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

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.

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

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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