

Tower Base
Location: South West Elevation

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

- 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.
- Red / Brown reconstituted stone (precast) or local stone masonry string courses, column and copings to align with key facade features / datumns on 12 Piccadilly.
- Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.
- 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

- 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
- Oversalling 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

12 Piccadilly
Location: Chatham Street Elevation

Type 1 Cladding
12 Piccadilly, Façade upgrades

- Like for like replacement of windows to GF, Levels 3 and 4 to match existing multi pane sash windows.
- Repaired and refurbished existing windows to levels 1-2 with secondary glazing on interior
- Refurbishment, cleaning and repair of existing masonry
- Replacement and upgrading of existing roof (to match appearance / materials of existing)
- Steps removed, replacement heritage door into café
- 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
- 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

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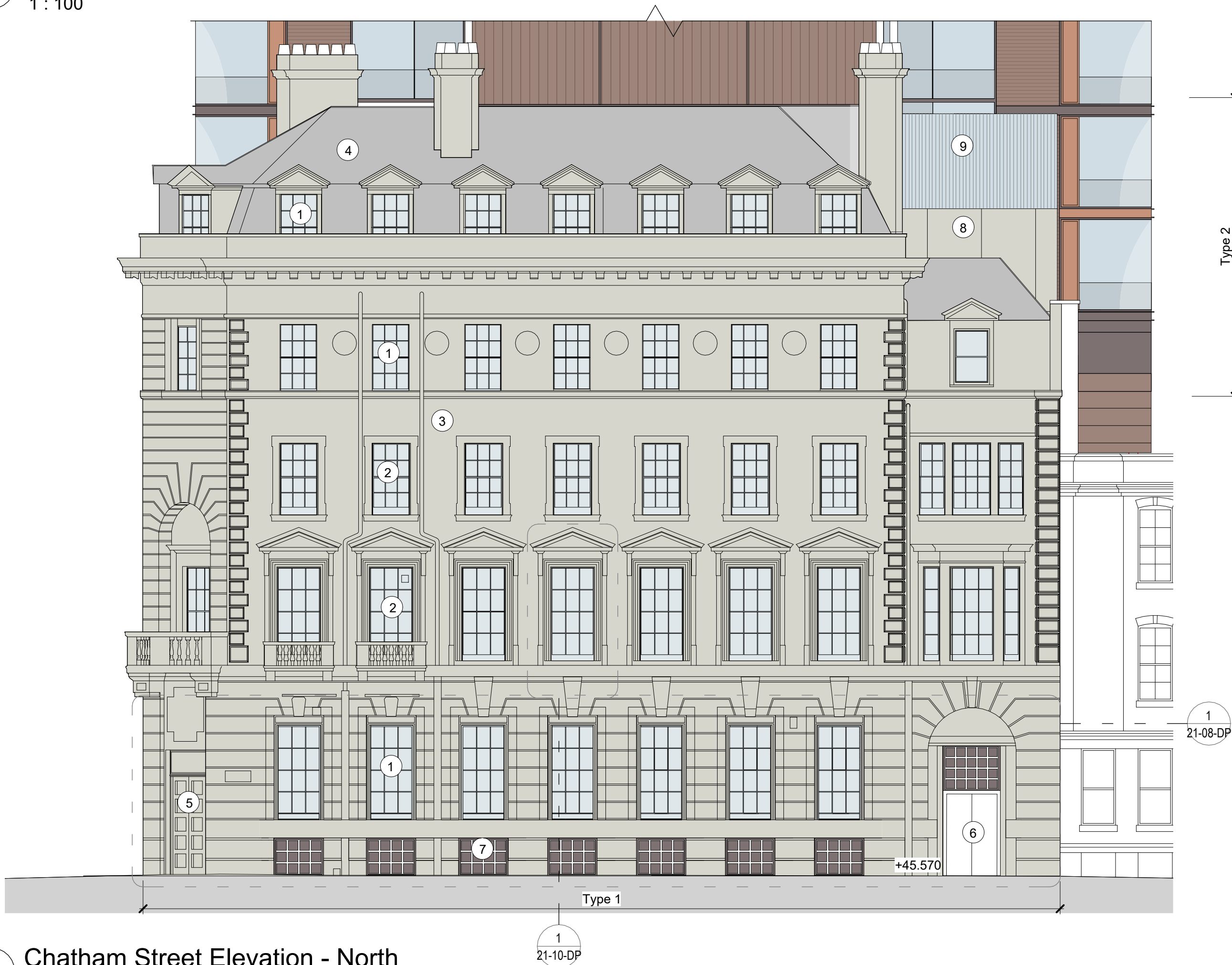
- Red / brown reconstituted stone (precast) or local stone masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc) stone returned into circa 300mm deep window reveals.
- Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.

Note:

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



2 Roby Street Elevation - West
1 : 100



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

Notes

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BENNETTS ASSOCIATES

Second Floor, 31 Booth Street, Manchester, M2 4AF
T +44 (0)161 674 0135 • www.bennettsassociates.com
E manchester@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 2 of 10

(Previously 2 of 7)

Drawing Number Revision/Suitability
HMP-BA-21-02-DP-A-0 P06 S2

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

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