

CARTWRIGHT
PICKARD

Island Non-material amendments

May 2022

TIS-CPA-XX-XX-RP-A-9037

Revision -

H B D



Document history

Revision	Reason for Issue	Date	Prepared by	Checked by
-	Non-material amendments	06/05/22	CP	RP

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6.0

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View along John Dalton Street

1.0

Previous drawings

Approved application 2021



This drawing must be printed in colour, if this text is not RED the drawing must be reprinted

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

CARTWRIGHT
PICKARD

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

Drawing Created

01/21/20

Revision

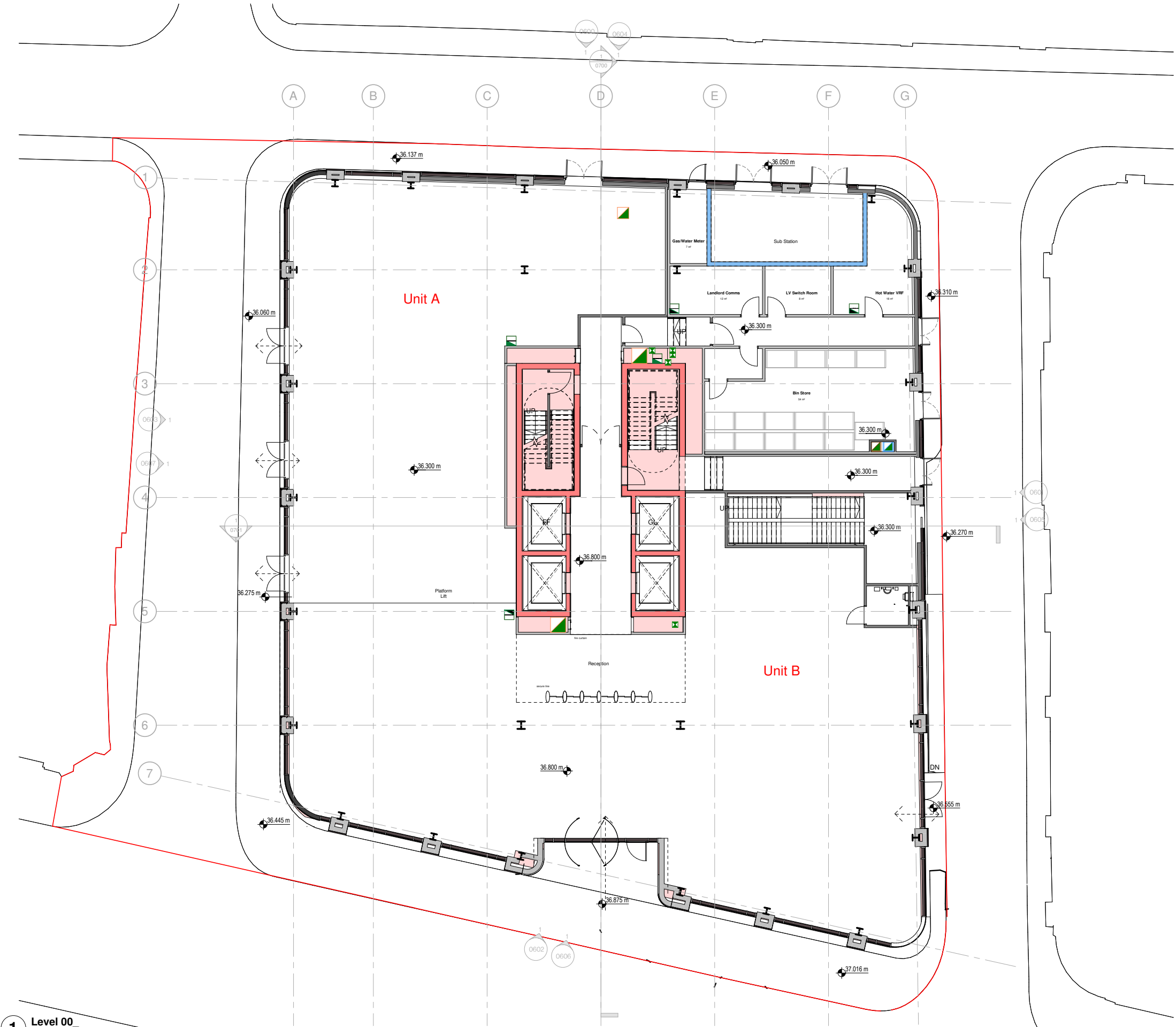
P3

Drawing No.

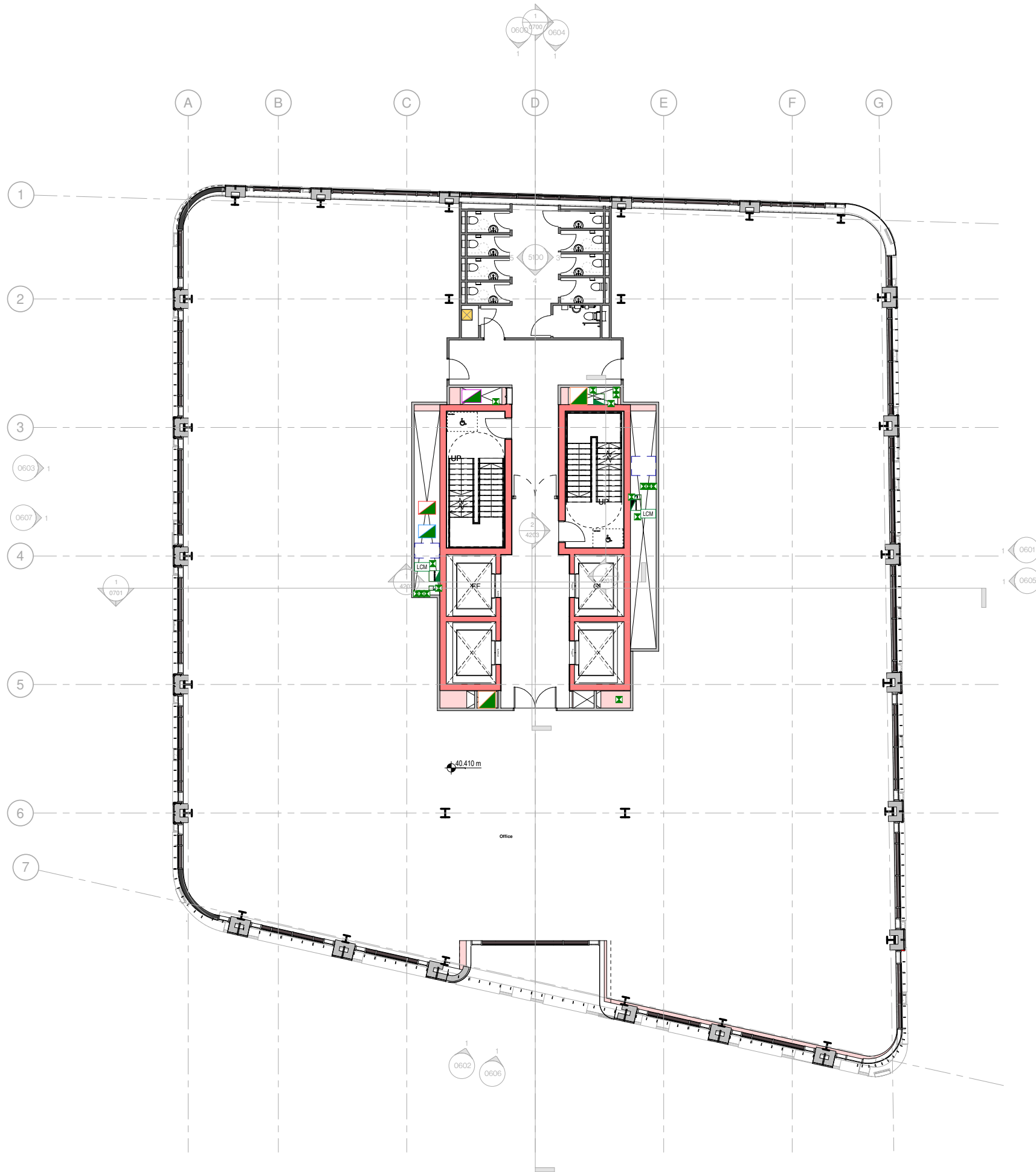
TIS-CPA-ZA-00-DR-A-0201

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1 Level 00
1 : 100



1 Level 01_
1 : 100

Drawing Original Size

A1

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CARTWRIGHT
PICKARD

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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Drawing Original Size

A1

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10.05.21	P 4	Issued For Planning	RP

CARTWRIGHT
PICKARD

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.

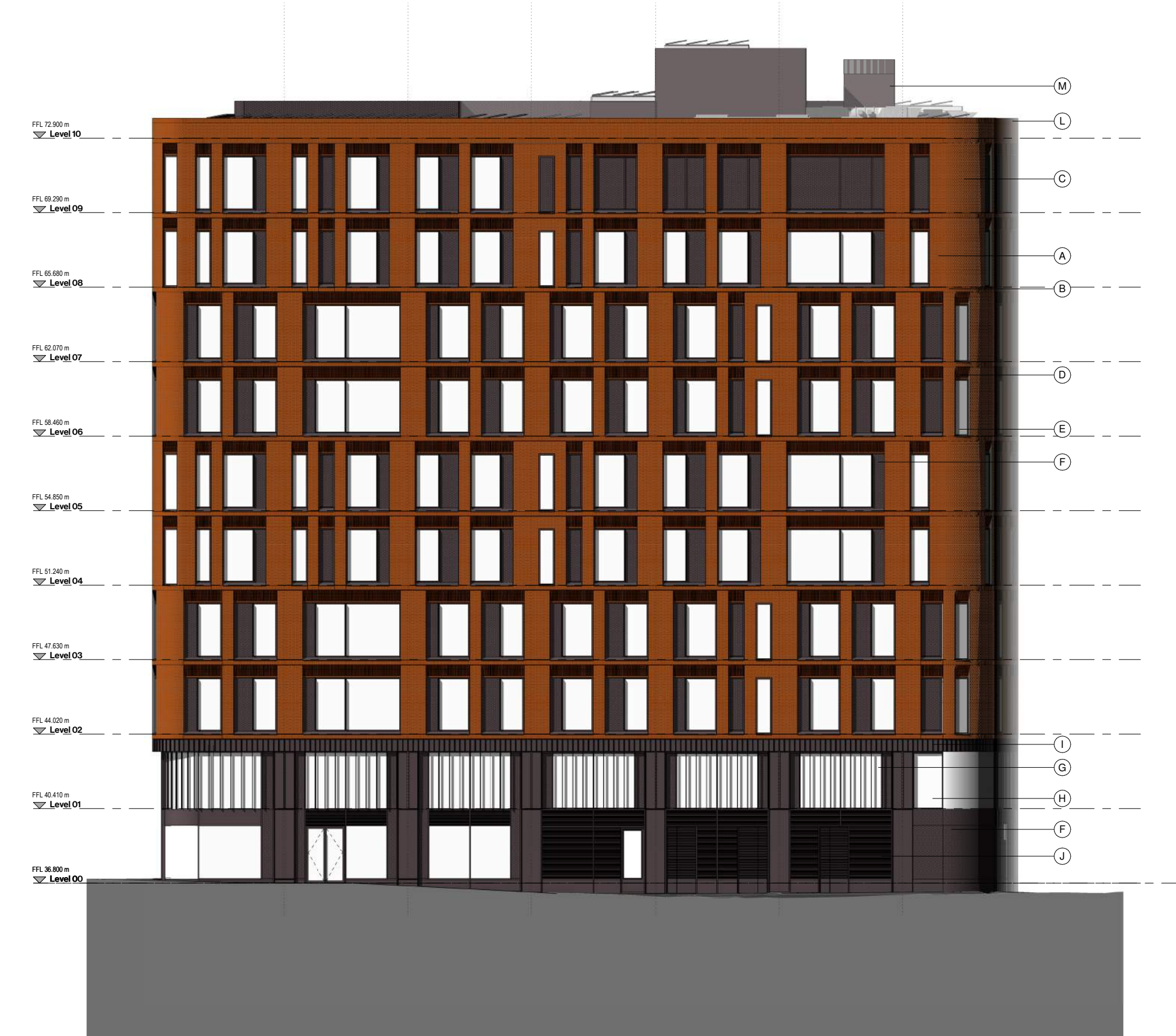
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1 A - North (Coloured Elevation)
1 : 100

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



1 B - East (Colour Elevation)
1 : 100

Drawing Original Size

A1

Notes

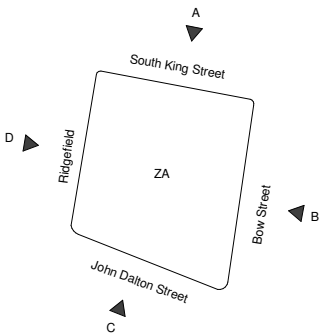
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10.05.21	P 4	Issued For Planning	RP

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
- 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

CARTWRIGHT
PICKARD

Client

The Island Site (General Partner) Limited

Project

834 | John Dalton Street

Building Name

Island

Drawing Title

GA Elevation - East (Coloured)

Scale

As indicated @ A1

Drawing Created

09.0120

Revision

P 4

Drawing No.

TIS-CPA-ZZ-ZZ-DR-A-0605

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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

CARTWRIGHT
PICKARD

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

09.0120

Revision

P 4

Drawing No.

TIS-CPA-ZZ-ZZ-DR-A-0606

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1

C - South (Coloured Elevation)

1 : 100

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



1 D - West (Coloured Elevation)
1 : 100

Drawing Original Size

A1

Notes

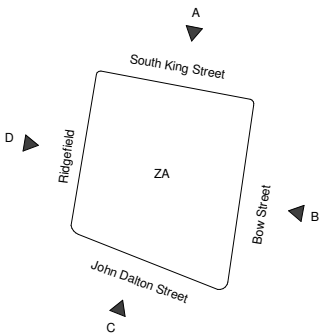
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Materiality Key:

- 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

CARTWRIGHT
PICKARD

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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2.0

Amended drawings

New submission



2.1 Non-material amendments

List of updates

Revision made from previous submission and reason for change:

1. Roof level cladding amended - Grey Euroclad panels proposed to lift and stair overruns in lieu of bronze anodic finish. This is to better tie in with other wall cladding to internal face of recessed plant decks. Lift and stair is also set centrally within the plan away from building perimeter. Grey finish is more discrete against the sky rather than dark bronze - exact choice of grey to be agreed through samples with MCC

2. Silicone joint to first floor curved glass - Further technical development has taken place since the original application was made. Ground floor curved panels remain full width as shown on the original application drawings. At first floor we retain the same radius of curved glass but the panel width has been halved with the introduction of a vertical silicone joint. This will be further hidden by the vertical brise soleil on the south east and south west corners.

3. Vent widths increased by approx. 100mm - Through detailed discussions with the supply chain we were advised of the minimum width for the openable vent panels at ground and first floor (behind the perforated metal panels) which was slightly wider than was shown on the original planning set. The revised drawings show all vents increased by circa 100mm.

4. Doors increase to suit sub-station requirements - Increased to suit minimum clearances required by substation provider. Increased door widths also have better relationship with surrounding facade and panel setting out. These are also louvred doors within a louvred screen with minimal framing so overall visual impact is negligible.

5. Double door changed to inward opening single door - This provides a min. 1050mm clear with automatic opening on fire alarm sounding (operates as a manual door at all other times) in line with fire strategy. This change avoids the door opening out onto the narrow path along Bow Street.

6. Windows flipped - these panels were incorrectly shown flipped on the original planning drawings and have now been corrected on the latest information, in keeping with the wider facade strategy.

7. External signage - illuminated external signage was not included in the original application, however it is now our intention to create a permanent building sign within the Corten reveal at the main entrance. Details of this signage will follow in due course once the branding for the building is finalised but for now an indicative signage zone is included within this document and shown on the GA elevation.

8. Door heights reduced - 3no. external doors along Ridgfield have been reduced in height in order to achieve Secured by Design requirements.

9. Gas meter room door omitted - no longer required.

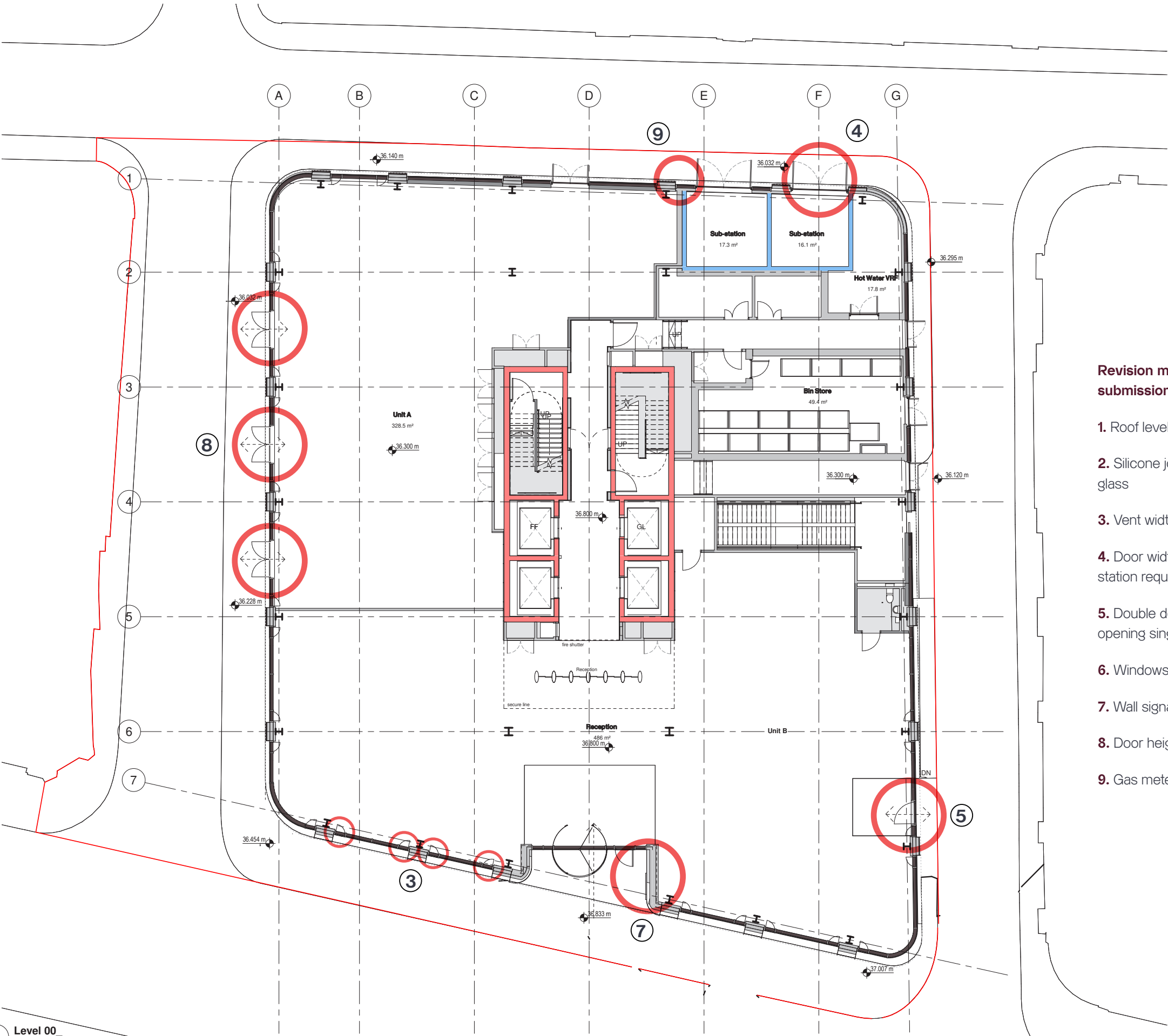
Drawing Original Size
A1

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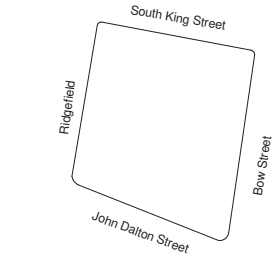
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Revision made from previous submission:

- 1. Roof level cladding amended
- 2. Silicone joint to first floor curved glass
- 3. Vent widths increased approx. 100m
- 4. Door widths increased to suit sub-station requirements.
- 5. Double door changed to inward opening single door
- 6. Windows flipped
- 7. Wall signage incorporated
- 8. Door heights reduced
- 9. Gas meter room door omitted



Drawing Revisions			
Date:	Rev:	Note:	Check:
29.04.22	P 1	VE/NMA Amendments	RP

CARTWRIGHT
PICKARD

Client
Bowmer & Kirkland

Project
TIS| The Island

Building Name
Island

Drawing Title
GA Plan - Level 00

Scale As indicated @ A1	Drawing Created 01/21/20
----------------------------	-----------------------------

Revision
P1

Drawing No.
TIS-CPA-ZA-00-DR-A-0201

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Drawing Original Size
A1

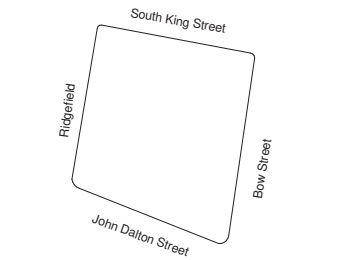
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9. Gas meter room door omitted

CARTWRIGHT
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Client
Bowmer & Kirkland

Project
TIS| The Island

Building Name
Island

Drawing Title
GA Plan - Level 01

Scale
As indicated @ A1

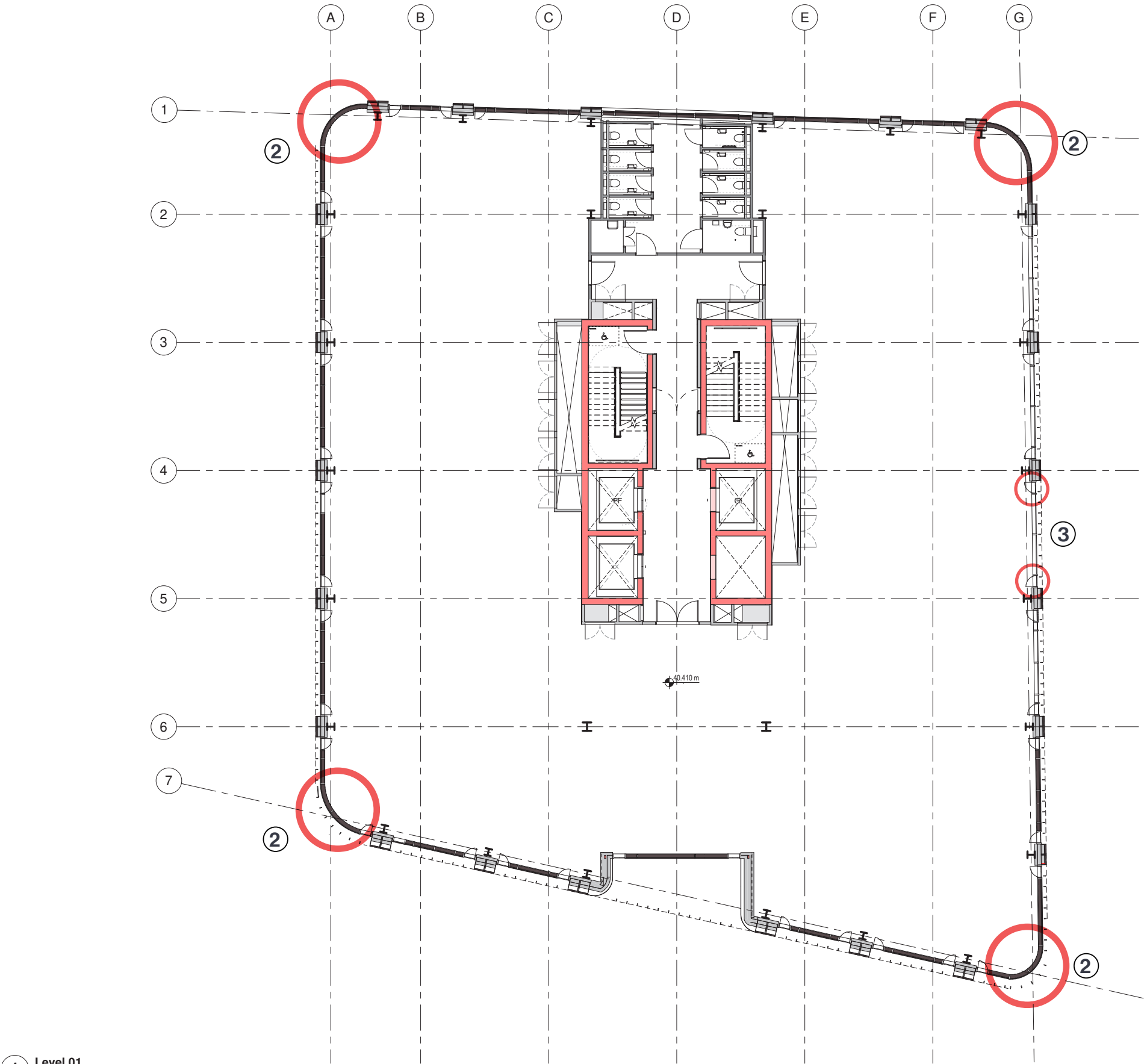
Drawing Created
01/21/20

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P1

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1 Level 01_
1 : 100

1. Roof level cladding amended

-

glass

- 3. Vent widths increased approx. 100m

4. Door widths increased to suit substation requirements.

5. Double door changed to inward opening single door

6. Windows flipped

7. Wall signage incorporated

8. Door heights reduced

9. Gas meter room door omitted

—(F)

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 |  | Standard dark grey Euroclad metal solid panel |

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

A1

Note
Unless

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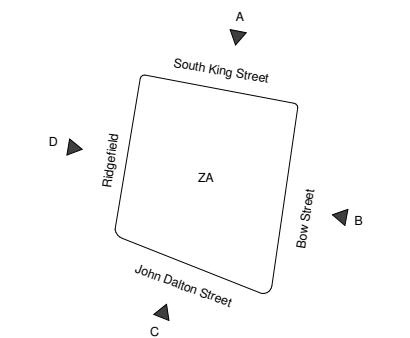
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Drawing Revisions

Date: 29.04.22 Rev: P 1 Note: VE/NMA Amendements Check: RP

CARTWRIGHT
PICKARD

Client

Bowmer & Kirkland

Project

TIS | The Island

Building Name

Island

Drawing Title

GA Elevation - North (Coloured)

Scale
As indicated @ A1

Drawing Created
09.01.20

Revision

P1

Drawing No.

TIS-CPA-ZZ-ZZ-DR-A-0604

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1 B - East (Colour Elevation)
1 : 100

Revision made from previous submission:

1. Roof level cladding amended
2. Silicone joint to first floor curved glass
3. Vent widths increased approx. 100m
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- L Anodic PPC aluminium capping to parapet
- M Standard dark grey Euroclad metal solid panel

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

Drawing Original Size

A1

Notes

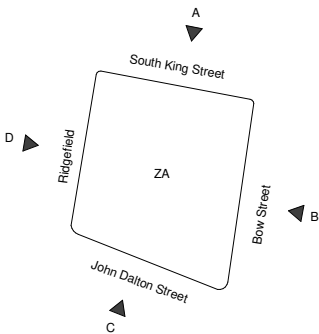
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Drawing Revisions

Date:	Rev:	Note:	Check:
29.04.22	P 1	VE/NMA Amendments	RP

CARTWRIGHT
PICKARD

Client

Bowmer & Kirkland

Project

TIS| The Island

Building Name

Island

Drawing Title

GA Elevation - East (Coloured)

Scale

As indicated @ A1

Drawing Created

09.0120

Revision

P1

Drawing No.

TIS-CPA-ZZ-ZZ-DR-A-0605

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Unit 352 Duke House
Duke Street
Manchester M2 2AW
Tel 0161 944 7444

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1 C - South (Coloured Elevation)
1 : 100

Revision made from previous submission:

1. Roof level cladding amended
2. Silicone joint to first floor curved glass
3. Vent widths increased approx. 100m
4. Door widths increased to suit sub-station requirements.
5. Double door changed to inward opening single door
6. Windows flipped
7. Wall signage incorporated
8. Door heights reduced
9. Gas meter room door omitted

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 Standard dark grey Euroclad metal solid panel

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

Drawing Original Size
A1

Notes
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Drawing Revisions				Check
Date:	Rev:	Note:		
29.04.22	P 1	VE/NMA Amendments		RP

CARTWRIGHT
PICKARD

Client
Bowmer & Kirkland

Project
TIS| The Island

Building Name
Island

Drawing Title
GA Elevation - South (Coloured)

Scale As indicated @ A1	Drawing Created 09.01.20
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Revision P1

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

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3.0

External signage

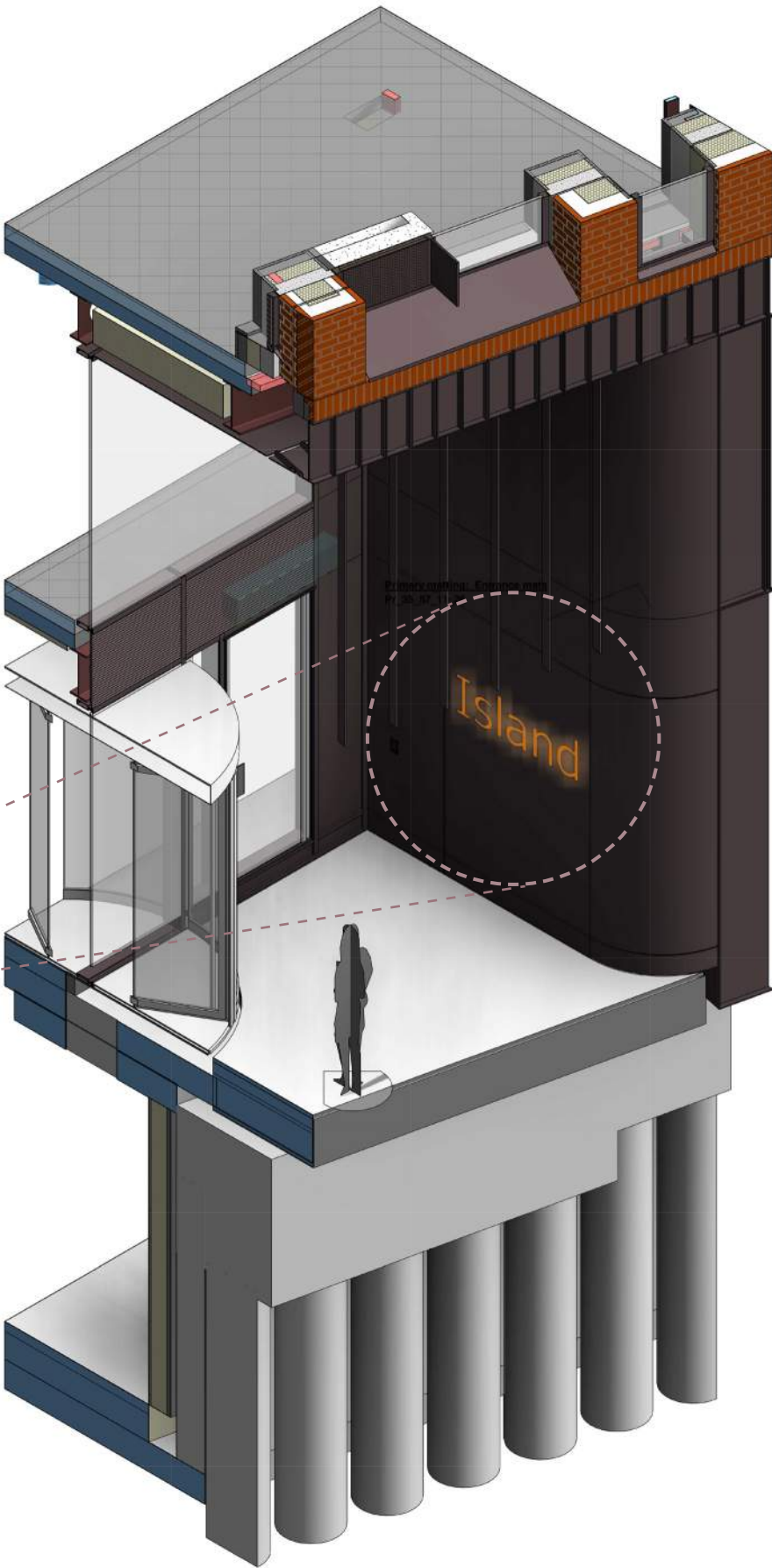
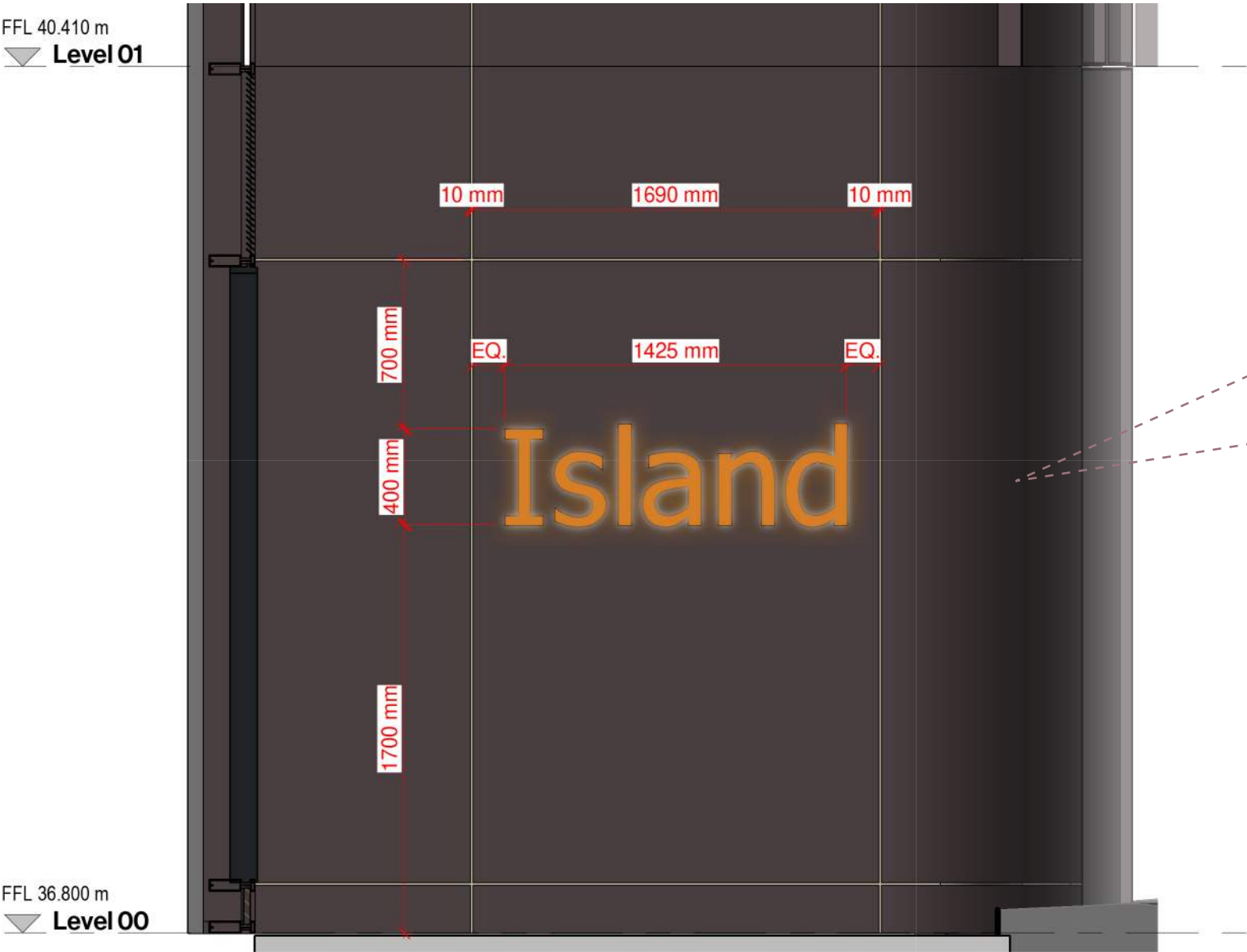
Indicative signage zone

3.1 External Signage

Indicative signage zone

Main entrance

Laser cut panel with perspex facing indicating building name - illuminated.
Exact design to be agreed with MCC at a later date once branding for the building is finalised. Dimensions shown are indicative only.



4.0

Visual Mock Up
Proposal

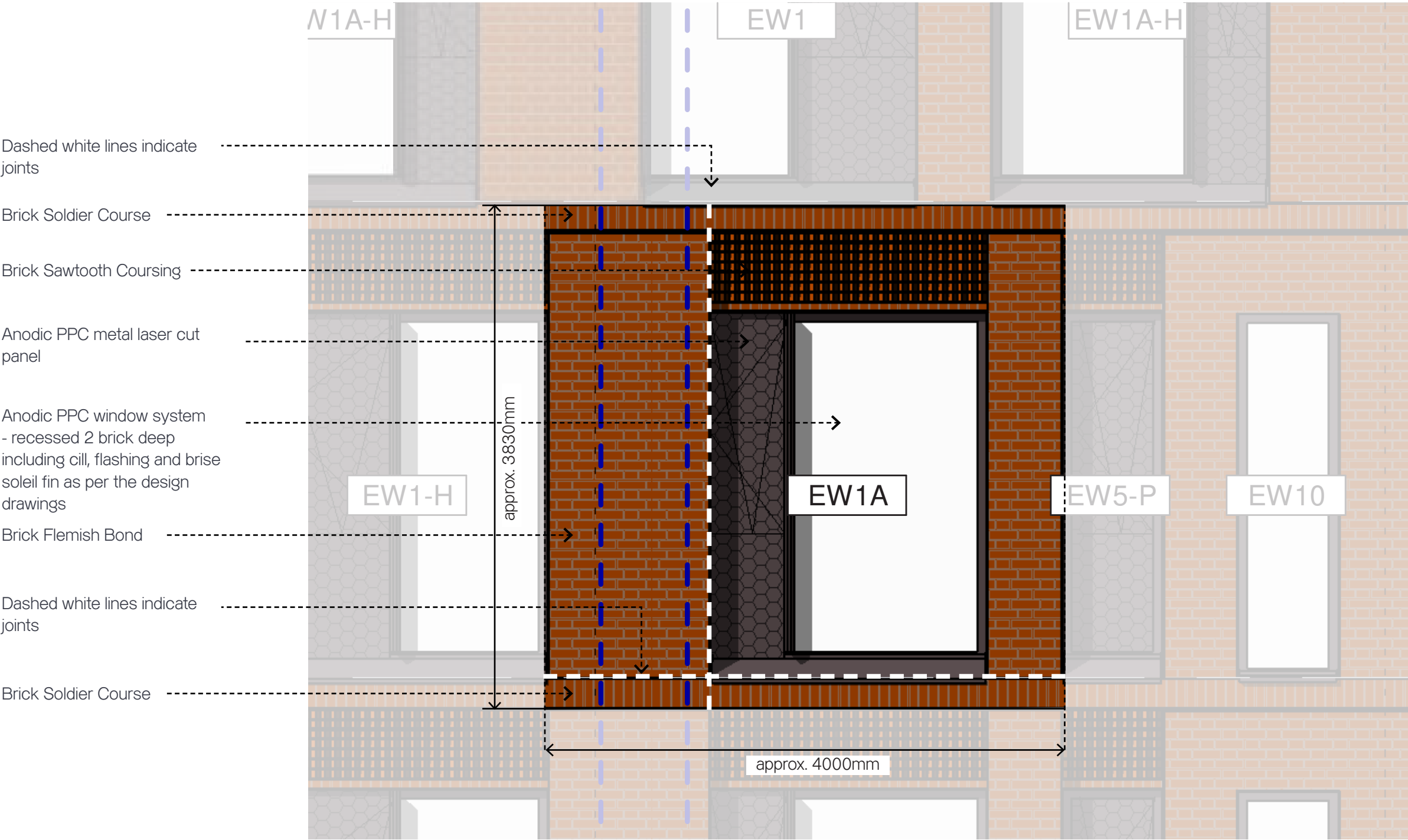


4.1 VMU 01

Upper precast panel

Brick: Furness Brick, Natural Orange Clamp Range

Metal: Anodic Finish Dark Bronze

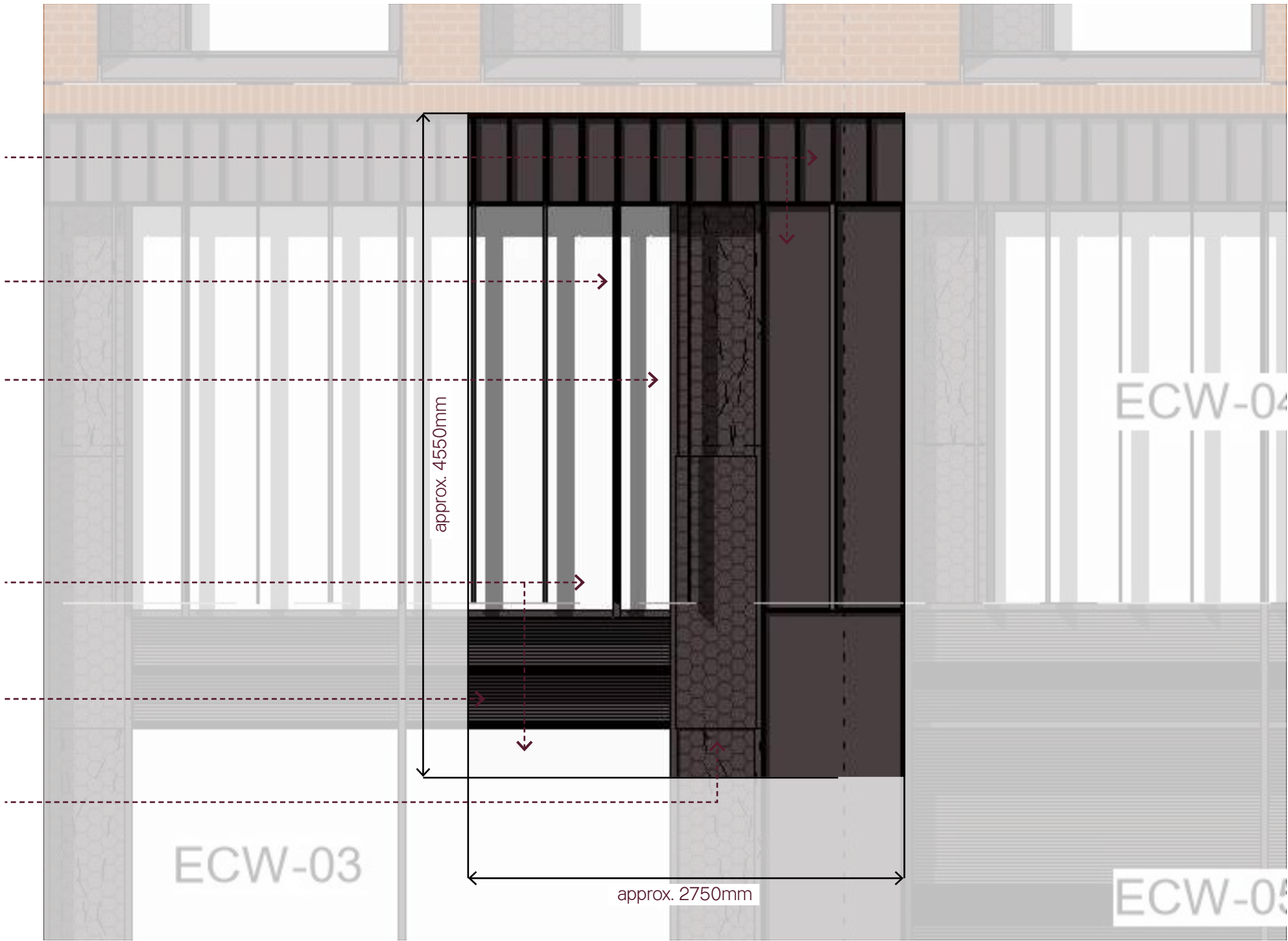


4.2 VMU 02

Ground / First floor cladding

Metal: Anodic Finish Dark Bronze Aluminium
+ Deep Rusted Corten Cladding

- Deep rusted weathering steel cladding with feature profiles, fins and plinths as per the design drawings
- Deep rusted weathering steel vertical brise soleil supported off steel cladding
- Opening vents within curtain walling system behind laser cut metal panel (all in a bronze anodic finish) - including cill, flashing and fins as per the
- Capped curtain wall system with anodic PPC aluminium frame, cills and flashings.
- Anodic PPC aluminium micro-louvre
- Anodic PPC metal laser cut panel



5.0

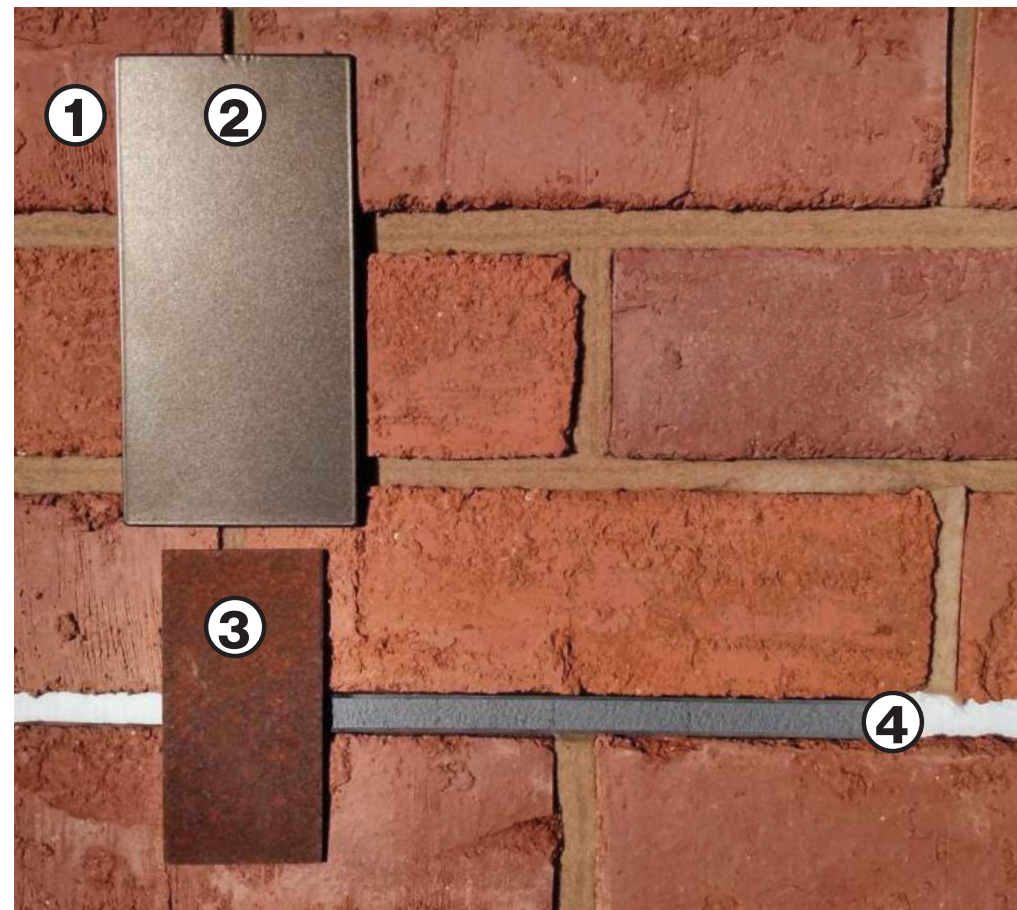
Materials



5.1 Material samples

submitted as part approved application (2021)

- 1. Natural orange by Furness brick
- 2. Anodic PPC dark bronze finish
(Tiger Drylac C34 anodised - 068/60306 - example shown)
- 3. Deep rusted weathering steel cladding
- 4. Dark grey mortar



5.2 Material samples

samples (reviewed at meeting 26.04.22)

1. Anodic PPC dark bronze finish (Interpon D2015 Precis Ultra Matt ref. Y2M301 Dark Bronze C34)
2. Deep rusted weathering steel cladding
3. Natural orange by Furness brick
4. Dark grey mortar
5. Window and Curtain walling samples



6.0

Anodic PPC vs Anodised



6.1 Anodic PPC vs Anodised

As part of our overarching approach to reducing carbon on this scheme we have been working alongside our carbon assessor to review materials and finishes and as part of this process we have proposed to use an anodic PPC finish in lieu of an anodised finish.

One of the principle reasons for proposing an anodic PPC finish is the embodied carbon of the aluminium that the two processes use. A PPC finish can use recycled aluminium content whereas anodising requires high grade aluminium, and manufacturers tend to use virgin aluminium so it is easier for them to control the grade.

To illustrate this point, typically aluminum with low recycled content (for anodising) has >12 kg CO²e/kg of embodied carbon, whereas aluminum with high recycled content can be <5 kg CO²e/kg.

Furthermore, the process of powder coating is slightly less carbon intensive than anodising. There is also a greater carbon impact in transportation costs for anodising as there are limited companies that are able to provide this type of finish.

On a practical level the PPC finish proposed is referred to as a 'Class 2' or 'super durable PPC' finish so provides a very robust finish (please refer to note from AkzoNobel - right) and offers a guarantee of up to 40 years. In addition PPC can also be repaired on site but anodising cannot. Visually we have more control over the finish and quality of a PPC finish whilst still maintaining a similar sheen and variation that you would associate with anodising.



Recent Cartwright Pickard projects which have used Anodic bronze coatings - Sidney Street, Sheffield (top) and AMRC NW, Preston (bottom)

Specialists from AkzoNobel/Interpon quoted:

"The finishes supplied are all formulated in an enhanced polyester resin technology. This is sometimes referred to as Class 2 or super durable PPC."

The differential between this and standard PPC is seismic.

This is best illustrated in the attachment which highlights the findings from a five year natural weathering exposure in south Florida (equivalent to circa 30 years in Northern Europe). The top section of the panels have been masked off and the remaining part has been exposed to the UV. As you will clearly see, the super durable version (Interpon D2525) retains much more of its original colour and gloss properties and avoids premature breakdown of the coated film.

Consequently, you don't have to be left with the choice of recoating or replacing parts - therefore saving cost further down the line. This is further supported with a guarantee of up to 40 years providing parts are applied by an approved UK applicator".

Examples of where this product has been used in Manchester are overleaf - further examples are available upon request.



6.2 Anodic PPC Projects

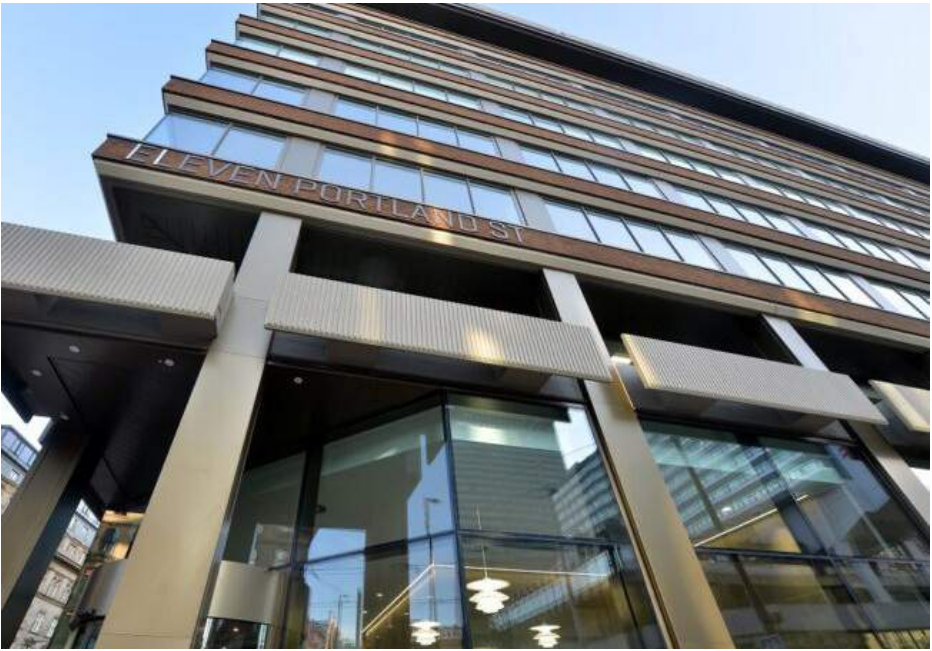
Project: Kampus
Location: Manchester
Parts Coated: Cladding frame
Finishes: Interpon D2525 Y2206F Steel Bronze 1



Project: Circle Square
Location: Manchester
Parts Coated: Cladding frame & flashings
Finishes: Interpon D2525 Y2214F Anodic Bronze & Bespoke glazed terracotta match



Project: 111 Portland Street
Location: Manchester
Parts Coated: Cladding & mullions
Finishes: Interpon D2525 Y2217F Steel Bronze 2



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