

## 5.9 Visuals





# 6.0 Public realm improvements

# 6.1 Extent

We propose to pedestrianise Ridgefield along the western edge of the building (zone highlighted in pink). This is in keeping with the sections of Ridgefield further north of our site.

This route will help connect other active ground floor uses along Ridgefield from Lincoln Square to the south through to King St/St Ann's to the north - further reinforcing this linkage and helping to create a more welcoming and inviting public realm not only for our scheme but for the benefit of our surrounding neighbours and businesses.

We believe that this development will positively contribute to this part of Manchester. There have been some very successful and significant developments to this area in recent years and we see our scheme as another part of this developing evolution of Lincoln Square, Brazennose Street and John Dalton Street.

We also intend to make good the surrounding pavement and kerb edges around the site (highlighted in green) using finishes and materials to match the surrounding streets to create a holistic and harmonious flow (images of the existing finishes we intend to use are shown to the right)

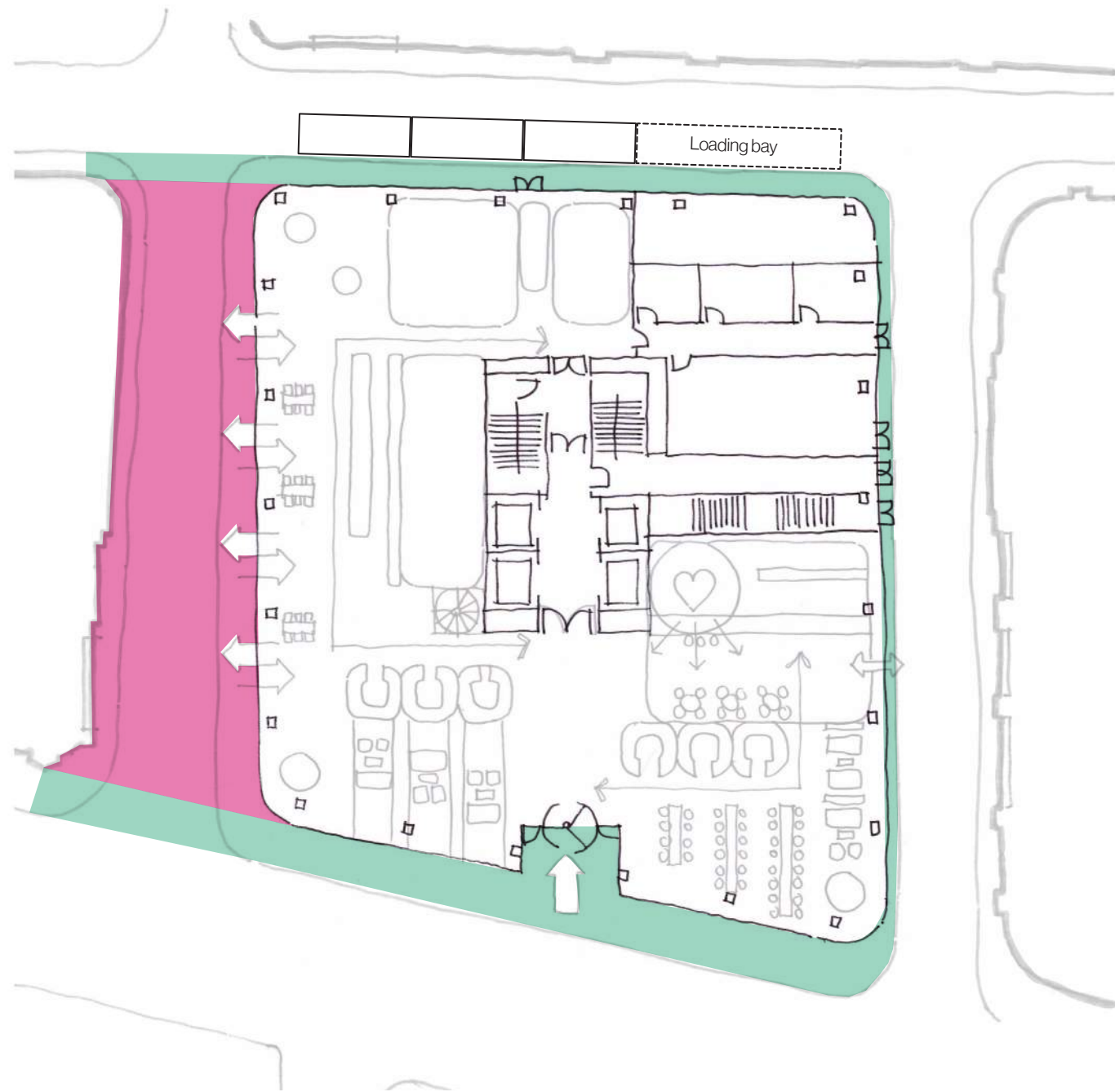
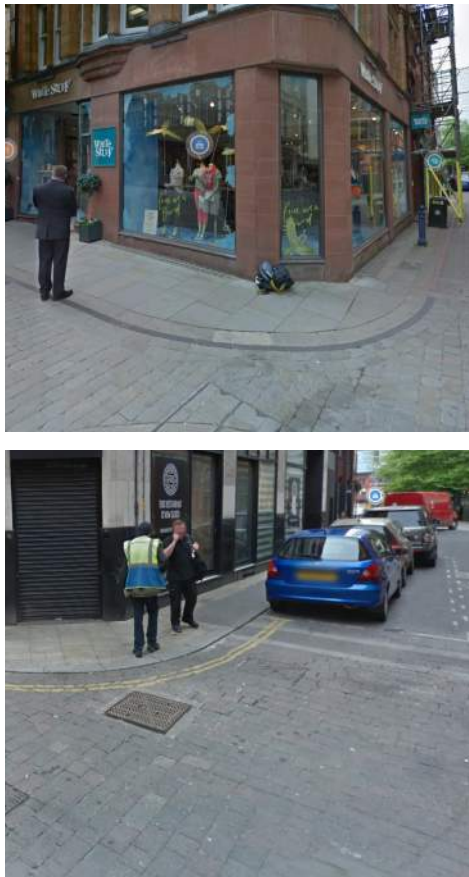
## Pedestrianisation of Ridgefield

Through dialogue between Mode transport and MCC Highways the following strategy for the pedestrianisation of Ridgefield has been agreed.

Ridgefield north of South Kings Street would remain in use by service/ delivery vehicles exiting Kings Street, but this would be restricted to smaller vehicles only (up to 7.5t) via a suitable Traffic Regulation Order to ensure they are able to turn right onto South Kings Street. The swept path analysis confirms this right turn for a 7.5t Panel Van can be achieved safely Ridgefield south of South Kings Street would be pedestrianised and permanently closed off at both ends with fixed bollards and kerbing.

The existing loading bay on Ridgefield would be relocated to the rear of the proposed site on South Kings Street

(please refer to Mode transport information for more details)



● Proposed pedestrianised zone - indicative

● Extent to make good pavements around site

NOTE: material/finishes to match surrounding context



## 6.2 Visuals



# 7.0 Sustainability

# 7.1

## Working towards carbon zero

### General

For the proposed development, a complete analysis of the energy and sustainable aspects of the scheme is being undertaken. This includes the development of an energy strategy, implementation of sustainability best practices and a review of suitable certification methodologies. The building will achieve BREEAM Excellent in line with MCC Planning requirements.

In support of the planning submission for the scheme an energy and sustainability statement will be prepared. This will respond to the energy and climate change requirement of Greater Manchester and Manchester City Council for all new buildings to be net zero carbon by 2028.

### Overarching Strategy

The building design will seek to place the Island Site ahead of the curve in terms of the roadmap to achieving net zero carbon by 2028. A whole life carbon assessment will be undertaken to demonstrate the steps taken and the predicted carbon performance of the development. This will make reference to embodied and operational carbon targets set by the UK Green Building Council and science-based targets used by the Greater Manchester Spatial Framework.

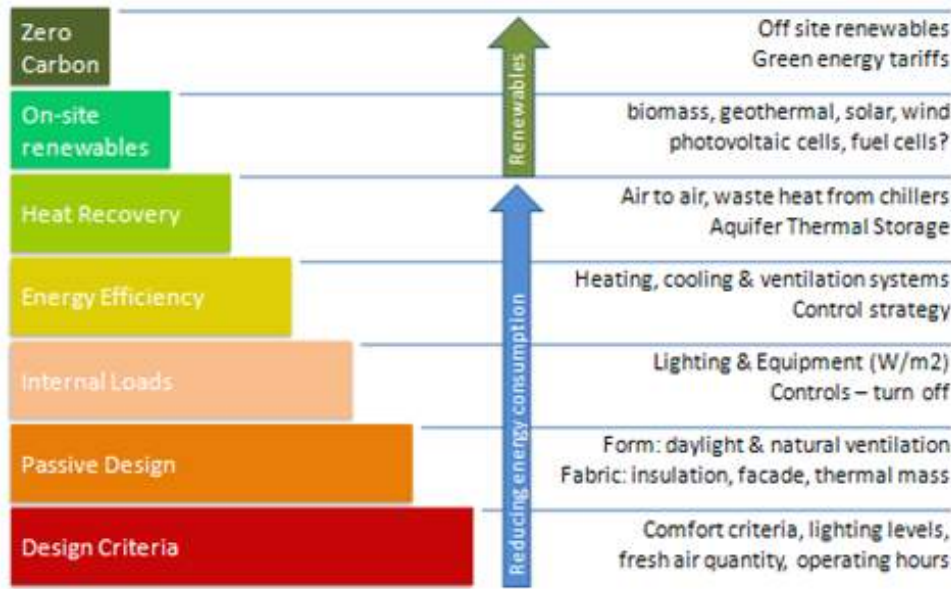
### Building Regulation Part L

The works are to comply with the latest version of The Building Regulations Part L2A Conservation of Fuel and Power in New Build Non-Domestic Buildings and the associated Non-Domestic Building Services Compliance Guide. The current design and associated BRUKL report provided as part of this planning application indicates that an EPC A rating should be achieved.

### Energy Strategy

In order to achieve this, a “Steps to low carbon” methodology is to be followed as the design progresses, which includes (in order of consideration):

1. The consideration and incorporation of passive design solutions, where feasible.
2. The incorporation of energy efficiency measures through the design of services and improved fabric performance.
3. Calculation of the predicted design energy consumption rates and associated annual CO2 emissions for the development in comparison with the Building Regulations.
4. Assessment of the viability of incorporating low and zero carbon energy sources.



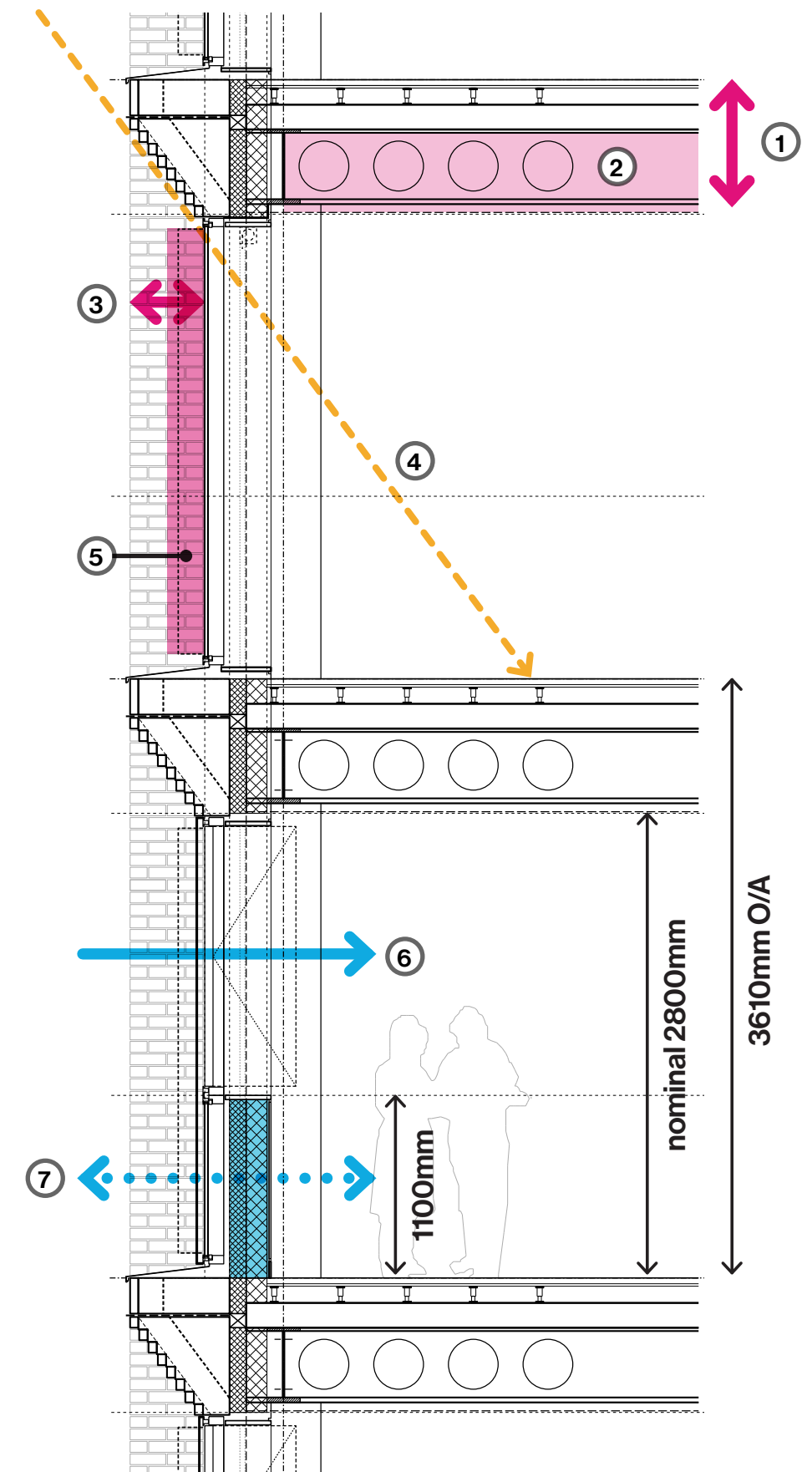
“Steps to low carbon” methodology

The following bullet points outline the proposed design solutions for the proposed development that will respond to the energy requirements of the Greater Manchester Authority and the Manchester City Council requirement:

- Thermal insulation levels for all building elements to be enhanced beyond minimum Building Regulation standards, thereby substantially reducing the building's heat losses through conduction.
- Air tightness will be prioritised with low levels of permeability preventing heat loss via uncontrolled infiltration.
- Good solar control will be provided by the selection of glazing/shading to avoid overheating in summer and increase passive gains in winter.
- Natural daylighting will improve occupant comfort and reduce the requirement for artificial lighting, saving energy.
- The inclusion of openings in the façade to allow natural ventilation to be provided as part of a future mixed mode low energy ventilation strategy as air quality and acoustic conditions of the City improve
- Provision of renewable energy sources such as photo-voltaic cells.
- Fossil fuels will not be used to generate heat or hot water

The diagram illustrates just some of the sustainable measures adopted in our design:

- ① Lean design - efficient structural and services zone to minimise floor to floor heights but maintain nominal 2800mm clear from FFL to U/S of steel
- ② Exposed ceilings - not only provides a greater sense of height on the office floors but also improves air quality by allowing CO<sup>2</sup> to collect at a higher level away from tenants
- ③ Changing depths - deeper reveals on the south elevation provide passive solar shading as part of the building fabric
- ④ Daylight penetration - maximising the height of the glazing where possible to allow daylight to penetrate deeper into the floor plate. More solid at lower levels as this doesn't contribute little in terms of daylighting but would add to overheating
- ⑤ Vertical brise soleil - added to the east, west and south facades to provide additional shading and avoid overheating
- ⑥ Openable vents - perforated panels on the facades will have openable vents behind to allow fresh air onto the floors and reduce reliance on mechanical systems
- ⑦ High thermal performance of fabric U values. Facades also have a greater percentage of solid than glass which contributes to our carbon strategy



# 8.0 Access

# 8.1

## Access

### Pedestrian access

Access for office users will be via the main entrance off John Dalton Street, and will be step-free from street level. Access to the flexible ground floor units will be subject to tenant fit-out but can be accessed off the main reception or from their own dedicated entrances of Bow Street and Ridgefield - both afford level access.

### Vehicular access

There are no car parking spaces proposed in this development. There are however on-street parking bays along South King Street as well as a service layby. Cycle storage is provided in the basement - access to this is via a dedicated entrance off Bow Street and a stair with integrated cycle ramp. Provision has also been made to store hand-bikes at ground floor level.

### Inclusive access

Inclusive access will be integrated into all aspects of the design, whether for use by building personnel or occupants, and compliance with Approved Document Part M will be essential. All parts of the building (with the exception of some plant rooms) will be accessible via step-free access and/or lifts.

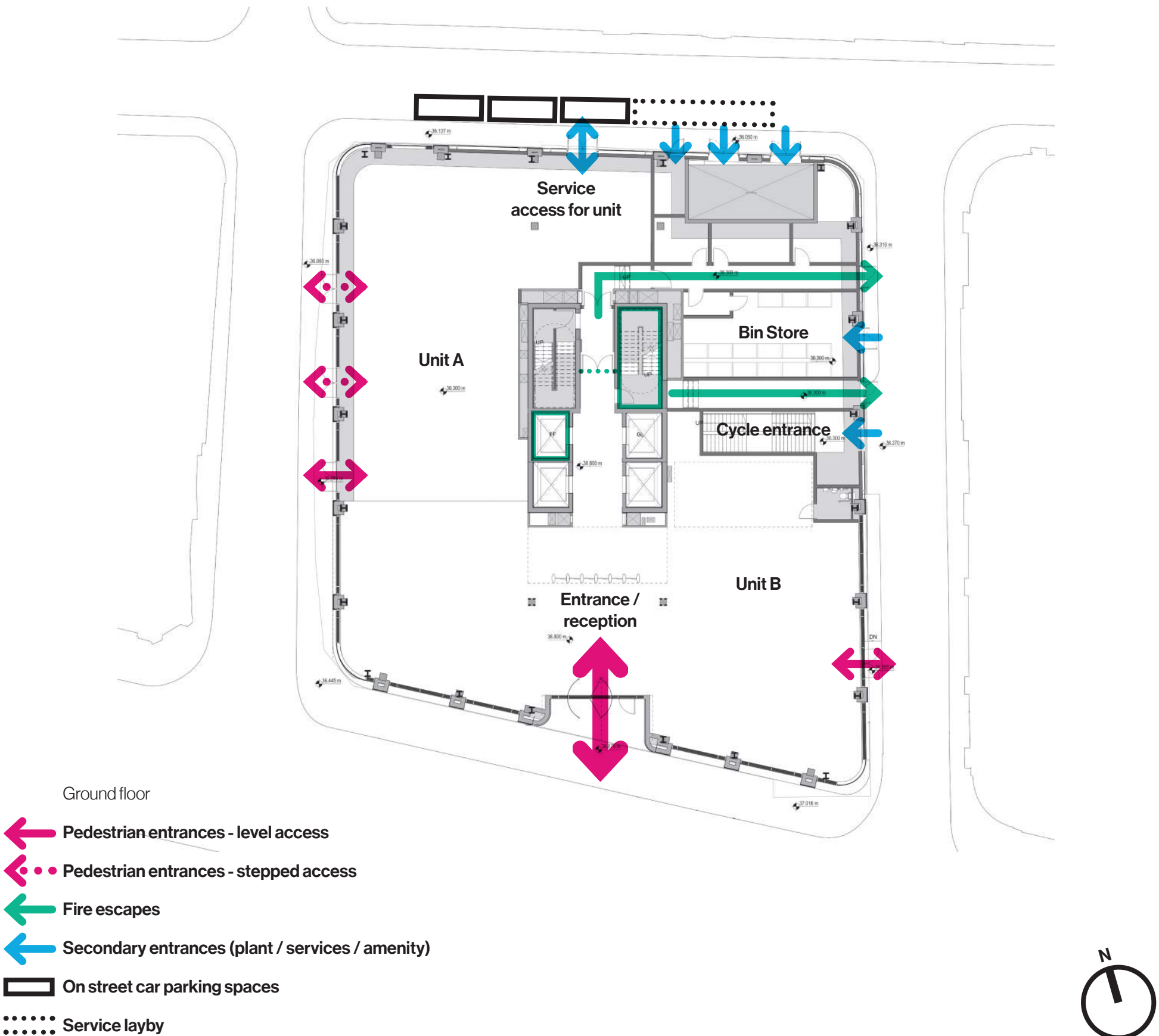
### Waste Management

A refuse and recycling room for the offices will be provided at ground floor with access to street level and the main core. A total of 15 no. 1100 litre Eurobins are proposed on the basis of a twice weekly collection.

The ground floor units will provide their own provision within their demise. Please see the Waste proforma within this application for further details.

### Fire strategy

There are 2 escape stairs with final exits onto Bow Street. The 2 stairs are separated by a cross corridor door which closes on the fire alarm sounding to form 2 distinct protected lobbies, each with their own riser and smoke extract.



Cyclist Facilities

To encourage green travel and reduce the reliance on cars, a cycle store is proposed at basement level, which will contain extensive facilities for runners and cyclists. This will include:

- 1. Secure cycle storage for 70 bikes + 2 handbikes at ground floor
- 2. Self-contained shower and changing cubicles, with vanity area
- 3. Heated drying rooms for equipment
- 4. Lockers for personal storage
- 5. Accessible WC and Shower

The cycle store and changing rooms will have direct access to Bow Street via its own stair and integrated ramp

Safety and Security

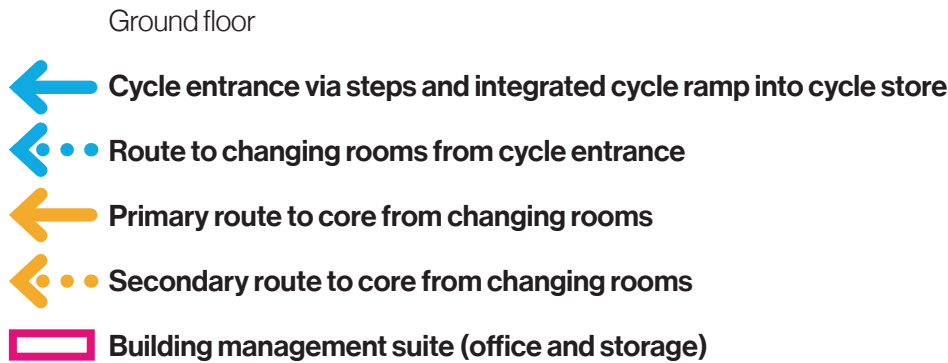
A Crime impact Statement has been produced by Greater Manchester Police, and recommendations incorporated into the design where possible.

The building will be accessible during normal operating hours via the main entrance, with access controlled by reception staff and electronic pass gates.

Outside operating hours the building will operated with access control systems on the main entrances.

CCTV will monitor key areas such as the main entrance and back of house entrances along Bow Street and South King Street.

Active frontages at ground floor provides good visual permeability into the building which will improve passive surveillance



# 9.0 Conclusion

## 9.1 Conclusion

This proposal has been driven from the offset by its context. Through thorough analysis of the site and regular dialogue with both Historic England and MCC we believe our proposal will be a positive addition to the area, working harmoniously with the historic fabric of the conservation area but also as a striking, contemporary intervention in the City.

We aim to create a building of high architectural quality with a strong attention to detail - it will be carefully crafted but also robust, durable and will age gracefully - utilising the latest offsite methodologies to achieve excellent standards of construction as well as reducing disruption to the city.

The office space will be of the highest standards, with health, wellbeing and sustainability at its core. An open plan ground floor with a mix of complementary uses and interconnecting spaces will help create an inviting entrance to the building for tenants and the wider community. By pedestrianising Ridgefield and maximising the extent of active frontage around the building we believe our proposal will add real vibrancy to the surrounding streets and strengthen links between Lincoln Square to the south and St Ann's Square to the north.

This proposal will also play a key role within the wider vision for the area as the next phase of the already successful regeneration around Brazennose Street, Lincoln Square, Albert Square and John Dalton Street.



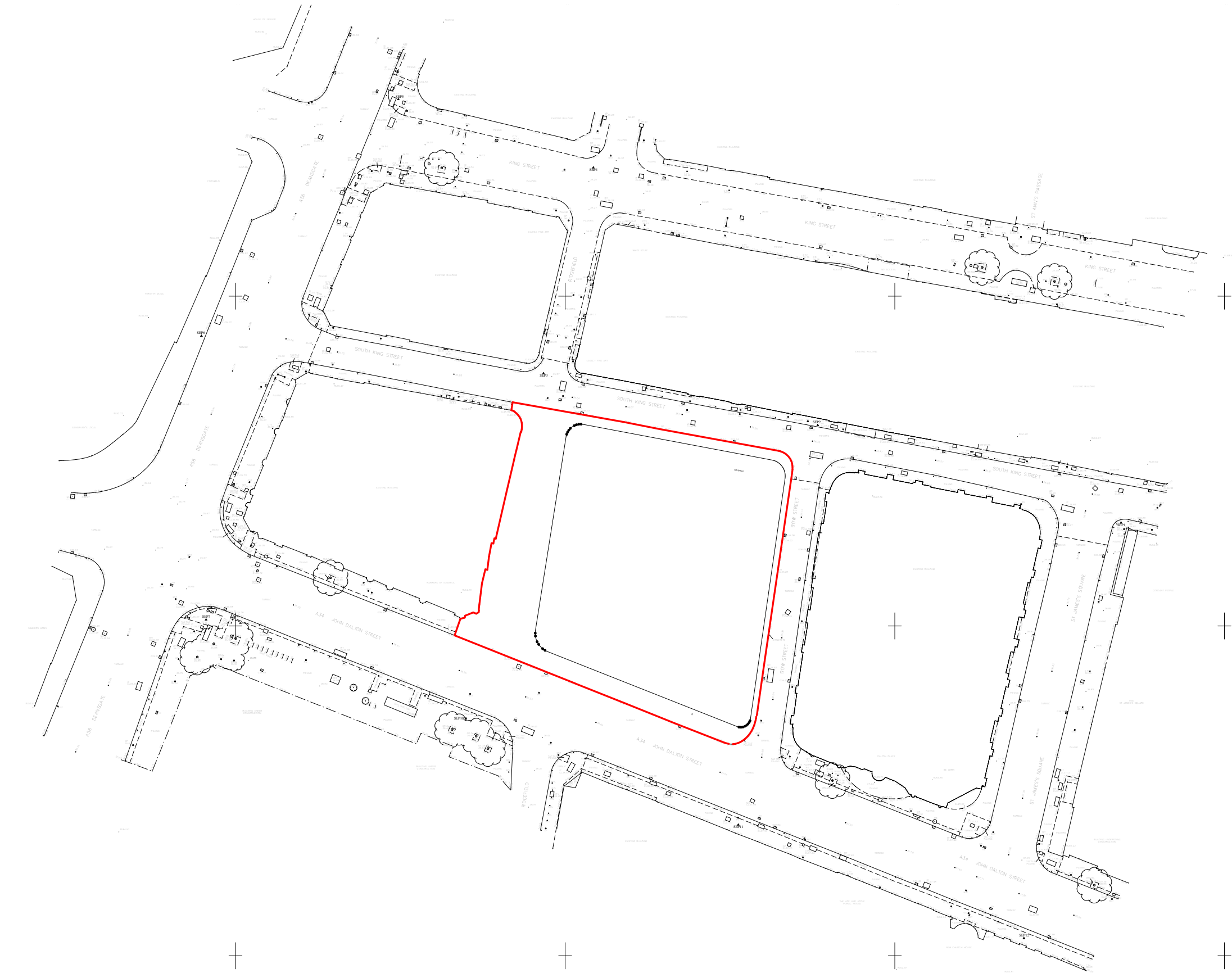
# 10.0 Drawing list

# 10.1

## CP drawing list

- TIS-CPA-ZA-ZZ-DR-A-0126 - Existing survey and RL boundary
- TIS-CPA-ZA-ZZ-DR-A-0127 - Proposed building and RL boundary
- TIS-CPA-ZA-00-DR-A-0129 - Demolition plan
- TIS-CPA-ZA-ZZ-DR-A-0130 - Demolition Elevation - North / East
- TIS-CPA-ZA-ZZ-DR-A-0131 - Demolition Elevation - South / West
- TIS-CPA-ZA-B1-DR-A-0200 - GA plan basement
- TIS-CPA-ZA-00-DR-A-0201 - GA plan - Level 00
- TIS-CPA-ZA-01-DR-A-0202 - GA plan - Level 01
- TIS-CPA-ZA-02-DR-A-0203 - GA plan - Level 02
- TIS-CPA-ZA-03-DR-A-0204 - GA plan - Level 03
- TIS-CPA-ZA-04-DR-A-0205 - GA plan - Level 04
- TIS-CPA-ZA-05-DR-A-0206 - GA plan - Level 05
- TIS-CPA-ZA-06-DR-A-0207 - GA plan - Level 06
- TIS-CPA-ZA-07-DR-A-0208 - GA plan - Level 07
- TIS-CPA-ZA-08-DR-A-0209 - GA plan - Level 08
- TIS-CPA-ZA-09-DR-A-0210 - GA plan - Level 09
- TIS-CPA-ZA-10-DR-A-0211 - GA plan - Level 10
- TIS-CPA-ZA-RF-DR-A-0212 - GA plan -Roof
- TIS-CPA-ZZ-ZZ-DR-A-0604 - GA Elevation - North (Coloured)
- TIS-CPA-ZZ-ZZ-DR-A-0605 - GA Elevation - East (Coloured)
- TIS-CPA-ZZ-ZZ-DR-A-0606 - GA Elevation - South (Coloured)
- TIS-CPA-ZZ-ZZ-DR-A-0607 - GA Elevation - West (Coloured)
- TIS-CPA-ZA-ZZ-DR-A-0610 - GA Elevation (street context) - North & East
- TIS-CPA-ZA-ZZ-DR-A-0611 - GA Elevation (street context) - South & West
- TIS-CPA-ZA-ZZ-DR-A-0310 - Bay Study - Base
- TIS-CPA-ZA-ZZ-DR-A-0311 - Bay Study - South
- TIS-CPA-ZA-ZZ-DR-A-0312 - Bay Study - Corner
- TIS-CPA-ZA-ZZ-DR-A-0313 - Bay Study - East / West
- TIS-CPA-ZA-ZZ-DR-A-0314 - Bay Study - North
- TIS-CPA-ZZ-ZZ-DR-A-0700 - GA Section AA
- TIS-CPA-ZZ-ZZ-DR-A-0701 - GA Section BB





1 Level 00 Proposed Revised RL  
1:200

**Drawing Original Size**  
A0

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Red line planning boundary

Note: Please refer to proposed Highways plan from Mode Transport Figure 3.3 of the Transport Statement for further details on the surrounding highways works that form part of this application

| Drawing Revisions |     |                         |       |  |
|-------------------|-----|-------------------------|-------|--|
| Date              | Rev | Note                    | Check |  |
| 17.02.21          | P 1 | First Issue             | RP    |  |
| 12.03.21          | P 2 | Issued for Coordination | RP    |  |
| 26.03.21          | P 3 | Issued for Coordination | RP    |  |
| 28.04.21          | P 4 | Issued For Planning     | RP    |  |
| 10.05.21          | P 5 | Issued For Planning     | RP    |  |

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
Proposed Site Plan

Scale 1:200 @ A0

Drawing Created 02/15/21

Revision **P5**

Drawing No. TIS-CPA-ZA-ZZ-DR-A-0127

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Cartwright Pickard  
8-10 Pall Mall  
London W1K 7BS  
Tel: 020 7594 2000

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**1 A - North Street (Existing -Demo)**  
1 : 200



**2 B - East Street (Existing -Demo)**  
1 : 200

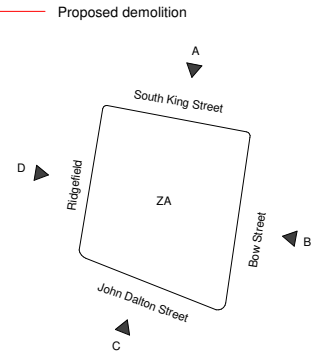
**Drawing Original Size**  
A1

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| Date:             | Rev: | Note:                   | Check: |
| 26.03.21          | P 1  | Issued for Coordination | RP     |
| 16.04.21          | P 2  | Draft planning issue    | RP     |
| 28.04.21          | P 3  | Issued For Planning     | RP     |

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The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
Demolition Elevation - North/East

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Scale</b><br>As indicated @ A1 | <b>Drawing Created</b><br>03/25/21 |
|-----------------------------------|------------------------------------|

**Revision**  
**P3**

**Drawing No.**  
TIS-CPA-ZA-ZZ-DR-A-0130

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**Drawing Original Size**  
A1

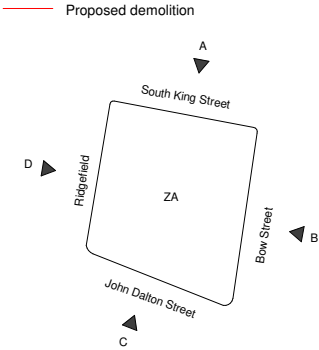
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| 28.04.21          | P 3  | Issued For Planning     | RP     |

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
Demolition Elevation - South/West

**Scale**  
As indicated @ A1

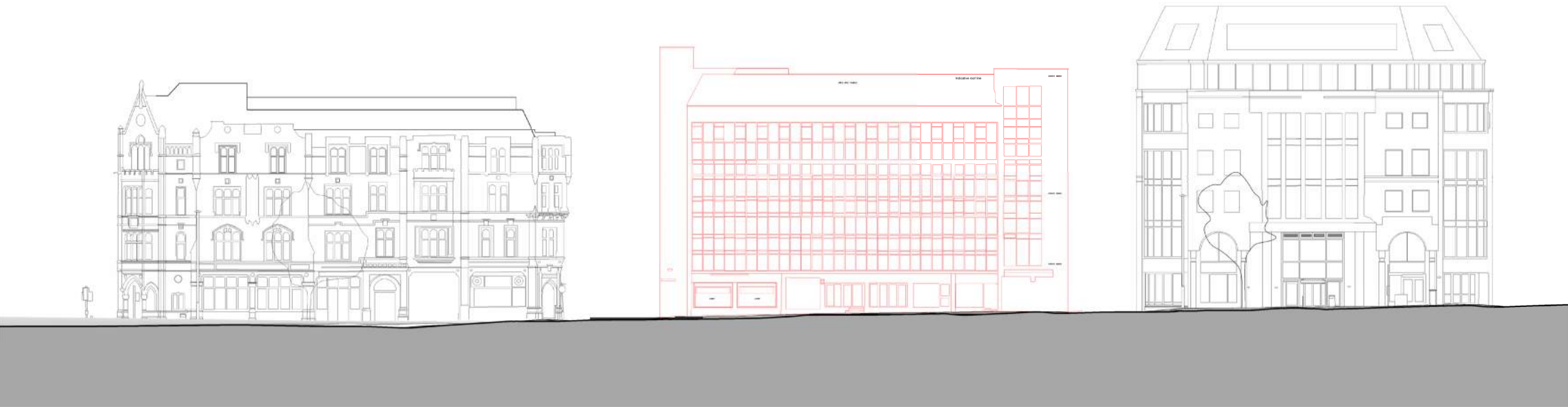
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03/26/21

**Revision**  
**P3**

**Drawing No.**  
TIS-CPA-ZA-ZZ-DR-A-0131

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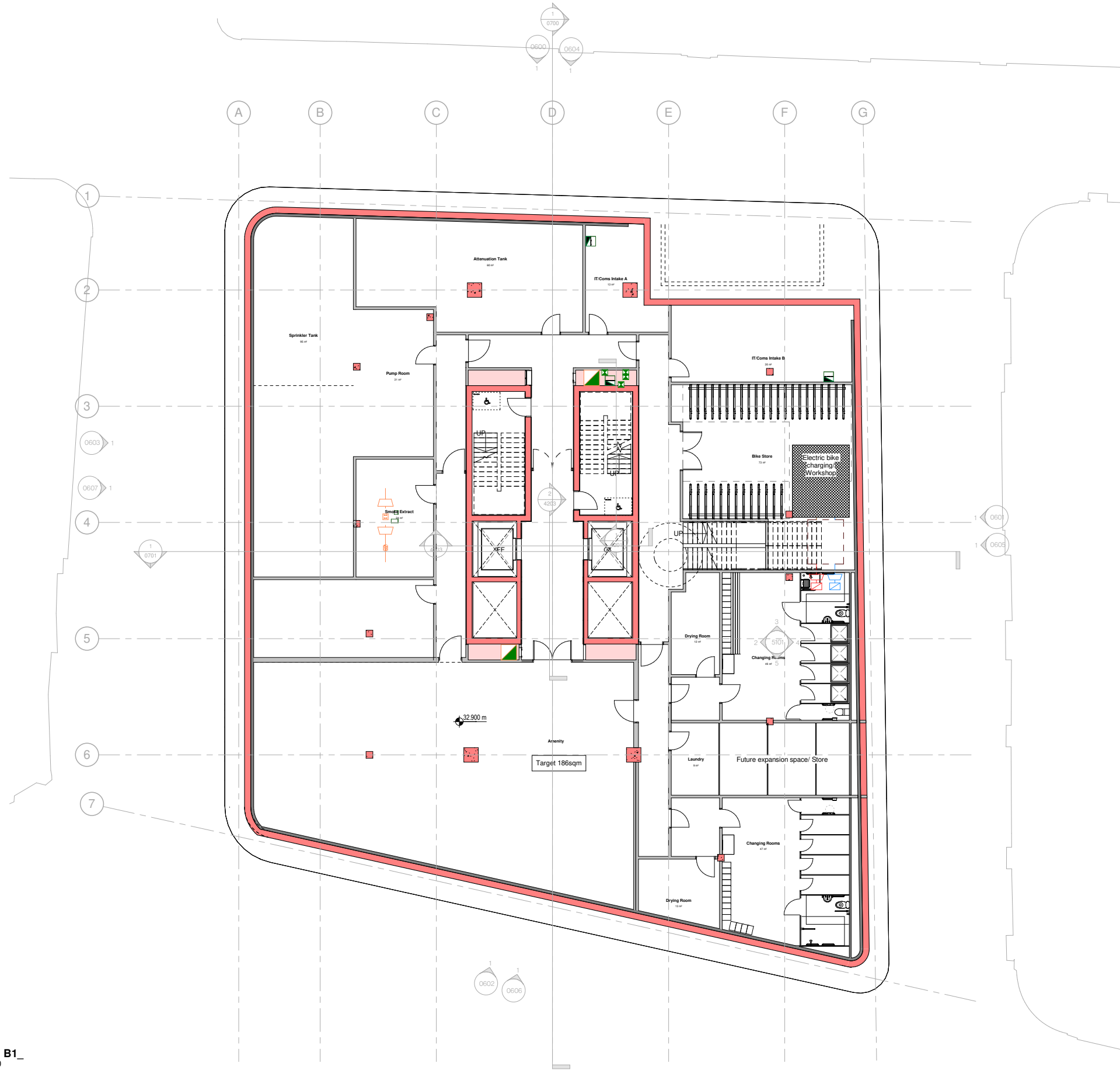
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**1 C - South Street (Existing -Demo)**  
1 : 200



**2 D - West Street (Existing -Demo)**  
1 : 200



1 Level B1\_  
1:100

**Drawing Original Size**  
A1

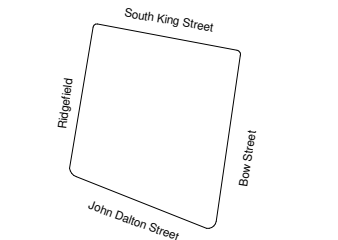
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| 28.04.21          | P 2  | Issued For Planning  | RP     |
| 10.05.21          | P 3  | Issued For Planning  | RP     |

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**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Plan - Basement

**Scale**  
As indicated @ A1

**Drawing Created**  
06/26/20

**Revision**  
**P3**

**Drawing No.**  
TIS-CPA-ZA-B1-DR-A-0200

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A1

Notes

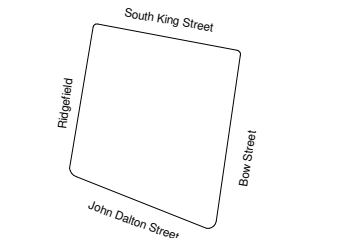
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| 10.05.21          | P 3  | Issued For Planning  | RP     |

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Client  
The Island Site (General Partner) Limited

Project  
834 | John Dalton Street

Building Name  
Island

Drawing Title  
GA Plan - Level 00

Scale  
As indicated @ A1

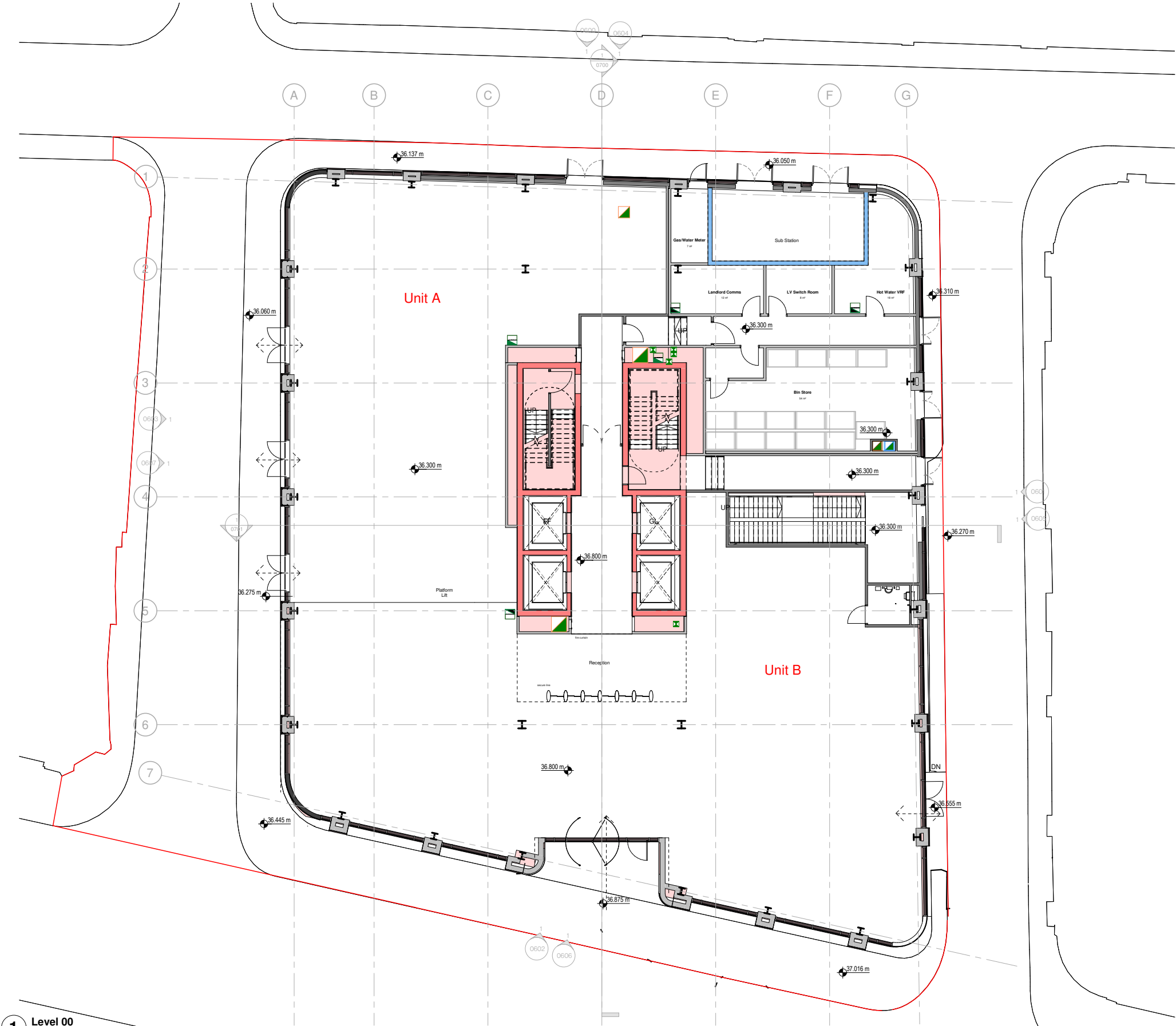
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01/21/20

Revision  
**P3**

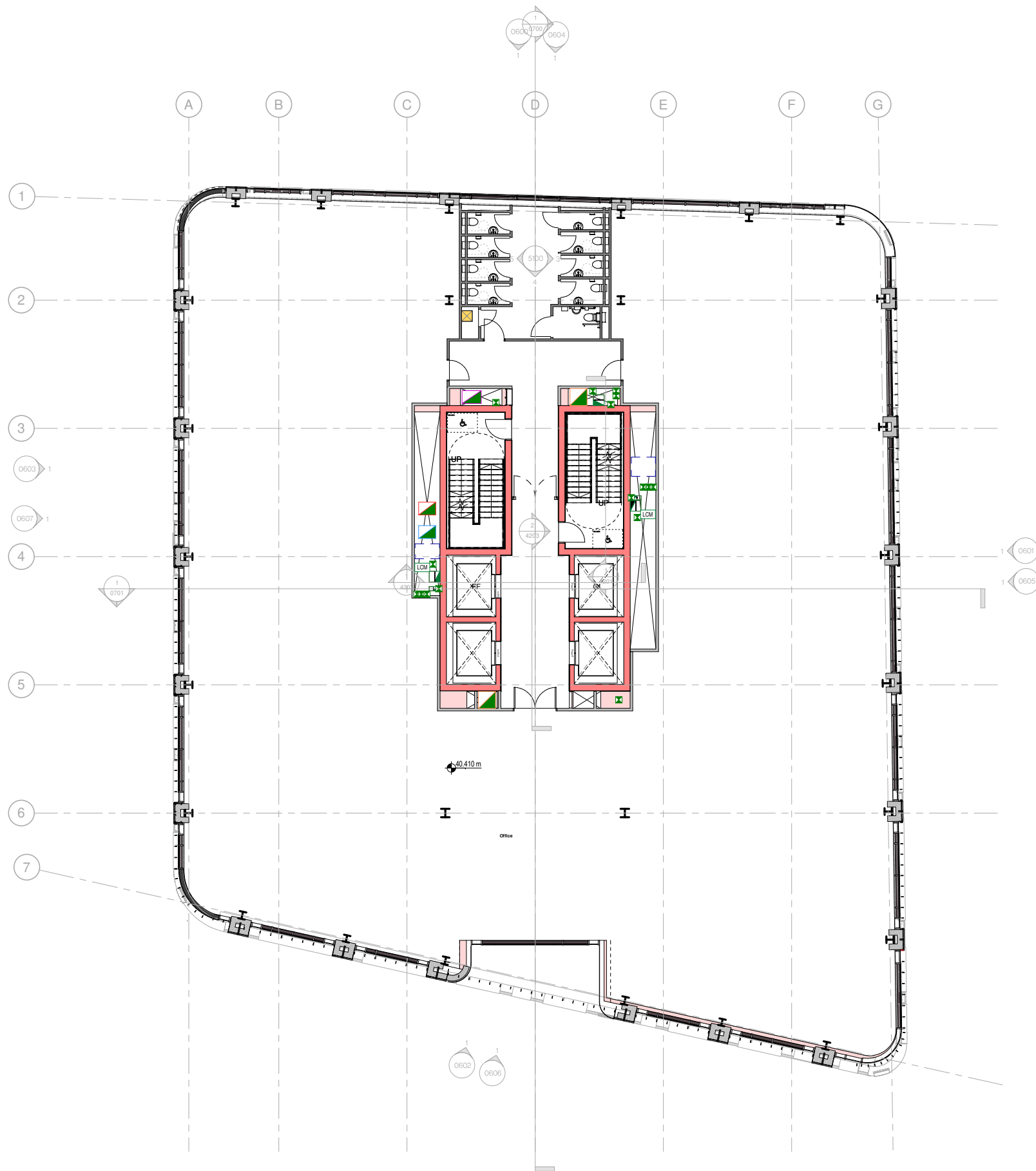
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1 Level 00  
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1 Level 01\_

1 : 100

#### Drawing Original Size

A1

#### Notes

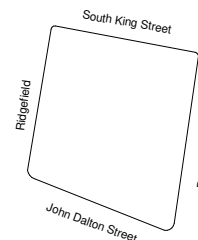
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| 10.05.21 | P 2  | Issued For Planning | RP     |

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#### Client

The Island Site (General Partner) Limited

#### Project

834 | John Dalton Street

#### Building Name

Island

#### Drawing Title

GA Plan - Level 01

#### Scale

As indicated @ A1

#### Drawing Created

01/21/20

#### Revision

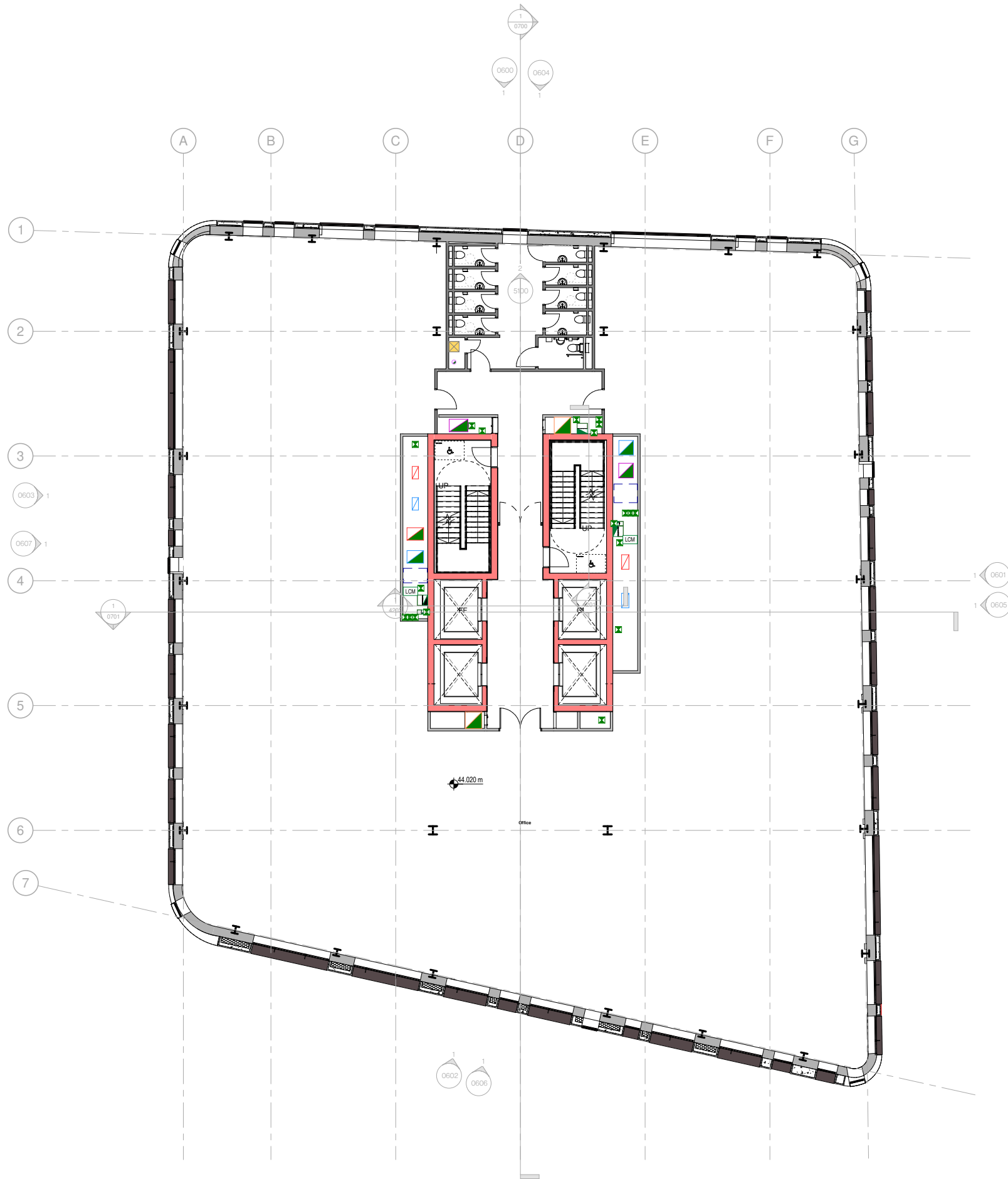
P 2

#### Drawing No.

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1 Level 02\_  
1 : 100

#### Drawing Original Size

A1

#### Notes

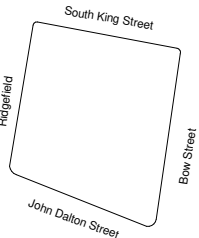
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#### Drawing Revisions

| Date:    | Rev: | Note:                | Check: |
|----------|------|----------------------|--------|
| 16.04.21 | P 1  | Draft planning issue | RP     |
| 28.04.21 | P 2  | Issued For Planning  | RP     |
| 10.05.21 | P 3  | Issued For Planning  | RP     |

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#### Client

The Island Site (General Partner) Limited

#### Project

834 | John Dalton Street

#### Building Name

Island

#### Drawing Title

GA Plan - Level 02

#### Scale

As indicated @ A1

#### Drawing Created

03/30/20

#### Revision

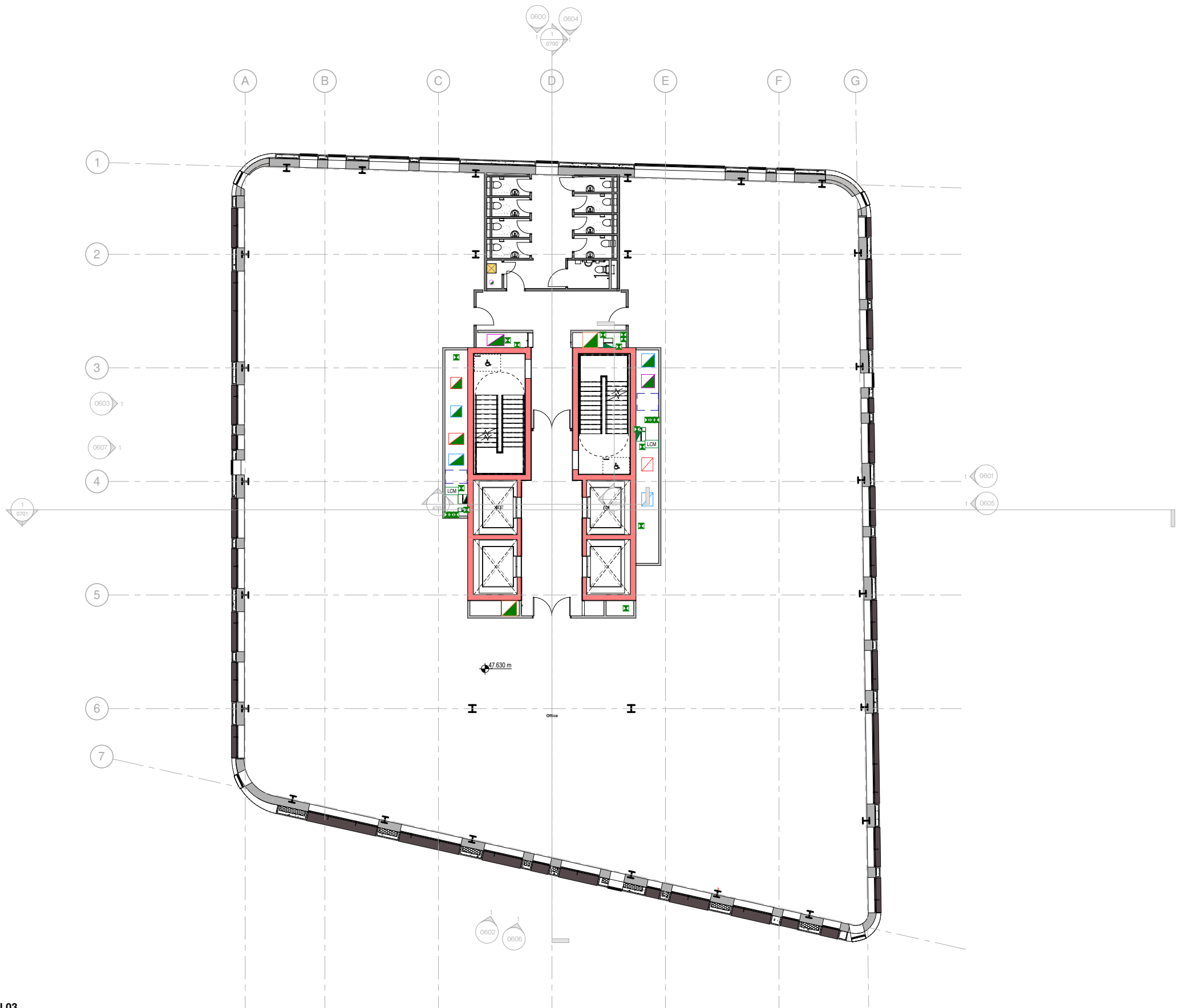
P3

#### Drawing No.

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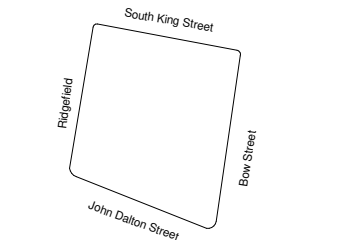
**Drawing Original Size**  
A1

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| Date:             | Rev: | Note:                | Check: |
| 16.04.21          | P 1  | Draft planning issue | RP     |
| 28.04.21          | P 2  | Issued For Planning  | RP     |
| 10.05.21          | P 3  | Issued For Planning  | RP     |

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Plan - Level 03

**Scale**  
As indicated @ A1

**Drawing Created**  
08.01.20

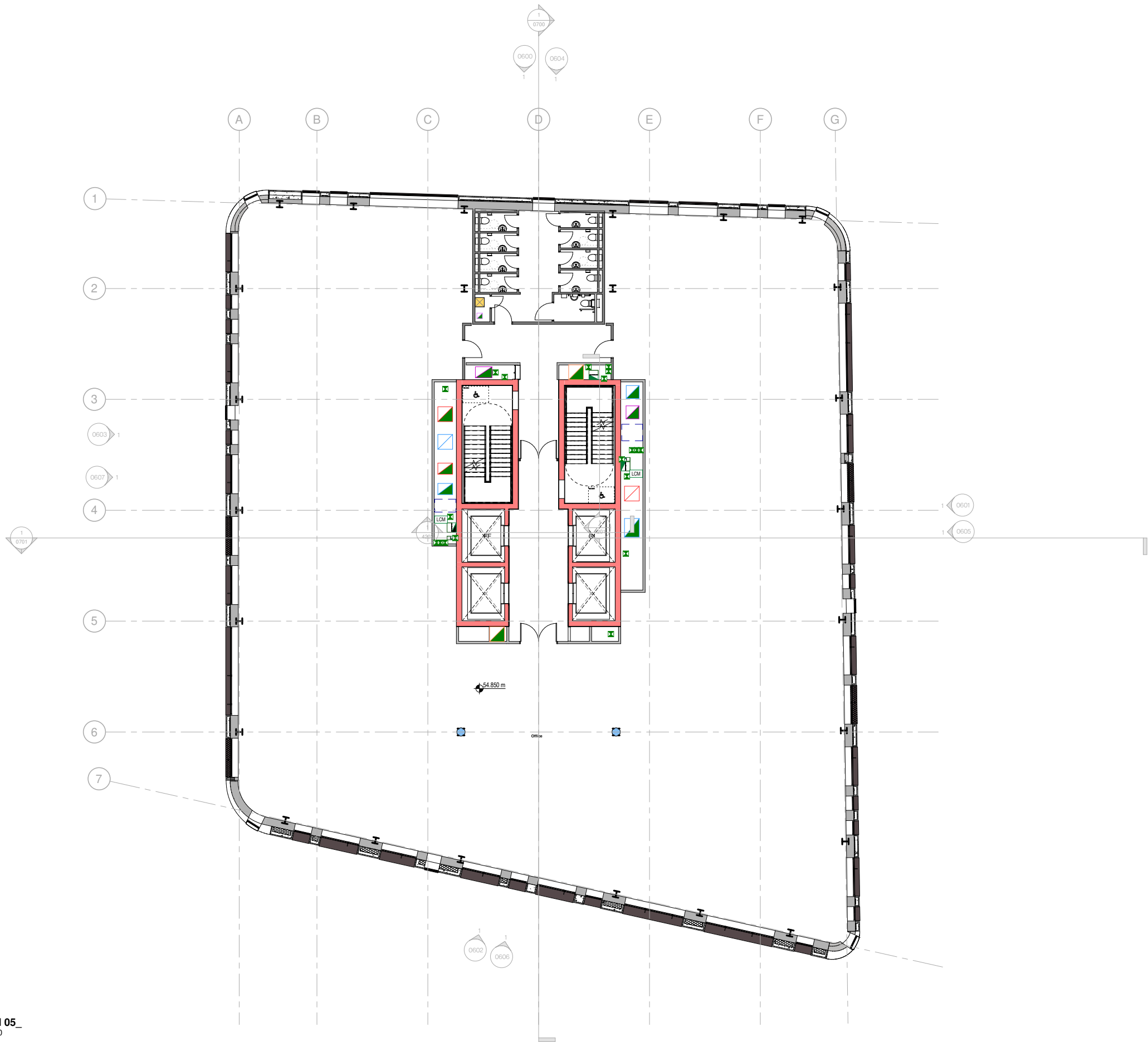
**Revision**  
**P3**

**Drawing No.**  
TIS-CPA-ZA-03-DR-A-0204

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**Drawing Original Size**  
A1

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|-------------------|------|----------------------|--------|
| Date:             | Rev: | Note:                | Check: |
| 16.04.21          | P 1  | Draft planning issue | RP     |
| 28.04.21          | P 2  | Issued For Planning  | RP     |
| 10.05.21          | P 3  | Issued For Planning  | RP     |

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The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Plan - Level 05

**Scale**  
As indicated @ A1

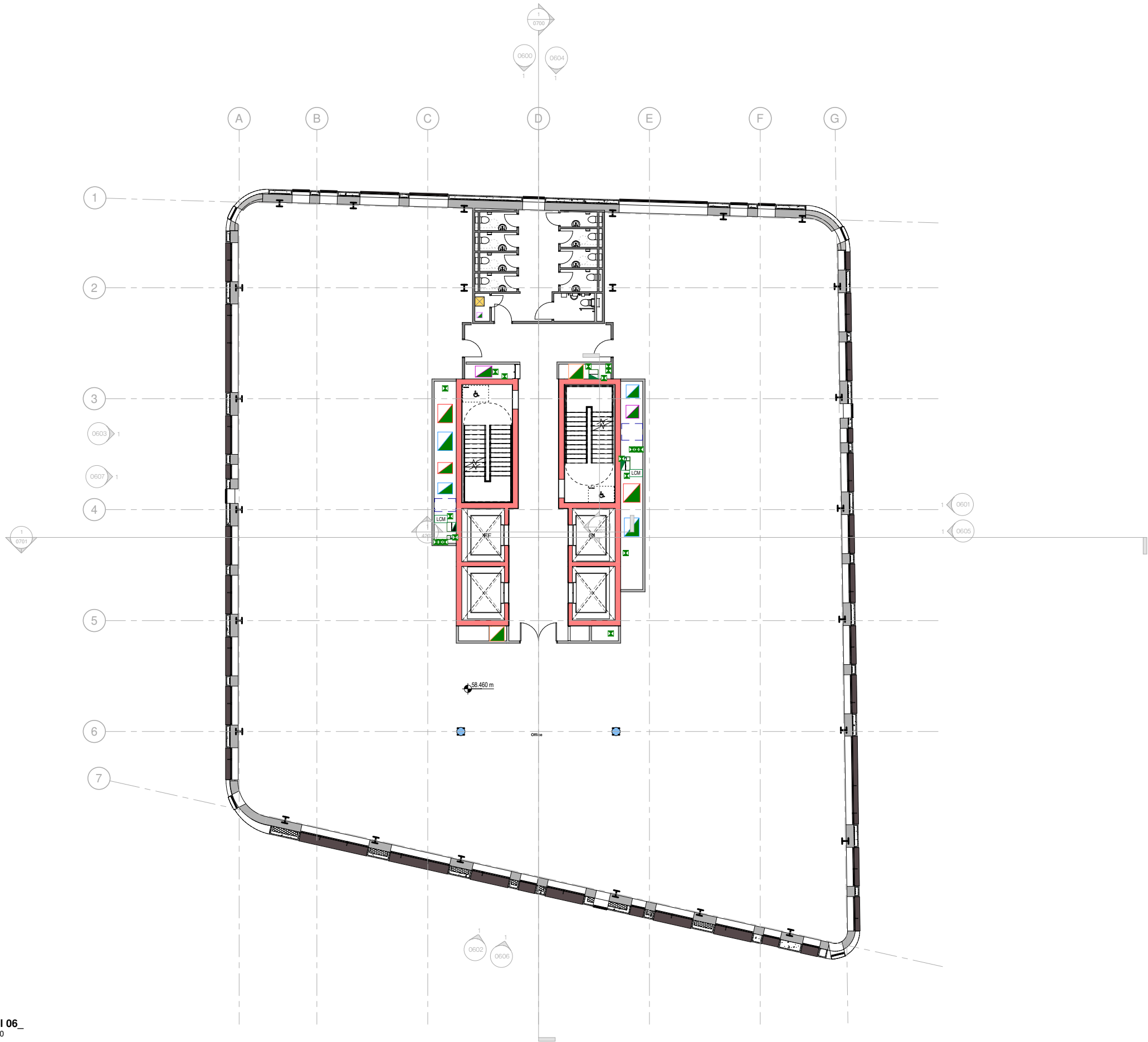
**Drawing Created**  
08.01.20

**Revision**  
**P3**

**Drawing No.**  
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**Drawing Original Size**  
A1

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| Date:             | Rev: | Note:                | Check: |
| 16.04.21          | P 1  | Draft planning issue | RP     |
| 28.04.21          | P 2  | Issued For Planning  | RP     |
| 10.05.21          | P 3  | Issued For Planning  | RP     |

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Plan - Level 06

**Scale**  
As indicated @ A1

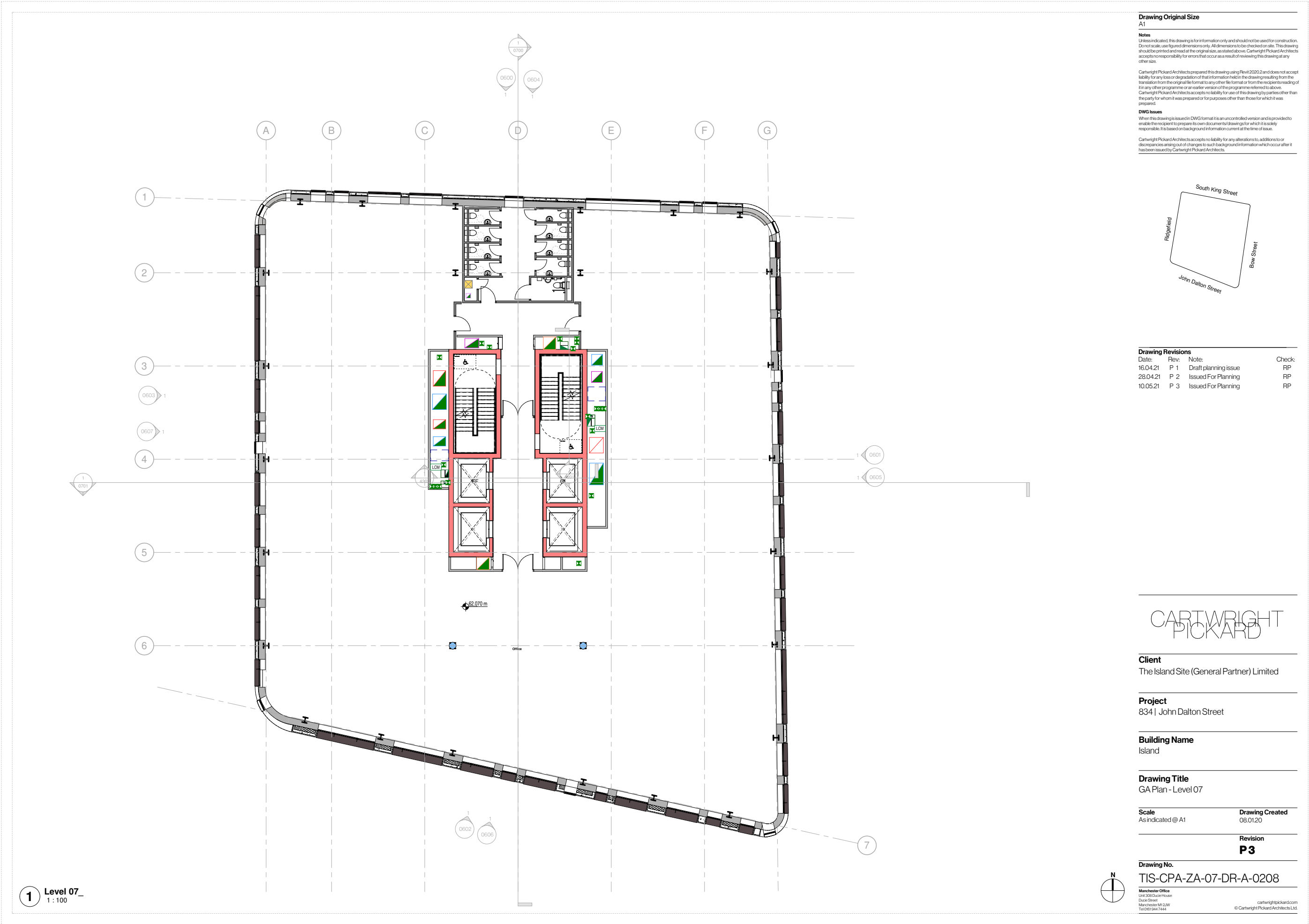
**Drawing Created**  
08.01.20

**Revision**  
**P3**

**Drawing No.**  
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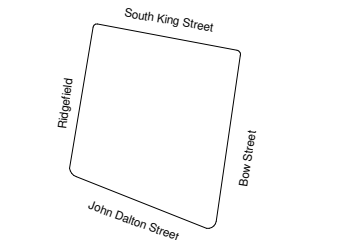
**Drawing Original Size**  
A1

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| 16.04.21          | P 1  | Draft planning issue | RP     |
| 28.04.21          | P 2  | Issued For Planning  | RP     |
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**Project**  
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**Building Name**  
Island

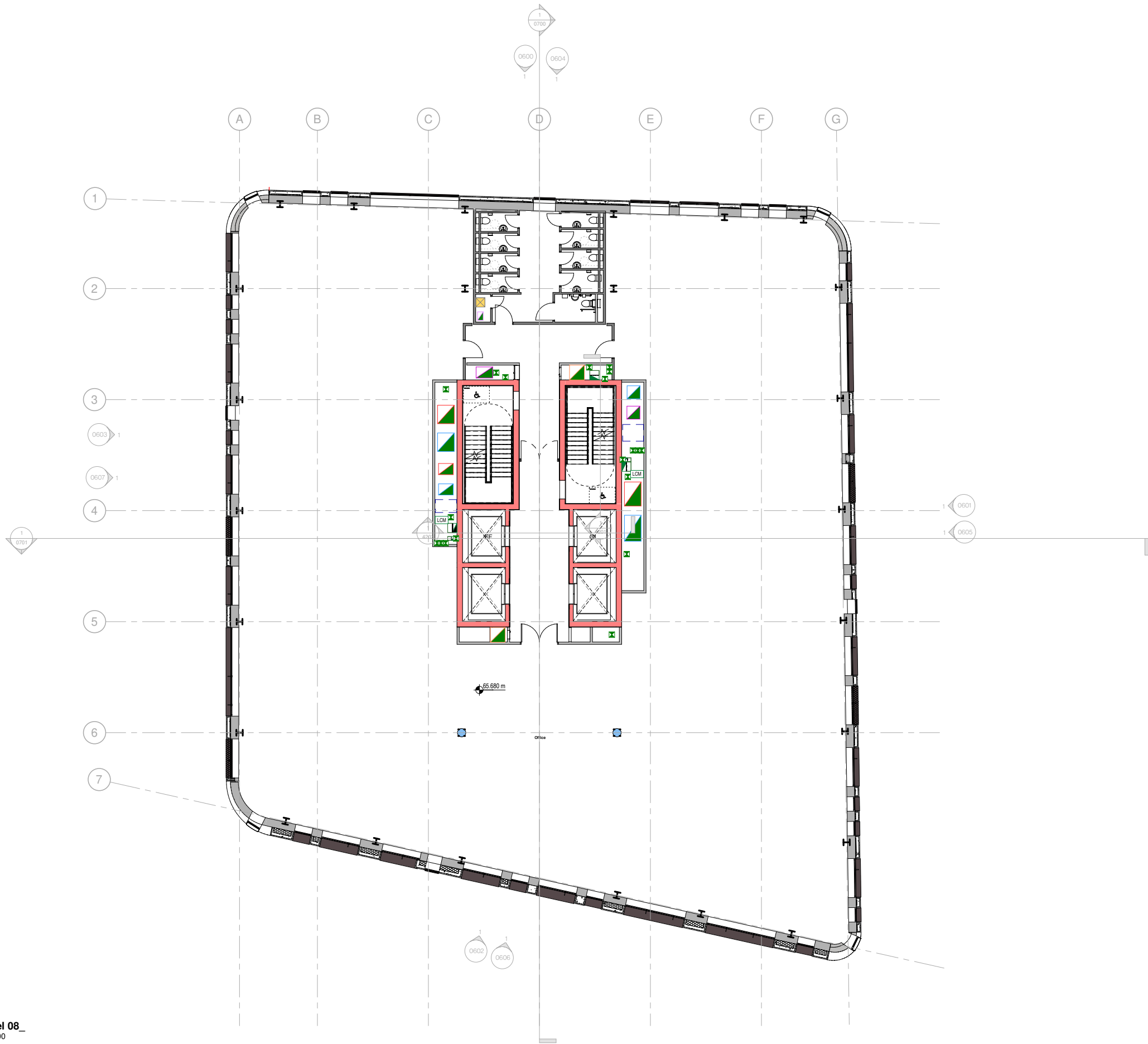
**Drawing Title**  
GA Plan - Level 07

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Scale</b><br>As indicated @ A1 | <b>Drawing Created</b><br>08.01.20 |
|-----------------------------------|------------------------------------|

**Revision**  
**P3**

**Drawing No.**  
TIS-CPA-ZA-07-DR-A-0208

|                                                                                                           |                                                                      |
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1 Level 08\_

1 : 100

Drawing Original Size

A1

Notes

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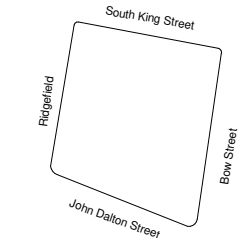
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Drawing Revisions

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The Island Site (General Partner) Limited

Project

834 | John Dalton Street

Building Name

Island

Drawing Title

GA Plan - Level 08

Scale

As indicated @ A1

Drawing Created

09.01.20

Revision

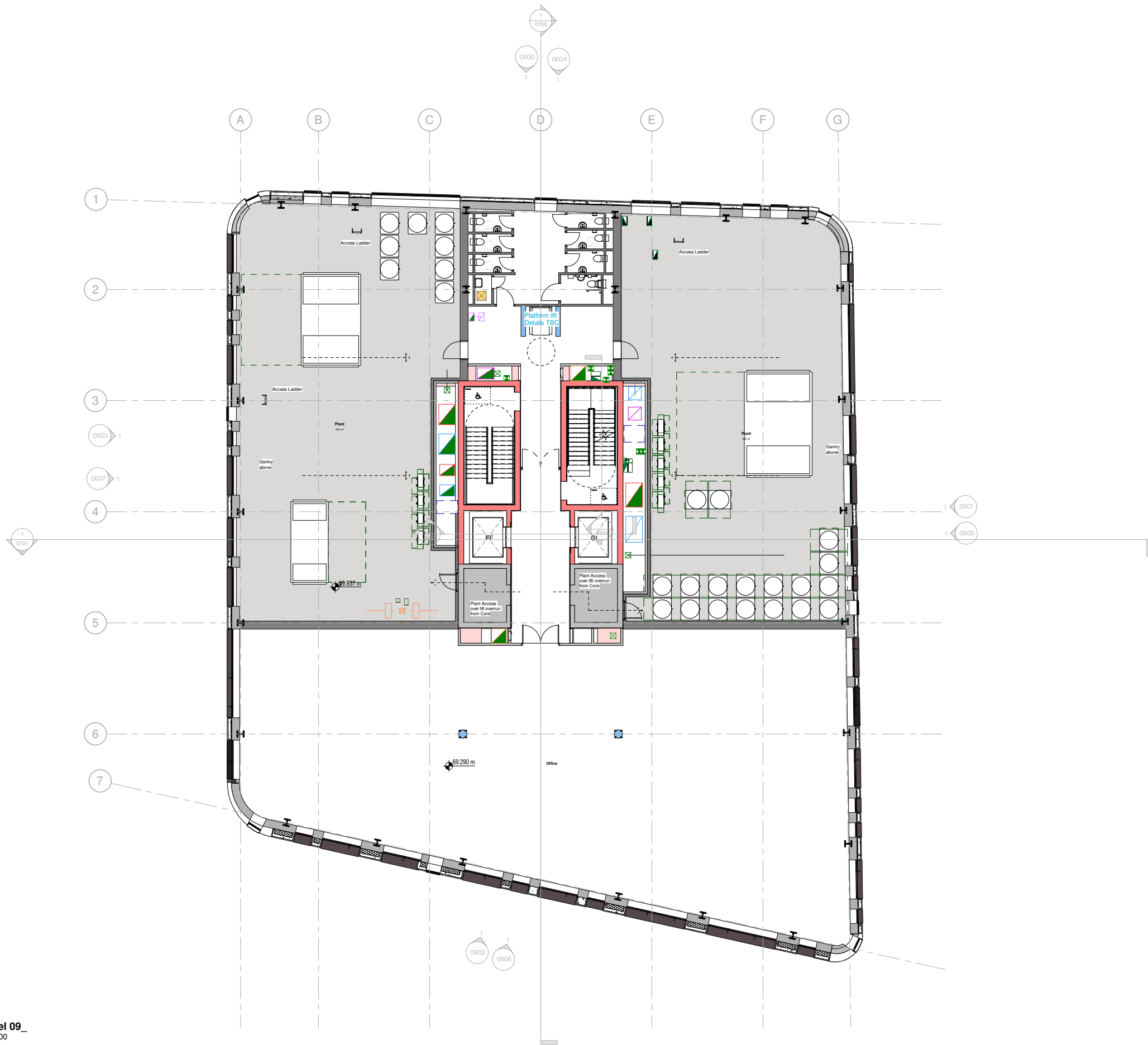
P3

Drawing No.

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**Drawing Original Size**  
A1

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| Date              | Rev. | Note                 | Check |
| 16.04.21          | P 1  | Draft planning issue | RP    |
| 28.04.21          | P 2  | Issued For Planning  | RP    |
| 10.05.21          | P 3  | Issued For Planning  | RP    |

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**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Plan - Level 09

**Scale**  
As indicated @ A1

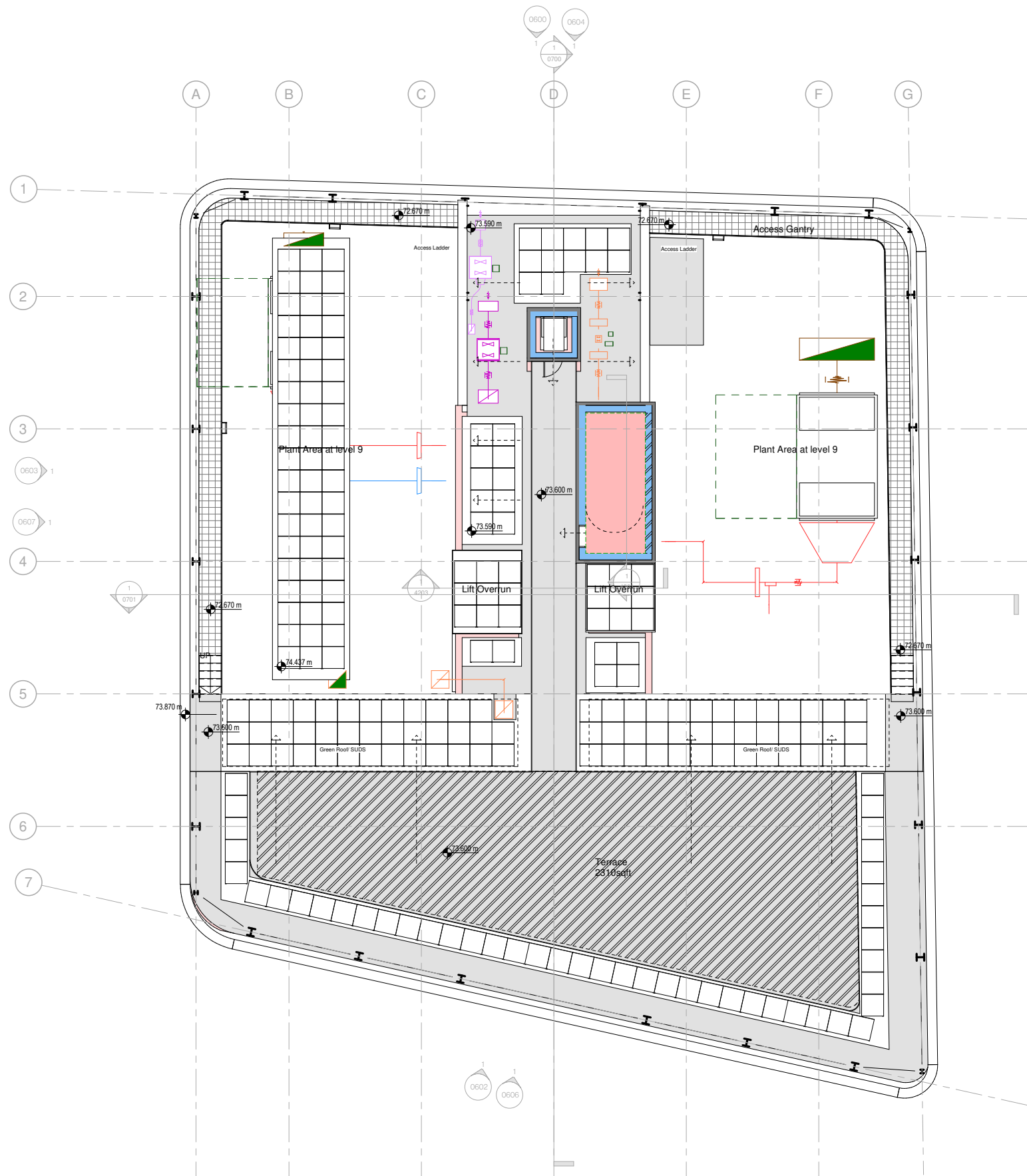
**Drawing Created**  
09.01.20

**Revision**  
**P3**

**Drawing No.**  
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1 Level 10\_

1 : 100

#### Drawing Original Size

A1

#### Notes

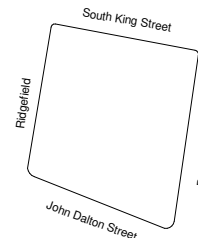
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| 10.05.21 | P 3  | Issued For Planning  | RP     |

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#### Client

The Island Site (General Partner) Limited

#### Project

834 | John Dalton Street

#### Building Name

Island

#### Drawing Title

GA Plan - Level 10

#### Scale

As indicated @ A1

#### Drawing Created

09.01.20

#### Revision

P3

#### Drawing No.

TIS-CPA-ZA-10-DR-A-0211

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Drawing Original Size  
A1

Notes

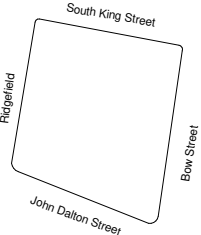
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| 28.04.21          | P 1  | Issued For Planning |  | RP     |
| 10.05.21          | P 2  | Issued For Planning |  | RP     |

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**Client**  
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**Project**  
834 | John Dalton Street

**Building Name**  
Island

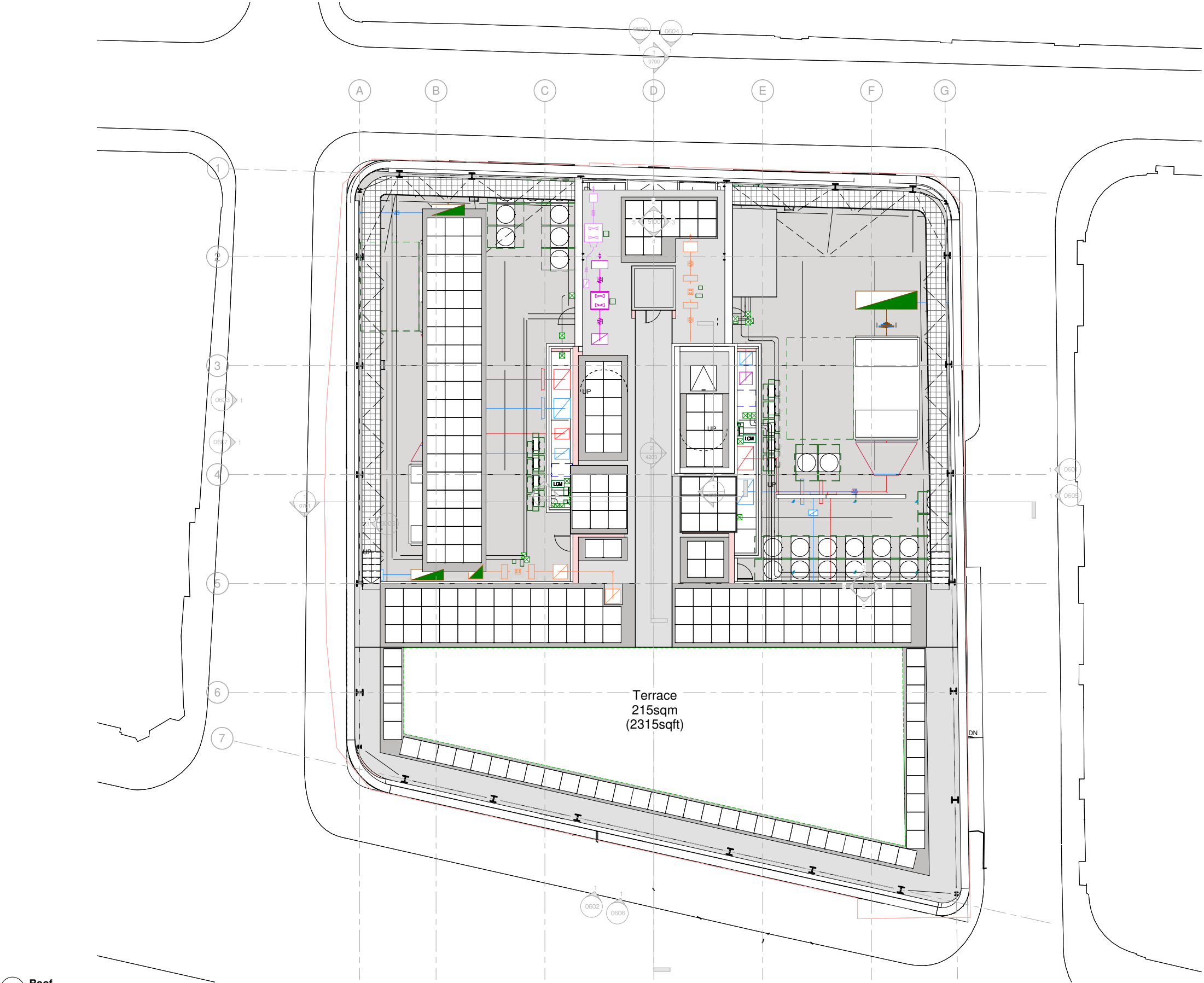
**Drawing Title**  
GA Plan - Roof

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Scale</b><br>As indicated @ A1 | <b>Drawing Created</b><br>04/27/21 |
|-----------------------------------|------------------------------------|

Revision  
**P2**

**Drawing No.**  
TIS-CPA-ZA-RF-DR-A-0212

|                                                                                                           |                                                               |
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**1 Roof**  
1 : 100

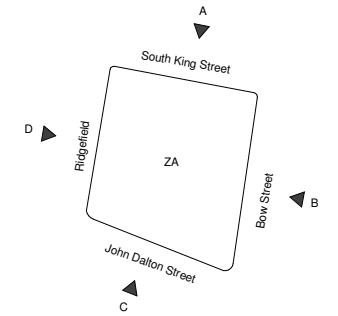
**Drawing Original Size**  
A1

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| Date:             | Rev: | Note:                          | Check: |
| 16.04.21          | P 1  | Draft planning issue           | RP     |
| 28.04.21          | P 2  | Issued For Planning            | RP     |
| 07.05.21          | P 3  | Issued For Planning Submission | RP     |
| 10.05.21          | P 4  | Issued For Planning            | RP     |

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Elevation - North (Coloured)

**Scale**  
As indicated @ A1

**Drawing Created**  
09.01.20

**Revision**  
**P 4**

**Drawing No.**  
TIS-CPA-ZZ-ZZ-DR-A-0604

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**Materiality Key:**

- A Brick (Flemish Bond)
- B Brick (Soldier Course)
- C Brick (Header Course)
- D Brick (Sawtooth Coursing)
- E Window system with anodic PPC aluminium frame, cills, flashings and fins as per the design drawings
- F Anodic PPC metal perforated/laser cut panel
- G Blackened/patinated steel vertical brise soleil supported off steel cladding
- H Capped curtain wall system with anodic PPC aluminium frame, cills and flashings.
- I Blackened/patinated steel cladding with feature profiles, fins and plinths as per the design drawings
- J Anodic PPC aluminium micro-louvre (with integrated door sets as shown)
- K Curved double glazed curtain walling to corner at ground and first floor with dark opaque glazed spandrel panel between ground and first - same glass as clear glazing below with no transoms
- L Anodic PPC aluminium capping to parapet
- M Anodic PPC metal solid panel

Note: Refer to the Design and Access Statement for further information on materials



**1 A - North (Coloured Elevation)**  
1 : 100



| Drawing Revisions |      |                                |        |
|-------------------|------|--------------------------------|--------|
| Date:             | Rev: | Note:                          | Check: |
| 16.04.21          | P 1  | Draft planning issue           | RP     |
| 28.04.21          | P 2  | Issued For Planning            | RP     |
| 07.05.21          | P 3  | Issued For Planning Submission | RP     |
| 10.05.21          | P 4  | Issued For Planning            | RP     |

|   |                                                                                       |                                                                                                                                                                                               |
|---|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A |  | Brick (Flemish Bond)                                                                                                                                                                          |
| B |  | Brick (Soldier Course)                                                                                                                                                                        |
| C |  | Brick (Header Course)                                                                                                                                                                         |
| D |  | Brick (Sawtooth Coursing)                                                                                                                                                                     |
| E |  | Window system with anodic PPC aluminium frame, cills, flashings and fins as per the design drawings                                                                                           |
| F |  | Anodic PPC metal perforated/laser cut panel                                                                                                                                                   |
| G |  | Blackened/patinated steel vertical brise soleil supported off steel cladding                                                                                                                  |
| H |  | Capped curtain wall system with anodic PPC aluminium frame, cills and flashings.                                                                                                              |
| I |  | Blackened/patinated steel cladding with feature profiles, fins and plinths as per the design drawings                                                                                         |
| J |  | Anodic PPC aluminium micro-louvre (with integrated door sets as shown)                                                                                                                        |
| K |  | Curved double glazed curtain walling to corner at ground and first floor with dark opaque glazed spandrel panel between ground and first - same glass as clear glazing below with no transoms |
| L |  | Anodic PPC aluminium capping to parapet                                                                                                                                                       |
| M |  | Anodic PPC metal solid panel                                                                                                                                                                  |

Note: Refer to the Design and Access Statement for further information on materials

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## The Island Site (General Partner) Limited

## 834 | John Dalton Street

## Island

## GA Elevation - East (Coloured)

|                   |                        |
|-------------------|------------------------|
| <b>Scale</b>      | <b>Drawing Created</b> |
| As indicated @ A1 | 09.01.20               |

**P4**

Drawing No.  
TIS-CPA-ZZ-ZZ-DR-A-0605

**Manchester Office**  
Unit 308 Ducie House  
Ducie Street  
Manchester M12 3JW  
Tel 0161 944 7444

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1 C - South (Coloured Elevation)  
1 : 100

- Materiality Key:**
- A Brick (Flemish Bond)
  - B Brick (Soldier Course)
  - C Brick (Header Course)
  - D Brick (Sawtooth Coursing)
  - E Window system with anodic PPC aluminium frame, cills, flashings and fins as per the design drawings
  - F Anodic PPC metal perforated/laser cut panel
  - G Blackened/patinated steel vertical brise soleil supported off steel cladding
  - H Capped curtain wall system with anodic PPC aluminium frame, cills and flashings.
  - I Blackened/patinated steel cladding with feature profiles, fins and plinths as per the design drawings
  - J Anodic PPC aluminium micro-louvre (with integrated door sets as shown)
  - K Curved double glazed curtain walling to corner at ground and first floor with dark opaque glazed spandrel panel between ground and first - same glass as clear glazing below with no transoms
  - L Anodic PPC aluminium capping to parapet
  - M Anodic PPC metal solid panel

Note: Refer to the Design and Access Statement for further information on materials

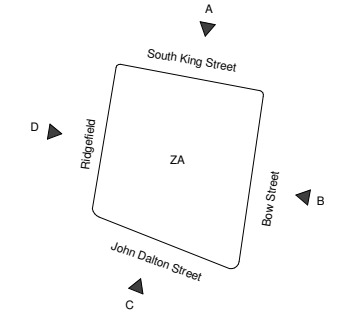
**Drawing Original Size**  
A1

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| Drawing Revisions |      |                                |        |
|-------------------|------|--------------------------------|--------|
| Date:             | Rev: | Note:                          | Check: |
| 16.04.21          | P 1  | Draft planning issue           | RP     |
| 28.04.21          | P 2  | Issued For Planning            | RP     |
| 07.05.21          | P 3  | Issued For Planning Submission | RP     |
| 10.05.21          | P 4  | Issued For Planning            | RP     |

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Elevation - South (Coloured)

**Scale**  
As indicated @ A1

**Drawing Created**  
09.01.20

**Revision**  
**P 4**

**Drawing No.**  
TIS-CPA-ZZ-ZZ-DR-A-0606

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1 D - West (Coloured Elevation)  
1 : 100

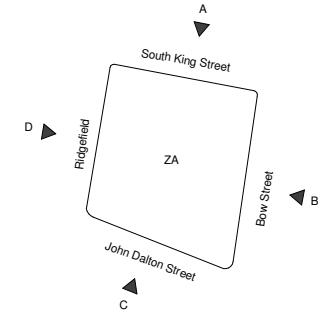
**Drawing Original Size**  
A1

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| 07.05.21          | P 3  | Issued For Planning Submission | RP     |
| 10.05.21          | P 4  | Issued For Planning            | RP     |

**Materiality Key:**

- A Brick (Flemish Bond)
- B Brick (Soldier Course)
- C Brick (Header Course)
- D Brick (Sawtooth Coursing)
- E Window system with anodic PPC aluminium frame, cills, flashings and fins as per the design drawings
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- L Anodic PPC aluminium capping to parapet
- M Anodic PPC metal solid panel

Note: Refer to the Design and Access Statement for further information on materials

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Elevation - West (Coloured)

**Scale**  
As indicated @ A1

**Drawing Created**  
09.01.20

**Revision**

**P 4**

**Drawing No.**  
TIS-CPA-ZZ-ZZ-DR-A-0607

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Drawing Original Size  
A1

Notes

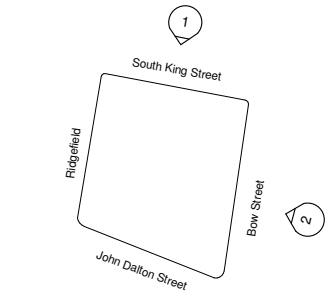
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| 28.04.21          | P 2  | Issued For Planning            | RP     |
| 07.05.21          | P 3  | Issued For Planning Submission | RP     |

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**Client**  
The Island Site (General Partner) Limited

**Project**  
834 | John Dalton Street

**Building Name**  
Island

**Drawing Title**  
GA Elevation (street context) - North & East

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Scale</b><br>As indicated @ A1 | <b>Drawing Created</b><br>03/17/21 |
|-----------------------------------|------------------------------------|

|                              |
|------------------------------|
| <b>Revision</b><br><b>P3</b> |
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**Drawing No.**  
TIS-CPA-ZA-ZZ-DR-A-0610

|                                                                                                           |                                                                                                            |
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|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|



1 A - North Street (Proposed) Context Elevation  
1 : 200



2 B - East Street (Proposed) Context Elevation  
1 : 200

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Drawing Original Size  
A1

Notes

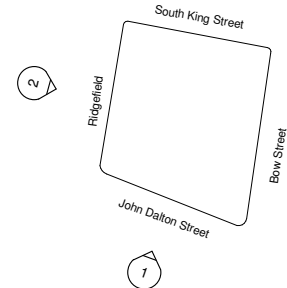
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| 07.05.21          | P 3  | Issued For Planning Submission | RP     |

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Client  
The Island Site (General Partner) Limited

Project  
834 | John Dalton Street

Building Name  
Island

Drawing Title  
GA Elevation (street context) - South & West

Scale  
As indicated @ A1

Drawing Created  
03/17/21

Revision  
P3

Drawing No.  
TIS-CPA-ZA-ZZ-DR-A-0611

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1 C - South Street (Proposed) Context Elevation  
1 : 200



2 D - West Street (Proposed) Context Elevation  
1 : 200