

Crown Façade and Winter 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

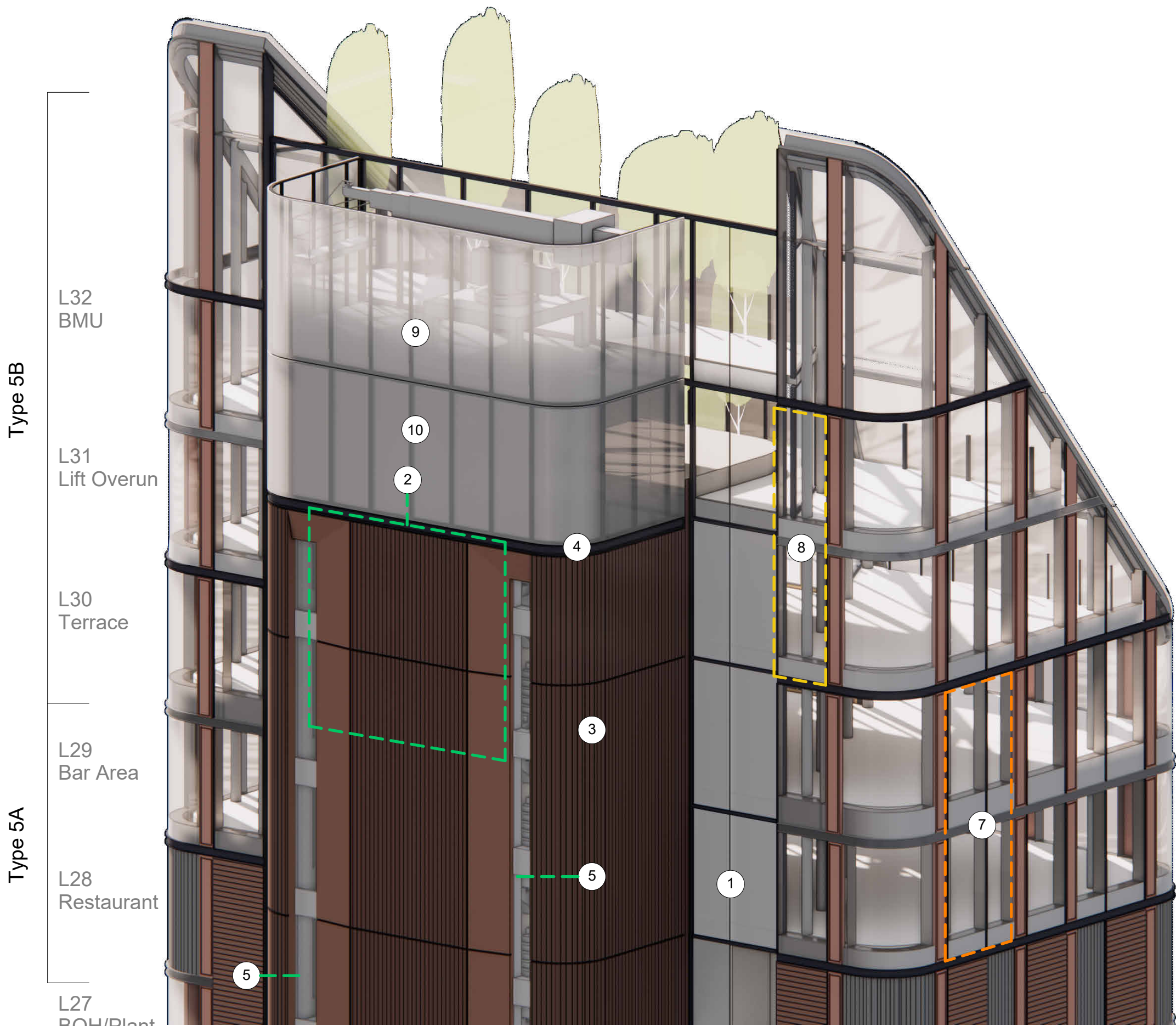
2. Double storey Red / brown precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Textured concrete panel finish, Red / brown PCC aluminium capped 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 Façade 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)

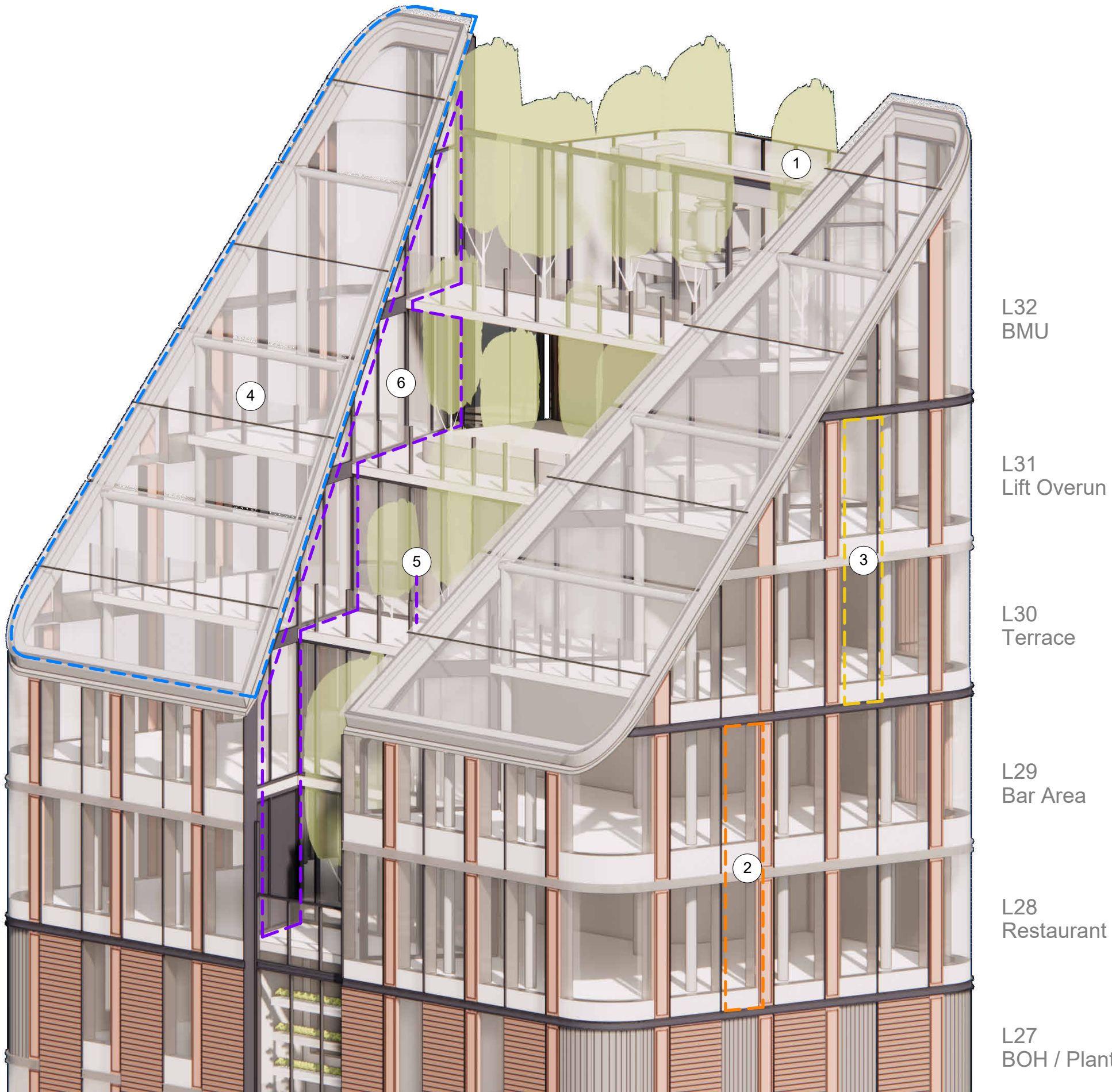
3. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

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 Façade 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
P04	240501	Planning Addendum Issue	SG	JA
P05	240708	Planning Addendum Update	SG	JA

Notes

For Health & Safety related information please refer to the Rolling Designers Risk Register. Where relevant, elements identified on this register are highlighted within the model and on the drawings with the following logo.

DO NOT SCALE FROM DRAWING:

- Drawing to be printed in colour;
- All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction. Any inconsistencies or omissions should be reported to Bennetts Associates;
- Unless otherwise stated, all grids or co-ordinates are based on the Ordnance Survey National Grid via GPS Observations;
- Unless otherwise stated, all spot heights and levels are expressed as AOD foabove ordnance datum' based on the Ordnance Survey ODN (Ordnance Datum Newlyn).

Bennetts Associates Architects make no warranties, express or implied, with respect to the reuse of the data provided herewith, regardless of its format or the means of its transmission.

All existing survey data is based on, or reference from, 3rd Party information. Unless otherwise stated, all structural, mechanical, electrical information is based on, or reference from, 3rd Party data.

© Crown Copyright 2021. All Rights Reserved.
Ordnance Survey License 123456

BENNETTS ASSOCIATES

Second Floor, 31 Booth Street, Manchester, M2 4AF
T +44 (0)161 674 0135 • www.bennettsassociates.com
Emanchester@bennettsassociates.com
For Bennetts Associates' electronic information issue disclaimer - www.bennettsassociates.com/informationdisclaimer/

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

Drawing Title
Planning
Bay studies 4 of 10
(Previously 4 of 7)

Drawing Number Revision/Suitability
HMP-BA-21-04-DP-A-0 P05 S2

Scale @ A3 Scale @ A1 Revision Date
NTS NTS50 240708

YY MM DD