

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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- Unless otherwise stated, all spot heights and levels are expressed as AOD *foabove* *ordnance datum* based on the Ordnance Survey ODN (Ordnance Datum Newlyn).

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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

- Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26).
- 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
- 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.
- 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.
- Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame. Curved corner unit indicated.
- 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.
- 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.
- 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

- 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.
- 1500mm outer radius curved concrete corner panels
- Expressed horizontal joint lines.

Type 5A Cladding

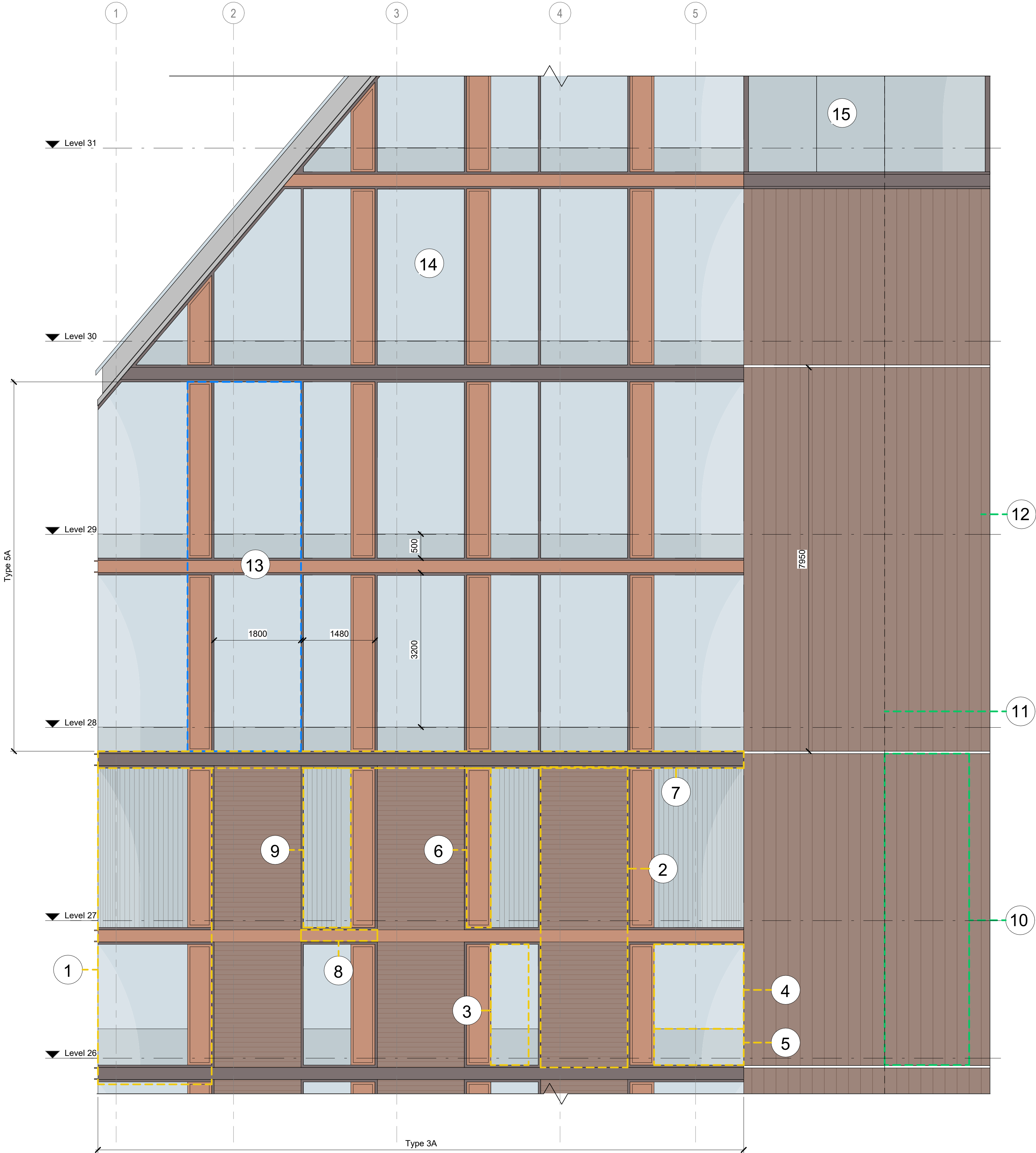
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels)

- 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)

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



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

Drawing Title
Planning
Bay Studies 5 of 10
(Previously 5 of 7)

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