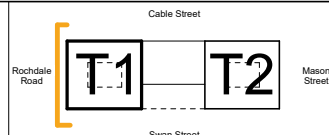




Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.



Rev	Date	Description
00	2018-07-06	Issued for Planning
01	2018-07-25	Updated landscaping proposals
02	2018-12-17	Additional storey per tower and level 03_04 layout amendments



Project Title
Swan House
2 Rochdale Road
Manchester

Status	Planning Issue
--------	----------------

Drawing Title	General Arrangement Elevation West Rochdale Road
---------------	--

Job No	Scale	1:500 @ A3	Date
10133	1 : 250 @ A1		Jun 2018
SHP Drawing Code	10133-Z1-EW-EL-A-B5D8-G200-0001		Revision
			02

simpsonhaugh

Manchester +44 (0)161 835 2345 London +44 (0)20 7549 4000

© SimpsonHaugh and Partners 2017

ROCHDALE ROAD (AUG 2022)



2.2.1 Minor Amendments to Overall Facade

- A - General minor, positive, brick pier setting out development throughout (no change to quantum of piers or windows)
- B - Opening window locations developed throughout
- C- Back painted glass locations developed throughout
- D - Greenwall height clarification; height updated to match wind report and visuals submitted with planning permission
- E - Roof enclosure reduced in width

2.2.2 Substation Ground Floor (Cable Street)

- F - Two brick piers removed at ground floor to enable substation design to be integrated. Precast piers put in place of brick piers

2.2.3 Fire Escape Door (Cable Street)

- G - Fire escape door from car park added into louvre zone at ground floor

2.2.4 Glazed/louvred panels/doors (Cable Street)

- H - Glazed door replaced with glazing and louvred panel replaced with louvred door on retail unit

This drawing is copyright. Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Scale Bar 1:250 @ A1

0 1 2 3 4 5 6 7 8 9 10m

Cable Street

Rochdale Road

T1

T2

Swan Street

Mason Street

Rev	Date	Description
01	2018-07-06	Issued for Planning
02	2018-07-25	Updated landscaping proposals
03	2018-12-17	Additional storey per tower and level 03_04 layout amendments
04	2021-08-03	Expenditure vent design updated
05	2021-11-23	Updated for report CP14
06	2022-08-22	Non-material amendment

Project Title

Swan House
2 Rochdale Road
Manchester

Status

Planning Issue

Drawing Title

General Arrangement Elevation
West
Rochdale Road

Project No	Scale	Date
10133	1:500 @ A3 1:250 @ A1	Jun 2018

Revision

32073-Z1-EW-EL-A-B5D8-G200-0001

05

simpsonhaugh

Manchester
+44 (0)161 635 2345

London
+44 (0)20 7549 4000

© SimpsonHaugh and Partners 2021

This architectural elevation drawing illustrates the facade of Tower 02, a tall building with a grid-like window pattern. The drawing includes a vertical list of floor levels on the left, ranging from 00.1 (+152.220 m AOD) to ROOF (+147.800 m AOD). The building is situated in an urban context, with surrounding streets and buildings labeled at the bottom: Mackie Mayor, Swan Street, Bank of Baroda, Cable Street, AC Marriott Hotel, and Addington Street. The drawing also shows the building's relationship to the ground plane and adjacent structures, including a smaller building to the right and a larger building to the left.

Floor Levels (m AOD):

- ROOF: +147.800 m AOD
- Parapet T1: +146.570 m AOD
- 34: +144.570 m AOD
- 33: +142.130 m AOD
- 32: +139.530 m AOD
- 31: +136.930 m AOD
- 30: +134.330 m AOD
- 29: +131.730 m AOD
- 28: +129.130 m AOD
- 27: +126.530 m AOD
- 26: +123.930 m AOD
- 25: +121.330 m AOD
- 24: +118.730 m AOD
- 23: +116.130 m AOD
- 22: +113.530 m AOD
- 21: +110.930 m AOD
- 20: +108.330 m AOD
- 19: +105.730 m AOD
- 18: +103.130 m AOD
- 17: +100.530 m AOD
- 16: +97.930 m AOD
- 15: +95.330 m AOD
- Parapet T2: +94.770 m AOD
- 14: +92.170 m AOD
- 13: +89.570 m AOD
- 12: +86.970 m AOD
- 11: +84.370 m AOD
- 10: +81.770 m AOD
- 09: +79.170 m AOD
- 08: +76.570 m AOD
- 07: +73.970 m AOD
- 06: +71.370 m AOD
- 05: +68.770 m AOD
- 04: +66.170 m AOD
- 03: +63.570 m AOD
- 02: +60.970 m AOD
- 01: +58.370 m AOD
- M0: +55.770 m AOD
- 00.2: +53.170 m AOD
- 00.1: +50.570 m AOD

Building Context and Features:

- Residential Apartments:** Indicated on the right side of the building.
- Residential Apartments + Amenity:** Indicated on the right side of the building.
- Residential Apartments + Amenity + Roof Garden:** Indicated on the right side of the building.
- Serviced Apartments + Cycle Store:** Indicated on the right side of the building.
- Entrance + Retail + Car Park:** Indicated on the right side of the building.

© SimpsonHaugh and Partners 2017

MASON STREET (AUG 2022)



2.2.1 Minor Amendments to Overall Facade

- A - General minor, positive, brick pier setting out development throughout (no change to quantum of piers or windows)
- B - Opening window locations developed throughout
- C- Back painted glass locations developed throughout
- D - Greenwall height clarification; height updated to match wind report and visuals submitted with planning permission
- E - Roof enclosure reduced in width

2.2.2 Substation Ground Floor (Cable Street)

- F - Two brick piers removed at ground floor to enable substation design to be integrated. Precast piers put in place of brick piers

2.2.3 Fire Escape Door (Cable Street)

- G - Fire escape door from car park added into louvre zone at ground floor

2.2.4 Glazed/louvred panels/doors (Cable Street)

- H - Glazed door replaced with glazing and louvred panel replaced with louvred door on retail unit

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on
site by contractor.
Contractor to report any dimensional
discrepancies, errors or omissions
prior to commencing on site.

Scale Bar 1:250 @ A1
0 1 2 3 4 5 6 7 8 9 10m

Cable Street
Rochdale Road
T1
T2
Swan Street
Mason Street

Rev	Date	Description
01	2018-07-26	Issued for Planning
02	2018-07-26	Updated landscaping proposals
03	2018-12-17	Additional storey per tower and level 03_04 layout amendments
04	2021-08-03	Revised west design updates
05	2021-11-23	Updated for report CP14
06	2022-08-22	Non-material amendment

Project Title
Swan House
2 Rochdale Road
Manchester

Status
Planning Issue

Project No	Scale	Date
10133	1:500 @ A3 1:250 @ A1	Jun 2018

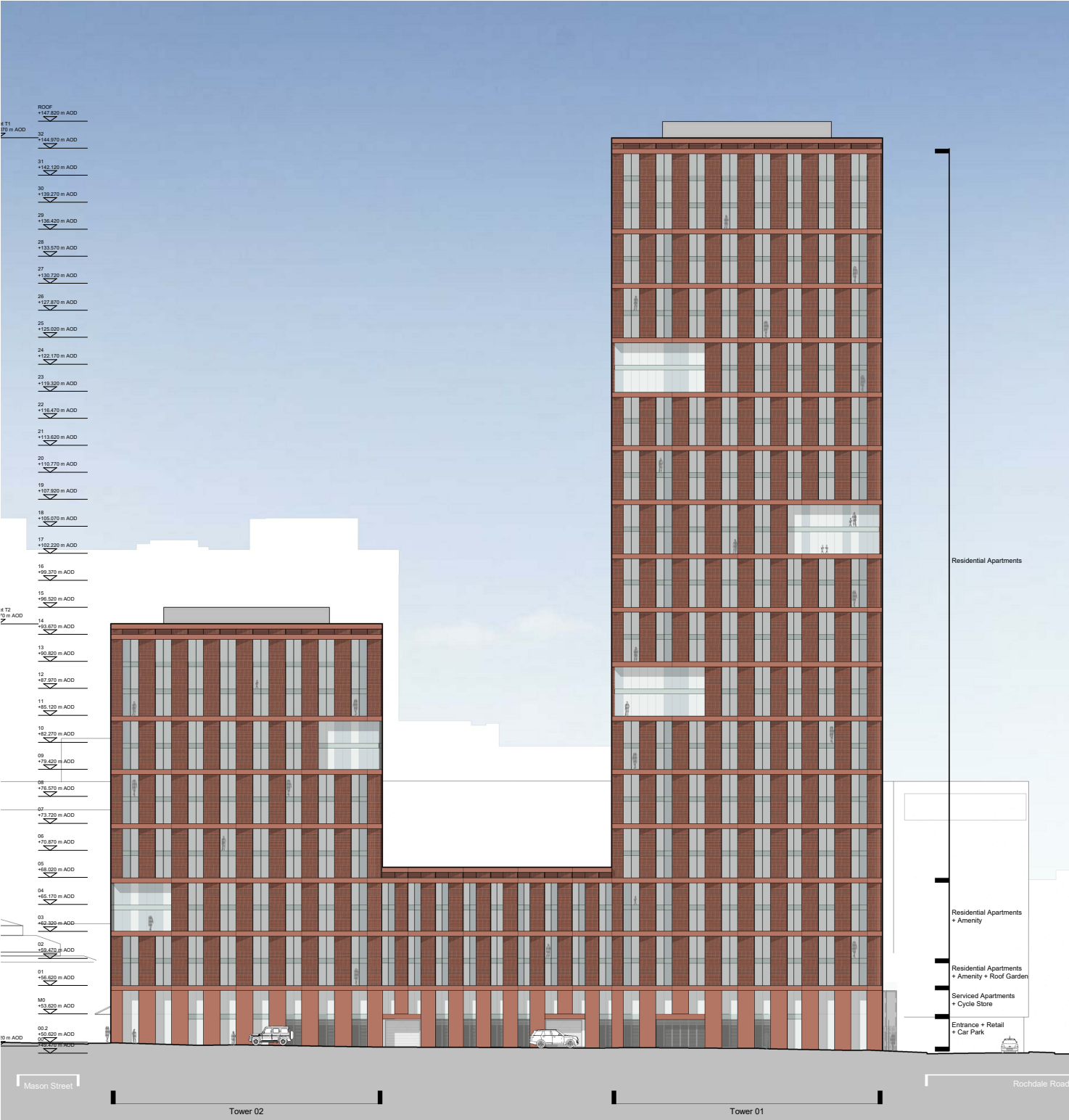
SRP Drawing Code
32073-Z1-EE-EL-A-B5D8-G200-0001

Revision
05

simpsonhaugh
Manchester
+44 (0)161 635 2345
London
+44 (0)20 7549 4000

© SimpsonHaugh and Partners 2021

COMPARISON OF CABLE STREET ELEVATIONS - PLANNING V CURRENT PROPOSAL



CABLE STREET (PLANNING PERMISSION)

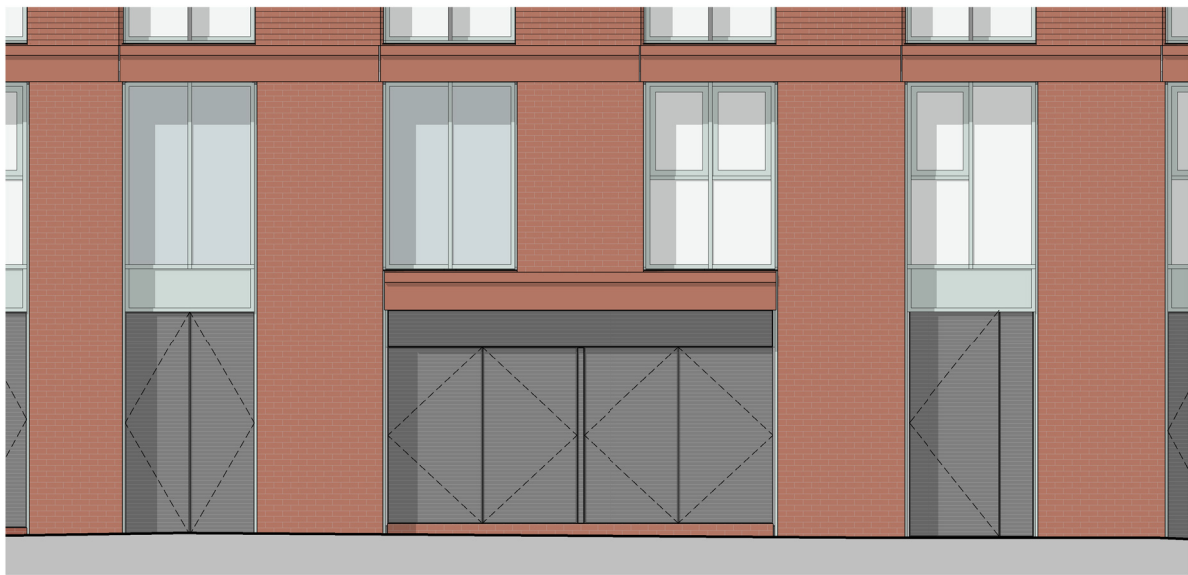


CABLE STREET (CURRENT PROPOSAL AUG 2022)

2 x double louvred bay entrances to substation, precast piers

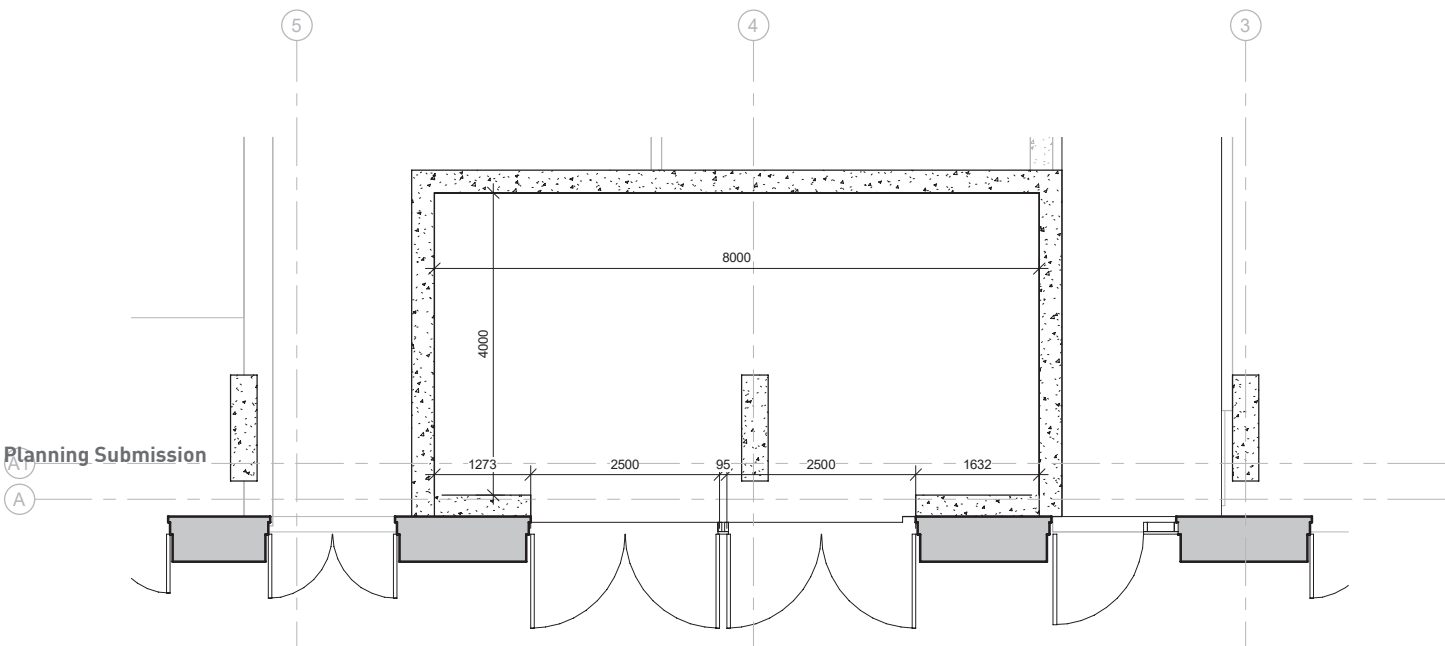
Discussed with Dave Roscoe and Jennifer Atkinson on 14 March 2022

COMPARISON OF PART ELEVATIONS OF SUBSTATION - PLANNING V CURRENT PROPOSAL

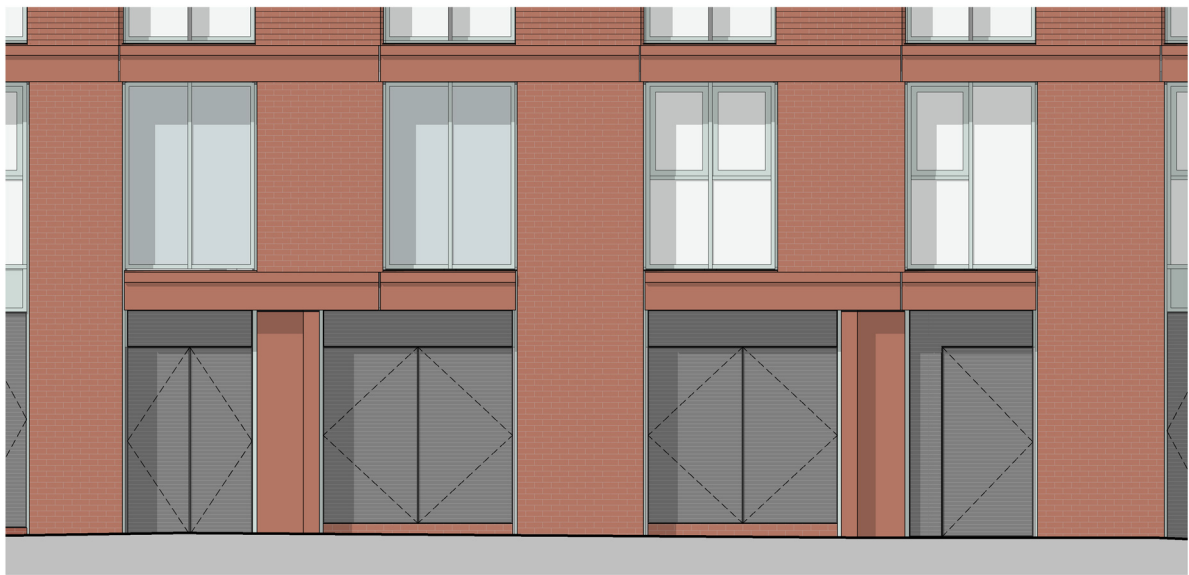


Substation Elevation
1 : 50

PLANNING PERMISSION

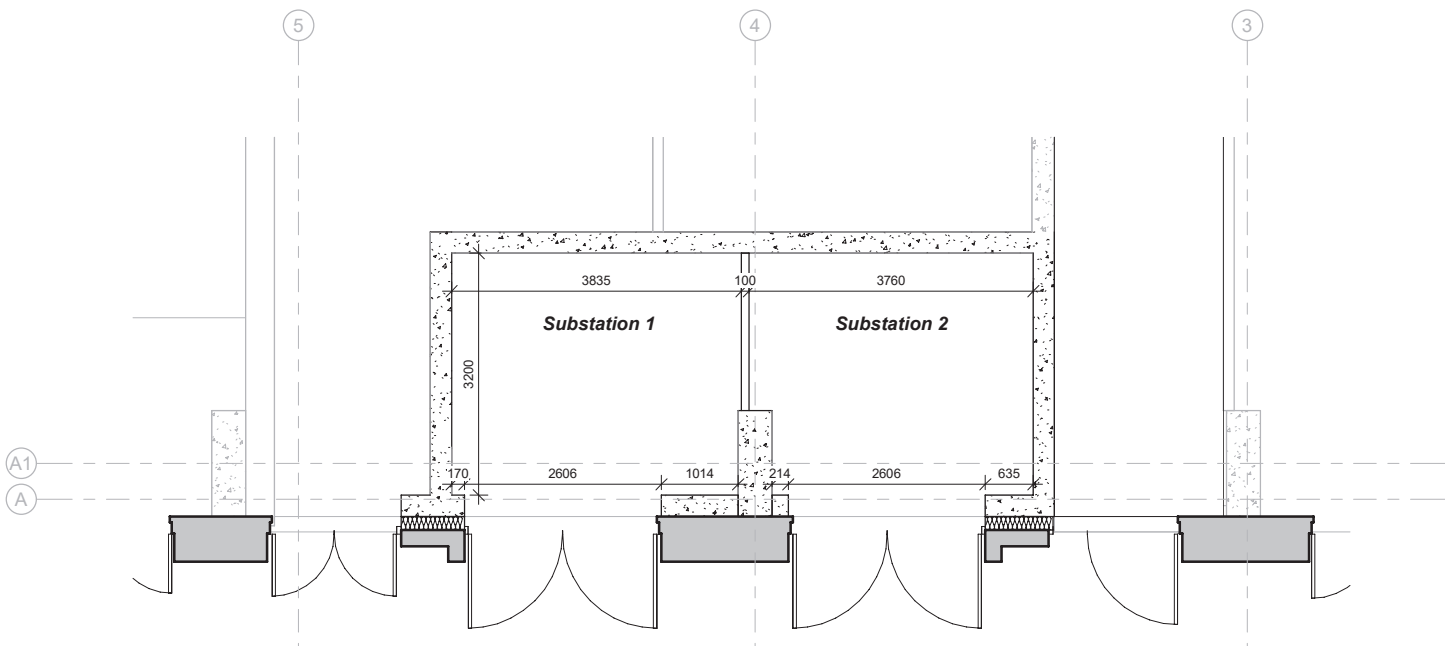


- 2no. double doors into a single space for 2 transformers
- Designed prior to subcontractor/ENWL input
- ENWL require 2 no. 2500mm wide doorsets + room separation
- There is not enough room between brick piers for 2no. doorsets and a separating wall

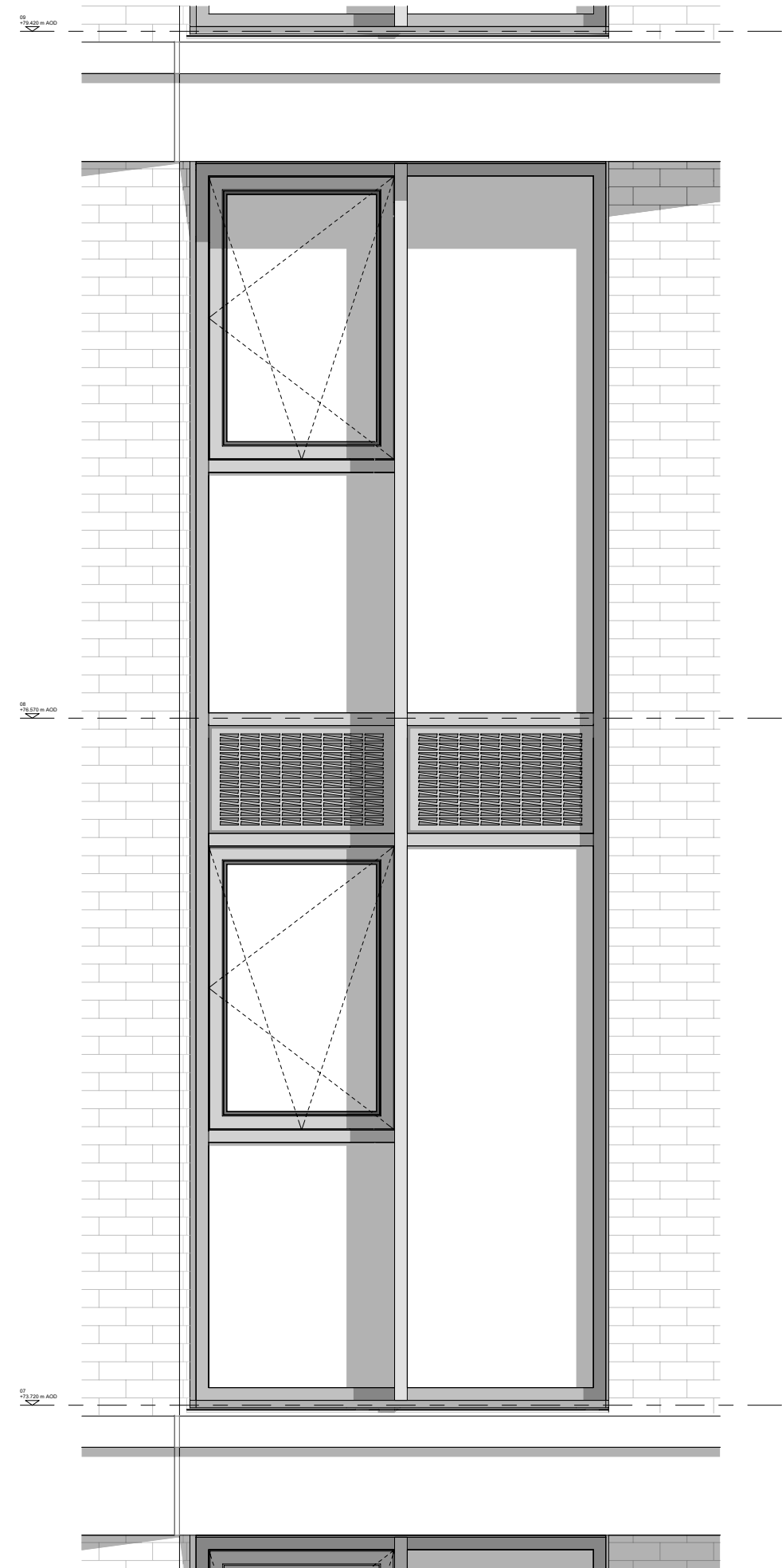


Substation Elevation
1 : 50

CURRENT PROPOSAL AUG 2022



- ENWL design requirement is for substation equipment to be centred on each room and the doors positioned closer to the centre than in the planning layout
- 1no. brick pier relocated between the substation double doors
- 1no. brick pier replaced with 2no. narrower precast concrete piers
- The area of louvres does not increase



PRESENTED MOCK-UP PANEL MAY 2022

Approved planning drawings illustrated a flat PPC aluminium spandrel panel with vent slots where required.

Following the presentation of the visual mock up to Dave Roscoe and Jennifer Atkinson on 07/04/22 perforated spandrel panels were introduced to address comments of Dave Roscoe and Jennifer Atkinson re the visual ‘weight’ and ‘flatness’ of the PPC metal spandrels.

The visual mock up including a perforated spandrel panel was presented to Dave Roscoe and Jennifer Atkinson on 13/05/2022.

3no. alternative perforated patterns were also reviewed with Dave Roscoe and Jennifer Atkinson on 04/08/22. Option 1, the pattern in the photo above, was accepted.

simpsonhaugh

MANCHESTER Riverside, 4 Commercial Street, Manchester M15 4RQ, +44 (0)161 835 2345 | LONDON 5-8 Roberts Place, London EC1R 0BB +44 (0)20 7549 4000 | simpsonhaugh.com | mail@simpsonhaugh.com
Copyright © 2018 SIMPSONHAUGH & PARTNERS LLP. All rights reserved. Ordnance Survey © Crown copyright 2013. All rights reserved. Licence number 100034259.