

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

- 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.
- 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.
- 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
- Double glazed units on 250mm curtain wall framing system, 25/50mm wide capped frame to be red / brown / bronze PPC finish.
- Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame.
- 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.
- 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.
- 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

- 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.

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

- 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.
- 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

- 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.

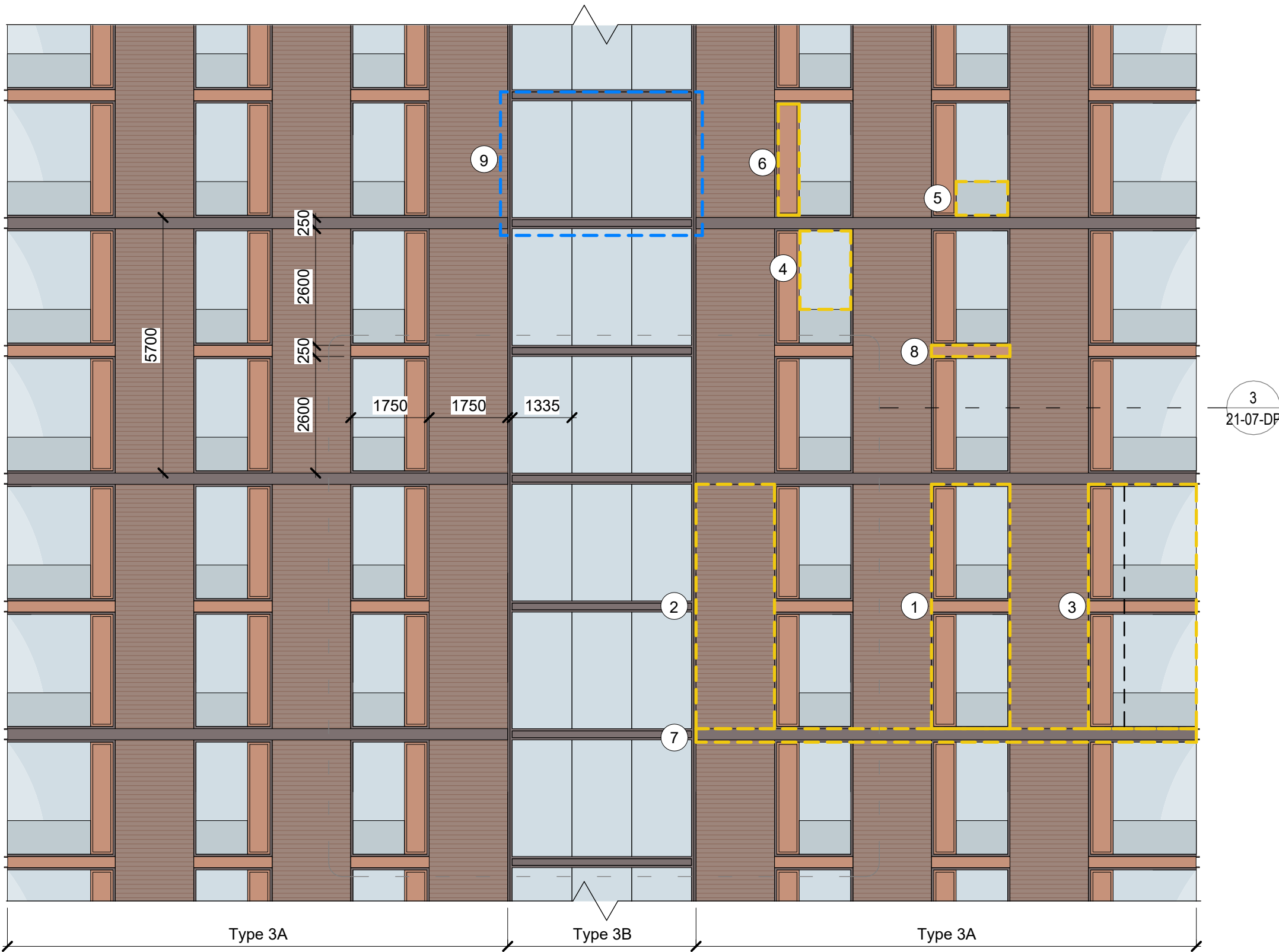
Type 4 Cladding

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

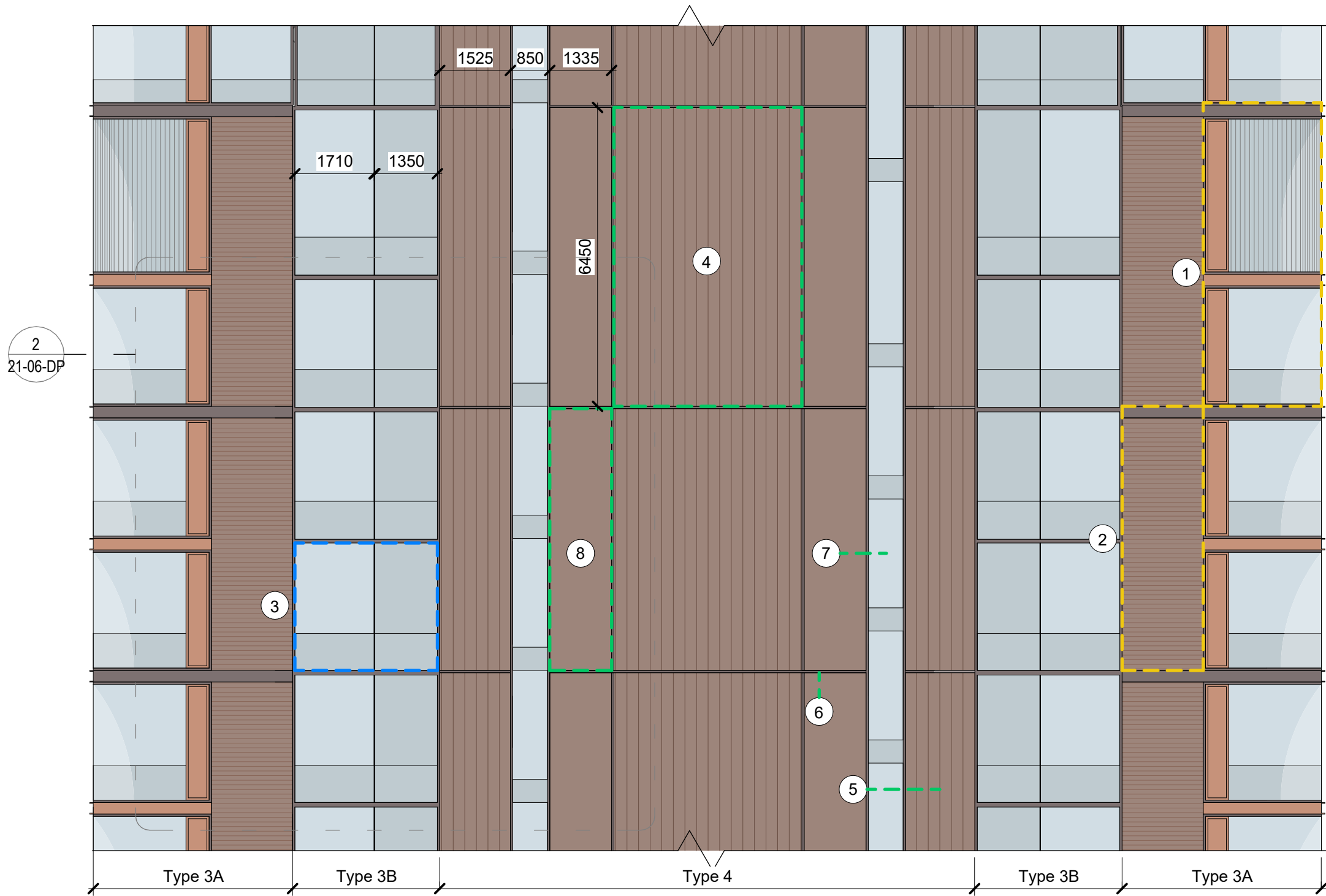
- Double storey red / brown precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Textured concrete panel finish and dark grey / brown / bronze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



2 South Elevation
1 : 100



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

Notes

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

Drawing Title
Planning
Bay Studies 3 of 10

(Previously 3 of 7)

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

Scale @ A3 Scale @ A1 Revision Date
1:200 1 : 100 240708

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