

Property Alliance Group/
Starwood Capital Group
One Cathedral Square
Facade Schedule & Quality Plan
Condition 03



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Design Rationale

The façade has been inspired by the Manchester Cathedral's profiled window reveals and are angled towards the cathedral deliberately.

The precast concrete double storey panels allow a modern high quality finish. The choice of colour was carefully selected to compliment the traditional red bricks of the adjacent buildings.

Facade Quality Plan

This document is to set out the quality of material and management of the project façade elements to allow the pre commencement planning condition to be discharged.

The main façade elements are precast concrete double storey panels with an anodised Curtain Wall System (CWS) in between.

A façade engineer has been appointed to ensure that the quality of materials is achieved in refined detailing and captured in the façade specification.

At this stage no main contractor has been appointed. Once appointed the relevant contractor and their sub-contractors will be required to produce a Visual Mock Up for inspection by the Design Team and MCC Planning to approve all materials and interfaces.

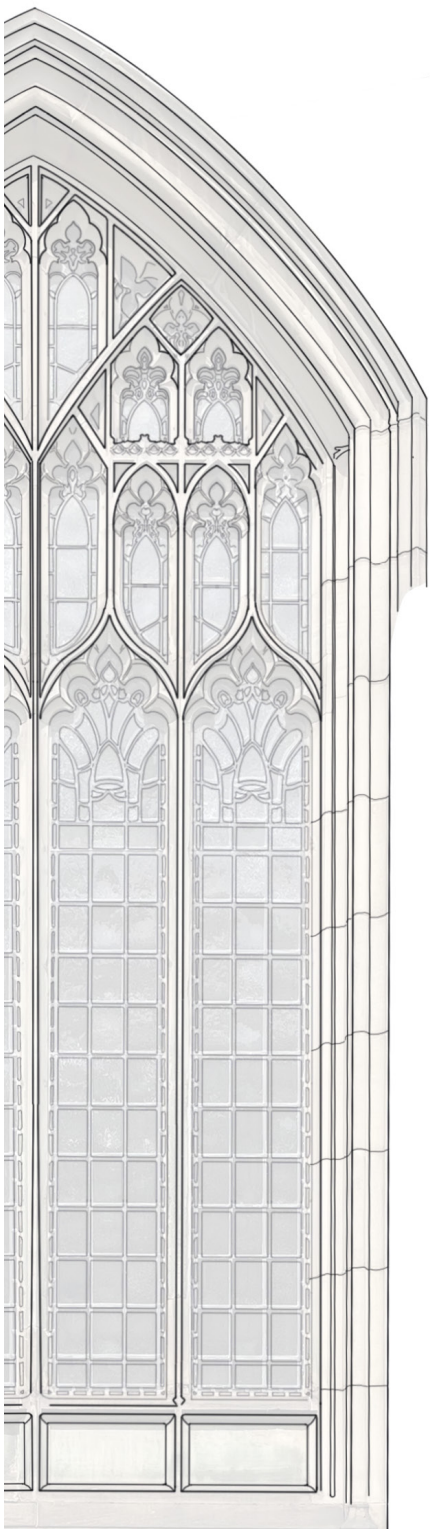
Throughout the project JMA will be reviewing all sub contractors drawings and information to check specification compliance and that the design intent of detailing is maintained. The contractor to ensure that the sub-contractor's quality plan is implemented and that it meets architectural and facade specification requirements.

During the construction phase, the contractor is to ensure that all façade panels to be stored on pallets off the ground, protected from inclement weather to keep dry and prevent soiling, chipping and contamination by salts and other deleterious substances.

After final completion by the façade contractor, all elements to be cleaned and any dirt or blemishes removed from exposed surfaces in accordance with the manufacturer's recommendations. The contractor should allow for all adjacent surfaces to be protected from damage during the cleaning operations.



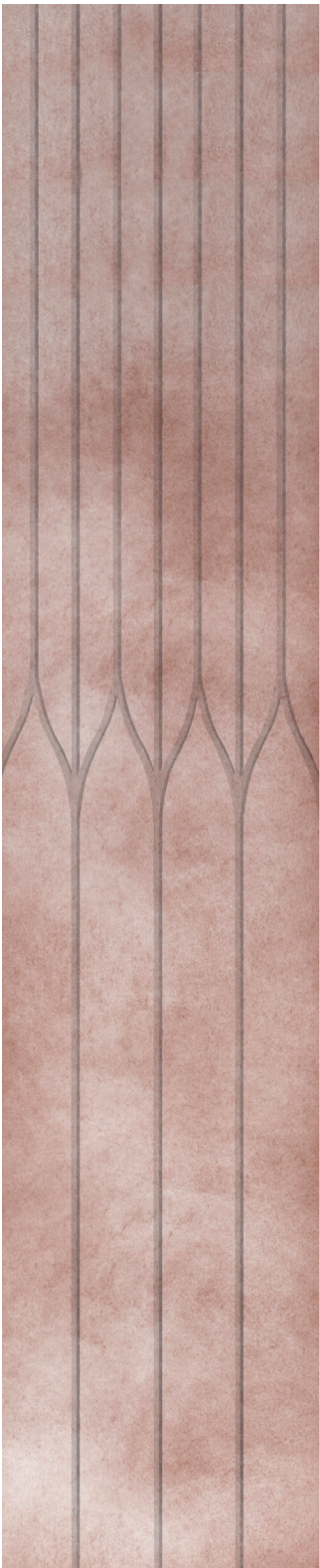
Manchester Cathedral - Ogee Arch Window



Tracery of Medieval Church Window

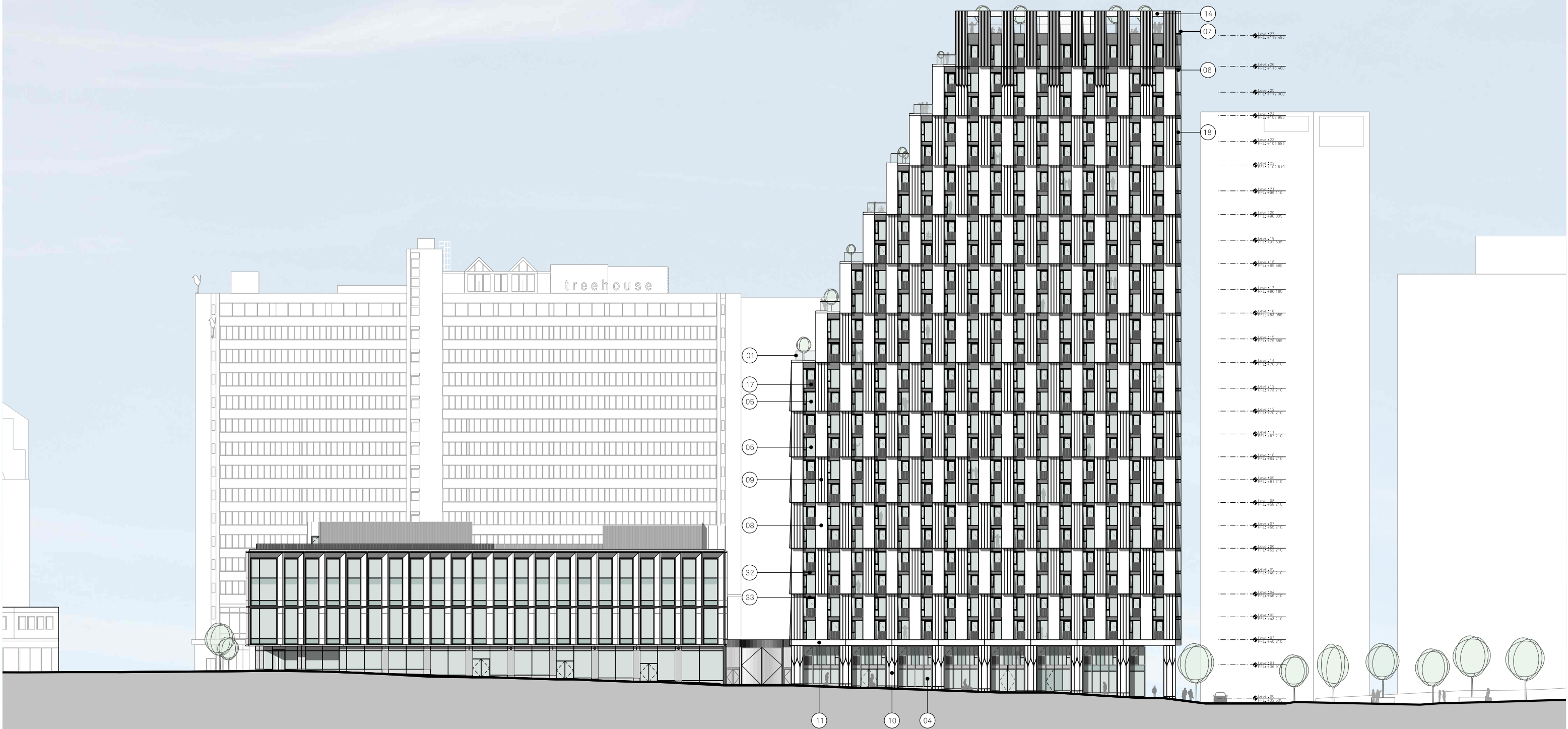
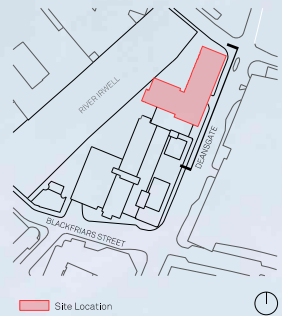


Ogee tracery extended to create elegant modern interpretation



Proposed modern use of Ogee pattern

1.0 Planning Elevations



BLACKFRIARS STREET PREMIER HOUSE SERVICE YARD RESIDENTIAL BUILDING VICTORIA BRIDGE ST VICTORIA ST

MATERIALITY KEY:

- | | | | | | | | | |
|---|--|--|--|---|--|--|--|---|
| 01 Glazed Balustrade | 05 Metallic Silver Unitised Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Acid Etch Patterned Concrete Precast Lintel | 16 Metallic PPC Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel | 27 Painted Blockwork Wall | 31 Landscape deck with riverside parking |
| 02 Metallic PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel (Polished) | 18 Glazed Corner Unit | 25 Anodised PPC Metal Rainscreen Cladding | 26 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 22 Anodised aluminium soffit with integrated slot vents | | 30 Metallic PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset |

Project Name:
Renaissance

Title:
Residential Building - Block 2
Proposed East Elevation

Scale:
1:250@A1

Drawn: RW

Checked: FM

Status:
Planning

Project:

150

Drawing No:

B2_04.2200

Rev:

-

Detail:
- 22,10,21

Planning Issue

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