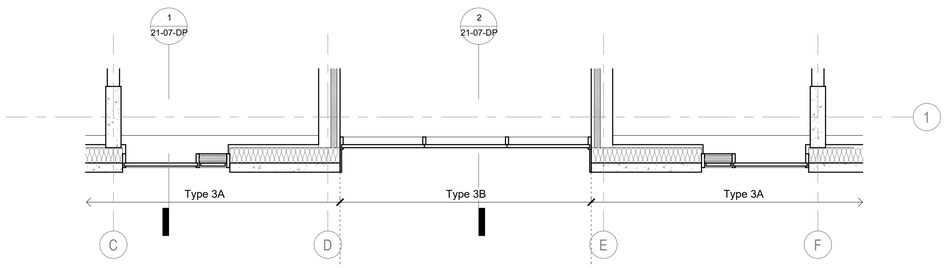


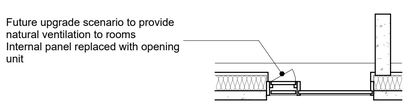
1 Section - Cladding Type 3A
1 : 50

3 Elevation - Cladding Type 3A + 3B
1 : 50

2 Section - Cladding Type 3B
1 : 50

5 Axonometric - Cladding Type 3A + 3B





4 Plan - Cladding Type 3A + 3B
1 : 50

Rev	Date	Revision	By	Chk
P01	240426	Planning Addendum Draft	TR	JA
P02	240501	Planning Addendum Issue	SG	JA
P03	240708	Planning Addendum Update	SG	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title

Bay studies 7 of 10

(Previously 7 of 7)

Drawing Number
HMP-BA-21-07-DP-A-0

Revision/Suitability
P03

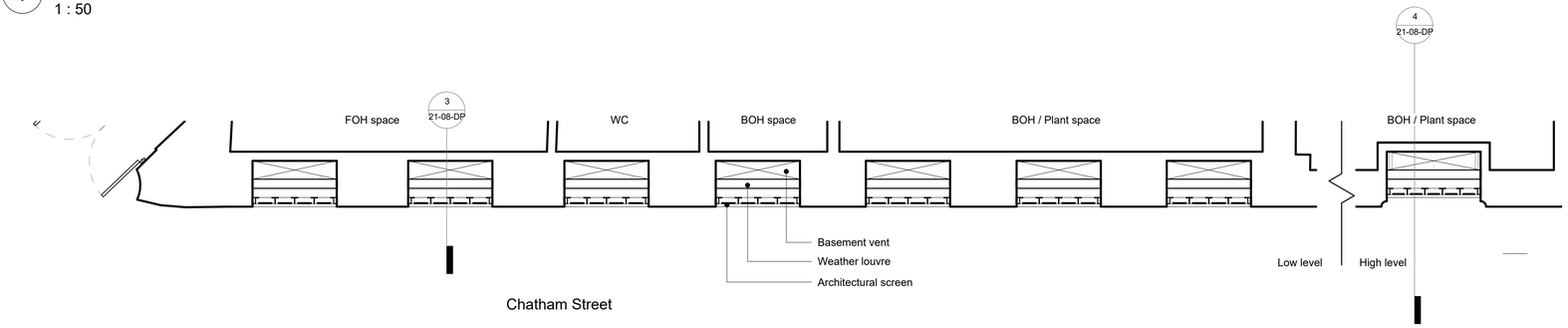
Scale @ A3
1:100

Scale @ A1
1 : 50

Revision Date
240708

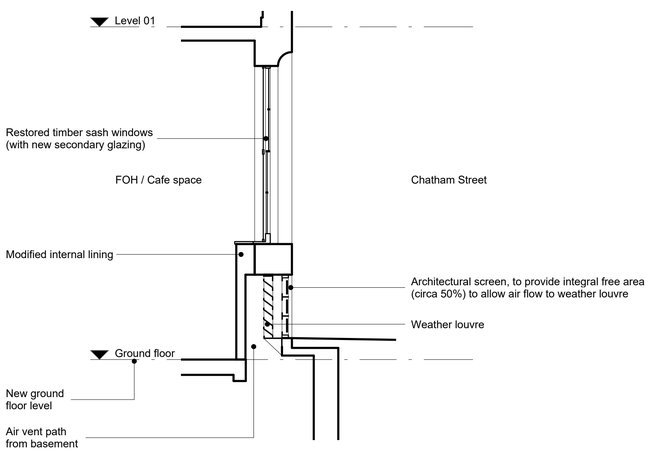
YY MM DD

1 Chatham Street Elevation - Louvres
1 : 50

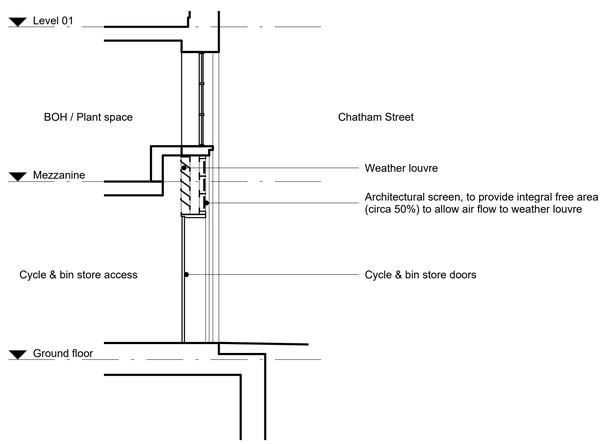


Archive photo reference of original facade

2 Chatham Street Plan - Louvres
1 : 50



3 Section - Low Level Louvres
1 : 50



4 Section - High Level Louvres
1 : 50

5 Low Level Louvres - 3D View

Rev	Date	Revision	By	Chk
P01	240709	Planning Addendum Update	SG	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Bay studies 8 of 10
Chatham Street - Louvre screens

Drawing Number
HMP-BA-21-08-DP-A-0

Revision/Suitability
P01 S2

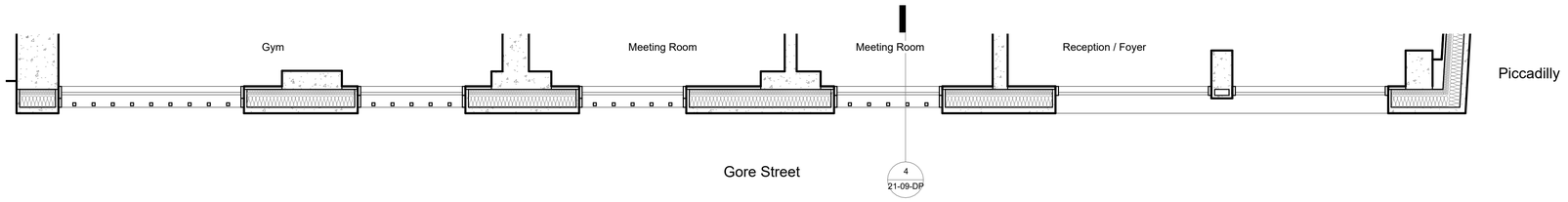
Scale @ A3
1:100

Scale @ A1
1 : 50

Revision Date
240709
YY MM DD

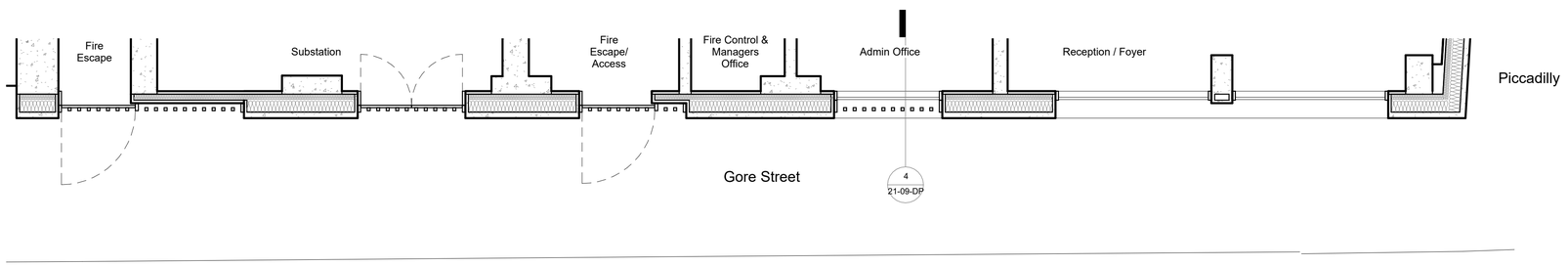
1 Gore Street Elevation - Slatted Screens

1 : 50



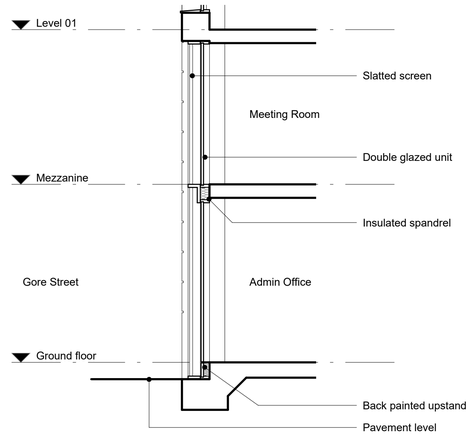
2 Slatted Screens - Upper Plan

1 : 50



3 Slatted Screens - Lower Plan

1 : 50



4 Slatted Screens - Section

1 : 50

5 Slatted Screens - 3D View

Rev	Date	Revision	By	Chk
P01	240709	Planning Addendum Update	SG	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Bay studies 9 of 10
Gore Steet - Slatted screens

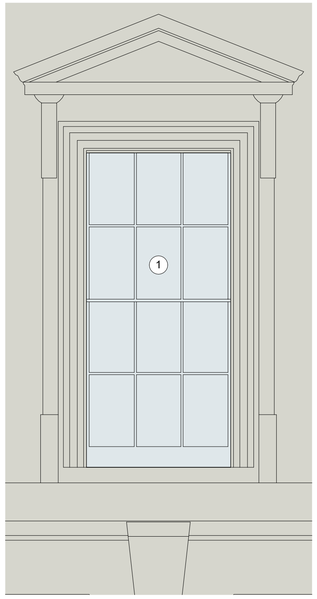
Drawing Number
HMP-BA-21-09-DP-A-0

Revision/Suitability
P01 S2

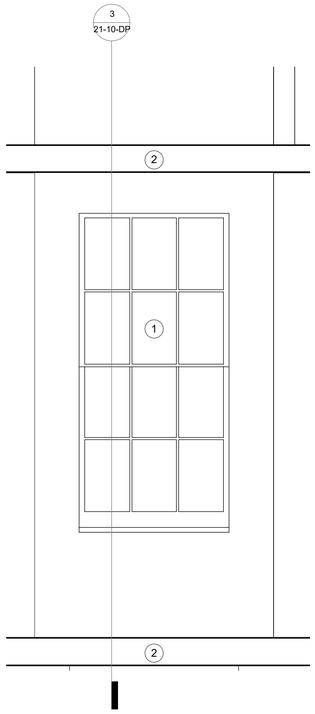
Scale @ A3

Scale @ A1
1 : 50

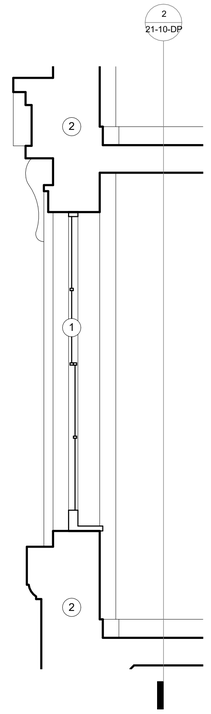
Revision Date
240709
YY MM DD



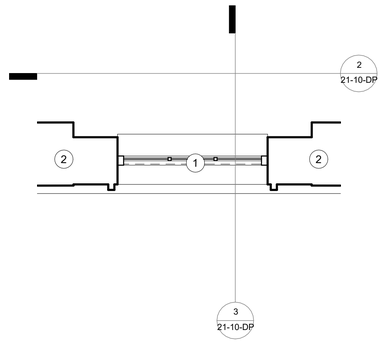
1 External Elevation - Existing Glazing
1 : 25 @ A1, 1:50 @ A3



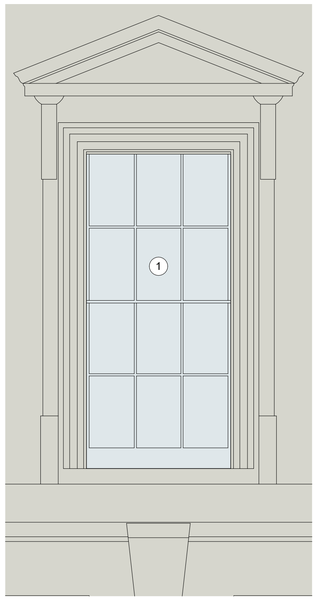
2 Internal Elevation - Existing Glazing
1 : 25 @ A1, 1:50 @ A3



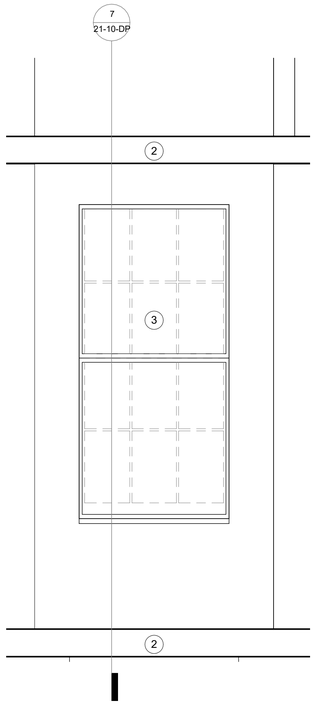
3 Typical Section - Existing Glazing
1 : 25 @ A1, 1:50 @ A3



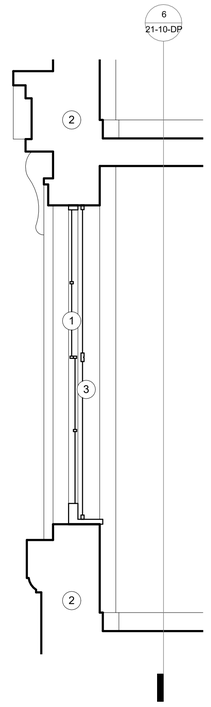
4 Typical Plan - Existing Glazing
1 : 25 @ A1, 1:50 @ A3



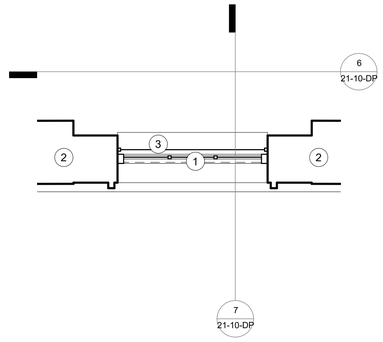
5 External Elevation - Secondary Glazing
1 : 25 @ A1, 1:50 @ A3



6 Internal Elevation - Secondary Glazing
1 : 25 @ A1, 1:50 @ A3



7 Typical Section - Secondary Glazing
1 : 25 @ A1, 1:50 @ A3



8 Typical Plan - Secondary Glazing
1 : 25 @ A1, 1:50 @ A3

Rev	Date	Revision	By	Chk
P01	240709	Planning Addendum Update	SG	JA

Notes

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Key

1. Existing timber sash window retained and refurbished
2. Existing structure
3. Proposed secondary glazing with slimline frame

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room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Bay studies 10 of 10
Secondary Glazing

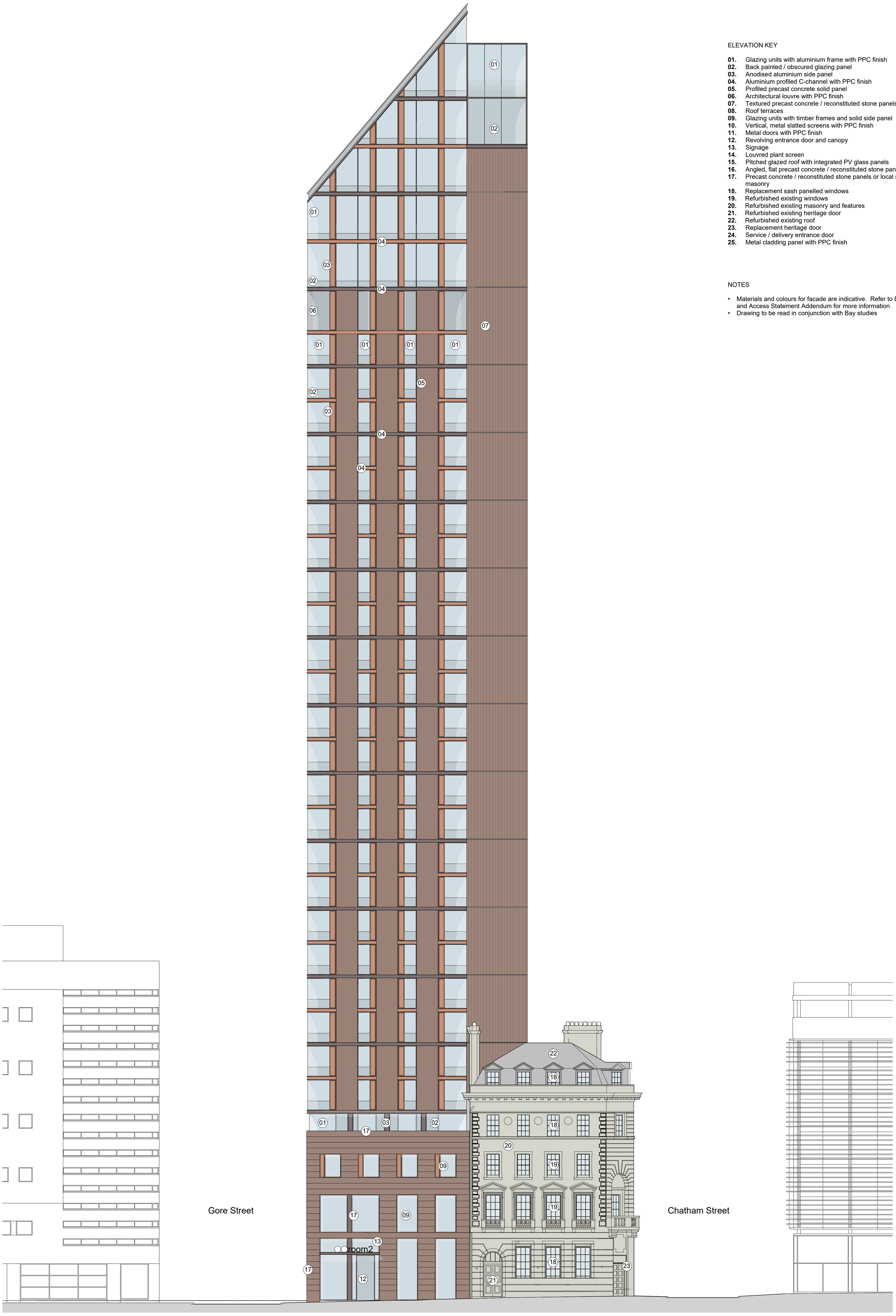
Drawing Number
HMP-BA-21-10-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:50

Scale @ A1
1 : 25

Revision Date
240709
YY MM DD



ELEVATION KEY

01. Glazing units with aluminium frame with PPC finish
02. Back painted / obscured glazing panel
03. Anodised aluminium side panel
04. Aluminium profiled C-channel with PPC finish
05. Profiled precast concrete solid panel
06. Architectural louvre with PPC finish
07. Textured precast concrete / reconstituted stone panels
08. Roof terraces
09. Glazing units with timber frames and solid side panel
10. Vertical, metal slatted screens with PPC finish
11. Metal doors with PPC finish
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof with integrated PV glass panels
16. Angled, flat precast concrete / reconstituted stone panels
17. Precast concrete / reconstituted stone panels or local stone masonry
18. Replacement sash panelled windows
19. Refurbished existing windows
20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door
25. Metal cladding panel with PPC finish

NOTES

- Materials and colours for facade are indicative. Refer to Design and Access Statement Addendum for more information
- Drawing to be read in conjunction with Bay studies

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

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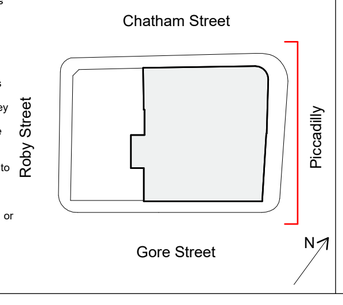
KEY PLAN



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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
East Elevation

Drawing Number
HMP-BA-21-EE-DP-A-0

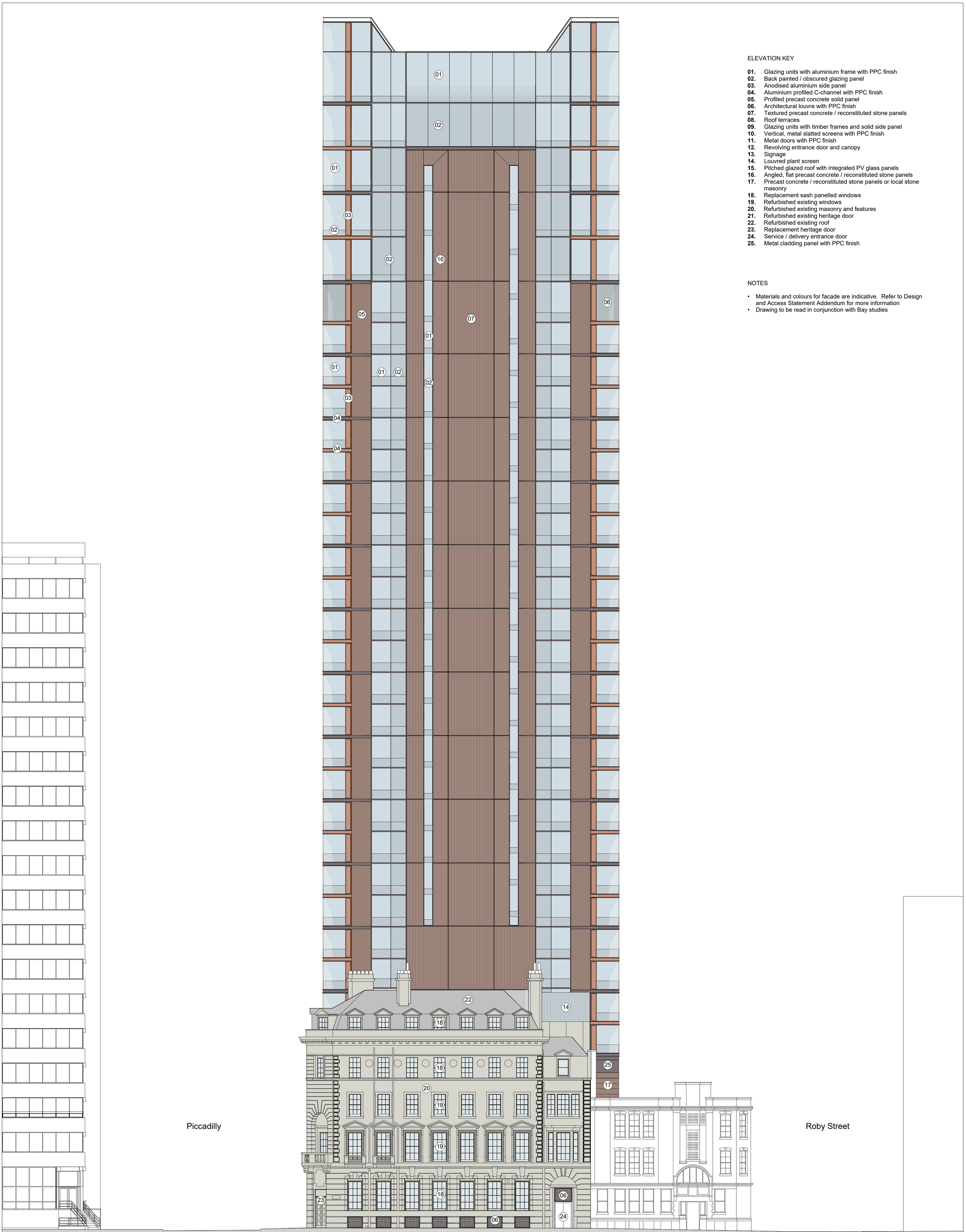
Revision/Suitability
P05 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
240708

YY MM DD



ELEVATION KEY

01. Glazing units with aluminium frame with PPC finish
02. Back painted / obscured glazing panel
03. Anodised aluminium side panel
04. Aluminium profiled C-channel with PPC finish
05. Profiled precast concrete solid panel
06. Architectural louvre with PPC finish
07. Textured precast concrete / reconstituted stone panels
08. Roof terraces
09. Glazing units with timber frames and solid side panel
10. Vertical, metal slatted screens with PPC finish
11. Metal doors with PPC finish
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof with integrated PV glass panels
16. Angled, flat precast concrete / reconstituted stone panels
17. Precast concrete / reconstituted stone panels or local stone masonry
18. Replacement sash panelled windows
19. Refurbished existing windows
20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door
25. Metal cladding panel with PPC finish

NOTES

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- Drawing to be read in conjunction with Bay studies

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240209	Revised for Planning	KC	JA
P04	240426	Planning Addendum Draft	TR	JA
P05	240501	Planning Addendum Issue	SG	JA
P06	240708	Planning Addendum Update	SG	JA

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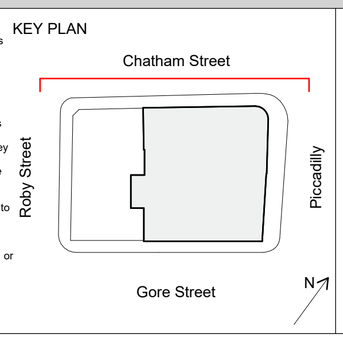

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
North Elevation

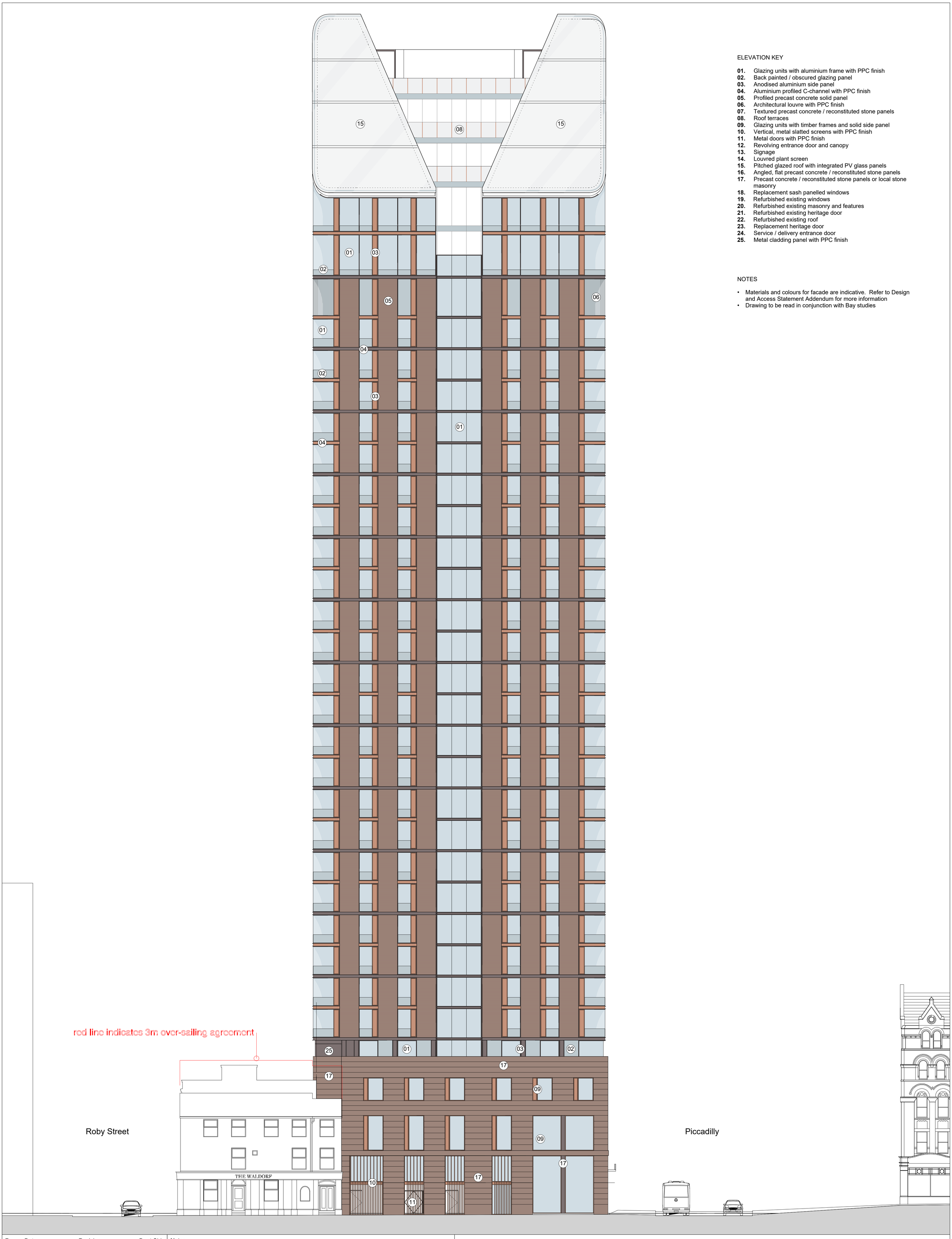
Drawing Number
HMP-BA-21-EN-DP-A-0

Revision/Suitability
P06 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
240708
YY MM DD



ELEVATION KEY

01. Glazing units with aluminium frame with PPC finish
02. Back painted / obscured glazing panel
03. Anodised aluminium side panel
04. Aluminium profiled C-channel with PPC finish
05. Profiled precast concrete solid panel
06. Architectural louvre with PPC finish
07. Textured precast concrete / reconstituted stone panels
08. Roof terraces
09. Glazing units with timber frames and solid side panel
10. Vertical, metal slatted screens with PPC finish
11. Metal doors with PPC finish
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof with integrated PV glass panels
16. Angled, flat precast concrete / reconstituted stone panels
17. Precast concrete / reconstituted stone panels or local stone masonry
18. Replacement sash panelled windows
19. Refurbished existing windows
20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door
25. Metal cladding panel with PPC finish

NOTES

- Materials and colours for facade are indicative. Refer to Design and Access Statement Addendum for more information
- Drawing to be read in conjunction with Bay studies

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

Notes

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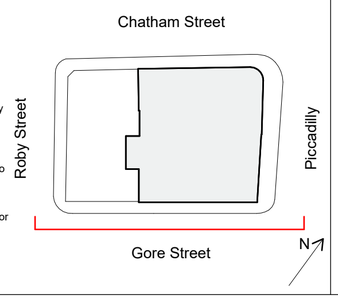
KEY PLAN



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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
South Elevation

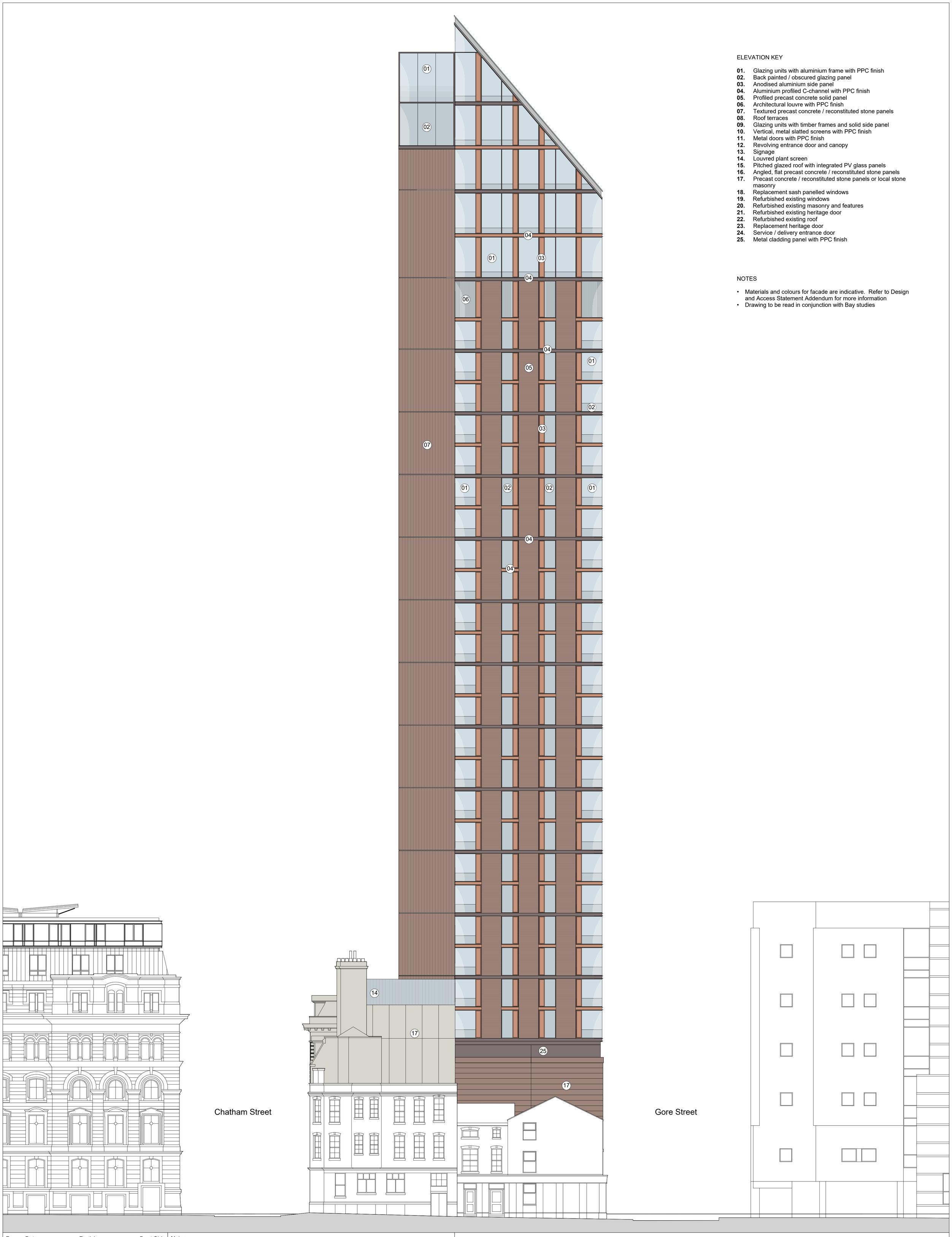
Drawing Number
HMP-BA-21-ES-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
240708
YY MM DD



ELEVATION KEY

01. Glazing units with aluminium frame with PPC finish
02. Back painted / obscured glazing panel
03. Anodised aluminium side panel
04. Aluminium profiled C-channel with PPC finish
05. Profiled precast concrete solid panel
06. Architectural louvre with PPC finish
07. Textured precast concrete / reconstituted stone panels
08. Roof terraces
09. Glazing units with timber frames and solid side panel
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11. Metal doors with PPC finish
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof with integrated PV glass panels
16. Angled, flat precast concrete / reconstituted stone panels
17. Precast concrete / reconstituted stone panels or local stone masonry
18. Replacement sash panelled windows
19. Refurbished existing windows
20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door
25. Metal cladding panel with PPC finish

NOTES

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Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

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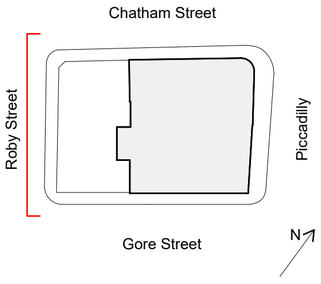
KEY PLAN



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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
West Elevation

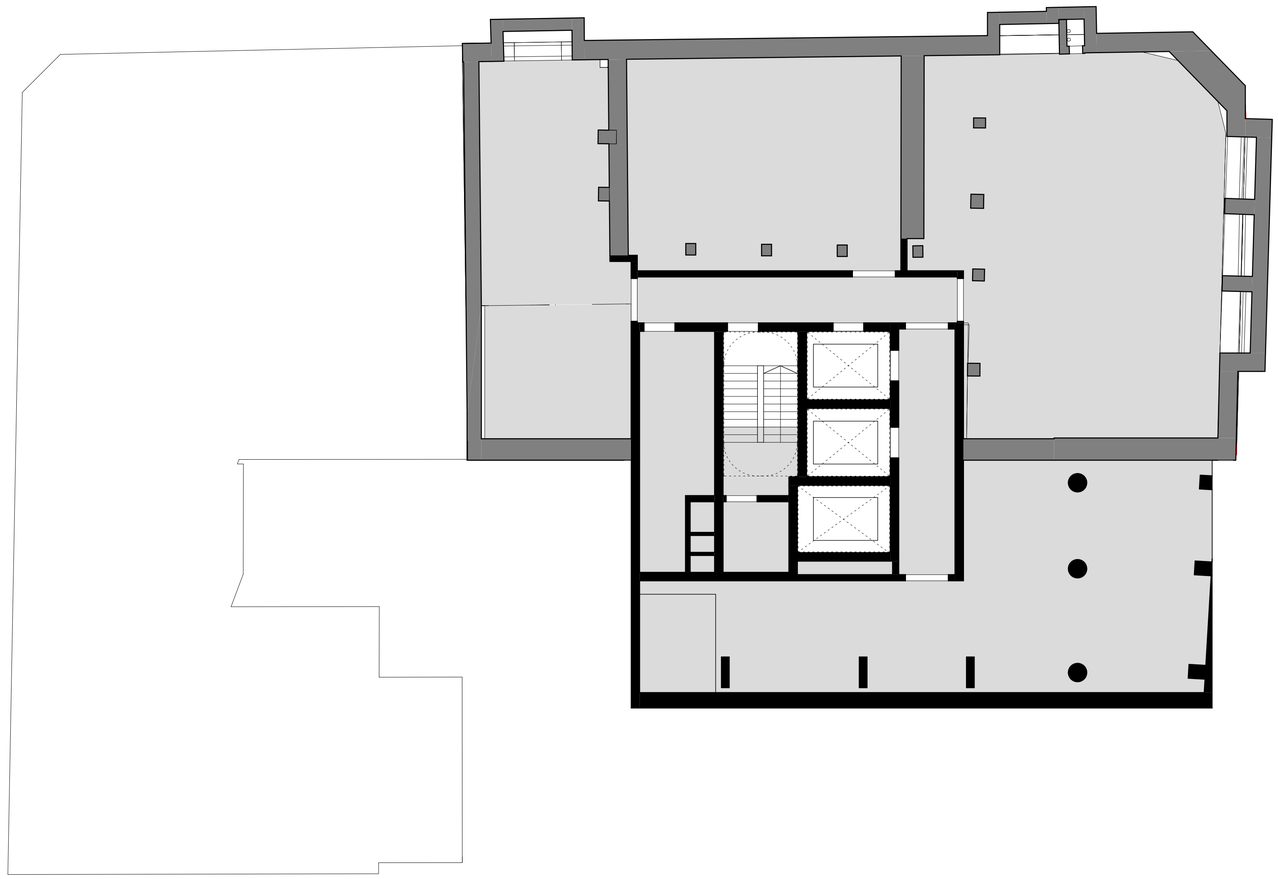
Drawing Number
HMP-BA-21-EW-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
240708
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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- Existing ceiling and coving repaired and painted
- Suspended plasterboard ceiling
- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Basement Reflected Ceiling Plan

Drawing Number
HMP-BA-35-B01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	240426	Planning Addendum Draft	TR	JA
P03	240501	Planning Addendum Issue	SG	JA

Notes

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- Suspended plasterboard ceiling
- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Ground Floor Reflected Ceiling Plan

Drawing Number
HMP-BA-35-L00-DP-A-0

Revision/Suitability
P03 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
P04	240501	Planning Addendum Issue	SG	JA

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Project
room2 Hometel Manchester Piccadilly
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Project No. 2211

Drawing Title
Planning
Mezzanine Reflected Ceiling Plan

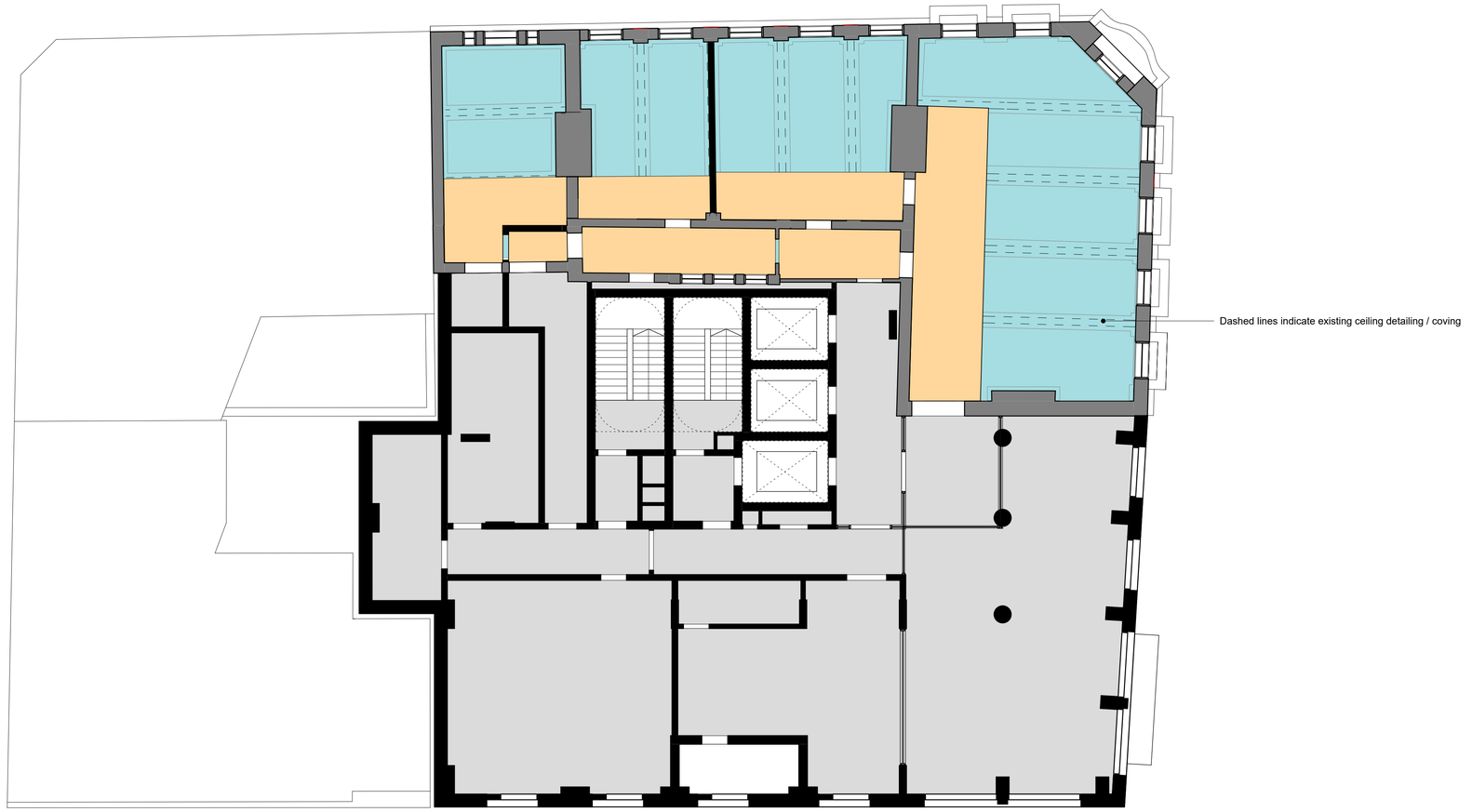
Drawing Number
HMP-BA-35-M01-DP-A-0

Revision/Suitability
P04 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
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- Suspended plasterboard ceiling
- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 1 Reflected Ceiling Plan

Drawing Number
HMP-BA-35-L01-DP-A-0

Revision/Suitability
P04 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
P03	240426	Planning Addendum Draft	TR	JA
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Existing ceiling and coving repaired and painted

Suspended plasterboard ceiling

Exposed structural soffit

Insulated soffit

Existing downstand and coving

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Project

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Project No. 2211

Drawing Title

Planning
Level 2 Reflected Ceiling Plan

Drawing Number
HMP-BA-35-L02-DP-A-0

Revision/Suitability
P04 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501

YY MM DD

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 3 Reflected Ceiling Plan

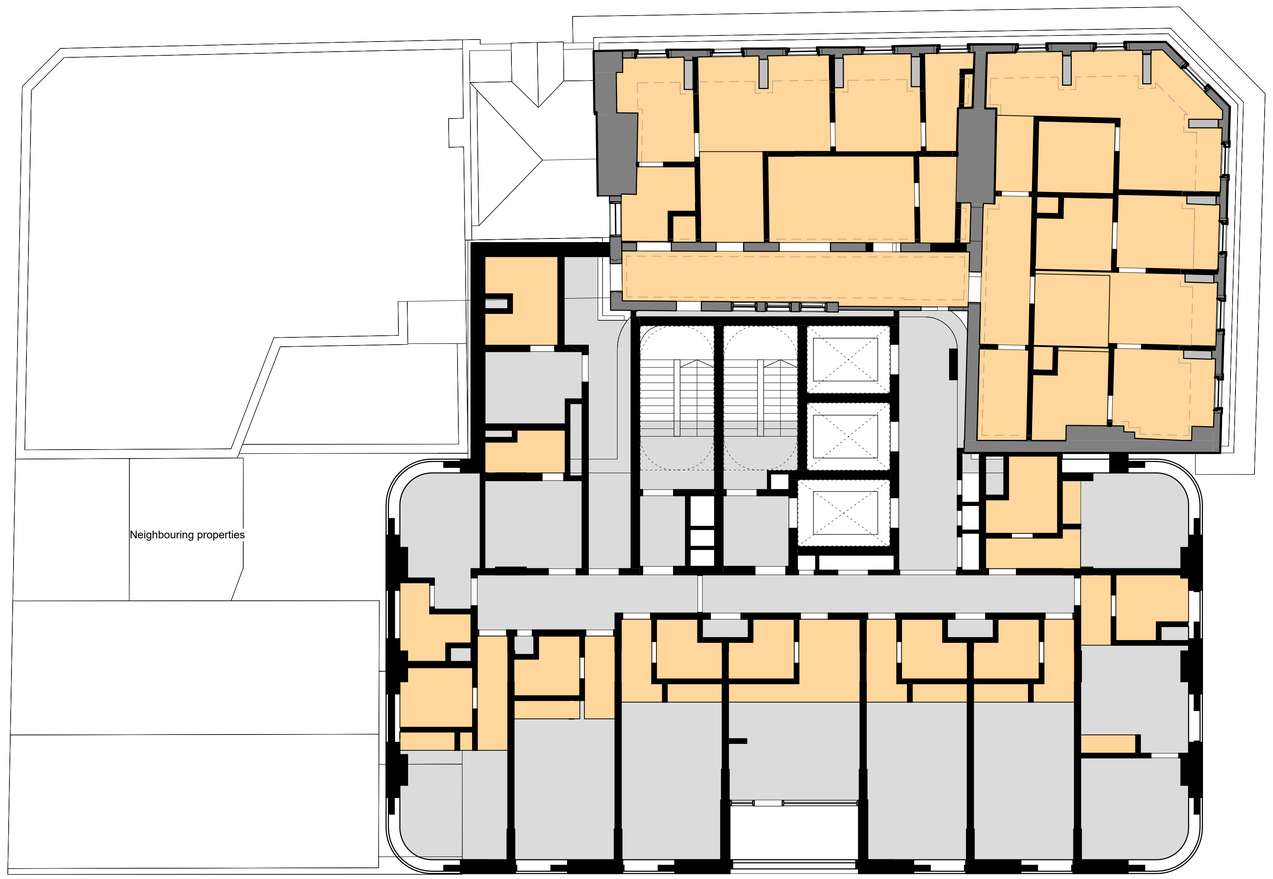
Drawing Number
HMP-BA-35-L03-DP-A-0

Revision/Suitability
P05 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240708
YY MM DD



Rev	Date	Revision	By	Chk
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Project
room2 Hometel Manchester Piccadilly
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Project No. 2211

Drawing Title
Planning
Level 4 Reflected Ceiling Plan

Drawing Number
HMP-BA-35-L04-DP-A-0

Revision/Suitability
P03 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
240501
YY MM DD