THE QUARTERS

MANCHESTER

FRANKLIN ELLIS ARCHITECTS

SIGNAGE STRATEGY

Rev. P3 | March 2024

Statutory Approvals

Express Consent

The Tenant will be responsible for obtaining express consent and discharging conditions (where required) in line with the approved signage strategy, whilst providing signage proposals to demonstrate accordance with this strategy.

Building Control

The Tenant will be responsible for Building Control approval and for complying with statutory requirements and current legislation. Copies of all applications and determinations shall be supplied to the Landlord.

Amendments or Alternations

Approval must be received from the Landlord prior to commencing any work on site. The Landlord agrees to use all reasonable endeavours to process the Tenant's application for such changes with the minimum possible delay.

Planning permission for the refurbishment scheme, including the retail units, is granted on a number of conditions which must be adhered to.

Proposed Units

Units have been designed to be flexible in size, so depending on the tenant, entrance positions may vary. Signage Zones are therefore shown indicatively and can vary. Signage shall still follow the intent shown on the following pages.

Entrance Doors

Proposed Doors within Glazed Screens and New Entrance Doors are to Match Existing Curtain Wall Glazing to Residential Elements in terms of Finish & Specification.

To be Anodised Aluminium. Colour to Match. Entrance Doors to open inwards or be sliding.

Shopfront Criteria

Tenants must submit the design information to the landlord for approval before proceeding with express consent or installation of any signage.

To maintain visual consistency across the site, there will be three main signage types, located within specified zones that tenants must adhere to:

1. Primary Signage Zone

To preserve visual uniformity throughout the property, all primary signs must be placed within the area noted on the accompanying elevation details. Any fixings must be appropriate to reduce harm to the existing structure, as well as maintaining visual coherence.

All signage will be located to the inside face of the glass facade.

The maximum lux levels for any Illuminated signage shall be 300cd/m. Flashing illuminated signage shall not be permitted. All illuminated signage shall be static and no flashing illuminated signage shall be permitted. All signage must be back-lit, unless evidence can be provided to show that any glare and overspill into NSR's can be appropriately controlled.

For more details on the position of primary signage zones and dimensions, please refer to the following pages.

Clear Views to be maintained through all shopfront glazing, including doors.

2. Bus Stop Signage

Oldham Street Elevation

Bus stop style signage should only be placed on the front of columns and must fit within the designated zones. Bus stop signage shall not project more than 950mm from the facade, and fixings must minimise harm and influence on the existing concrete structure while maintaining a uniform appearance. A limit of 30mm to the depth / width of the projecting signs / bus stop signage will apply.

The maximum lux levels for any Illuminated signage shall be 300cd/m. Flashing illuminated signage shall not be permitted. All illuminated signage shall be static and no flashing illuminated signage shall be permitted. All signage must be back-lit, unless evidence can be provided to show that any glare and overspill into NSR's can be appropriately controlled.

A maximum of one projecting sign / bus stop sign per unit per elevation will be permitted. For units that have more than one elevation, there will be a maximum of two projecting / bus stop signs allowed across the unit.

Aside from the primary signage detailed above, other signage positioned internally or for which express consent is not required will be subject to Tenant discretion and does.

Any projecting signage must be in line with Primary Signage.

All Other Elevations

Bus stop style signage should only be placed on the front of columns and must fit within the designated zones. Bus stop signage shall not project more than 800mm from the facade, and fixings must minimise harm and influence on the existing concrete structure while maintaining a uniform appearance. A limit of 30mm to the depth / width of the projecting signs / bus stop signage will apply.

The maximum lux levels for any Illuminated signage shall be 300cd/m. Flashing illuminated signage shall not be permitted. All illuminated signage shall be static and no flashing illuminated signage shall be permitted. All signage must be back-lit, unless evidence can be provided to show that any glare and overspill into NSR's can be appropriately controlled.

A maximum of one projecting sign / bus stop sign per unit per elevation will be permitted. For units that have more than one elevation, there will be a maximum of two projecting / bus stop signs allowed across the unit.

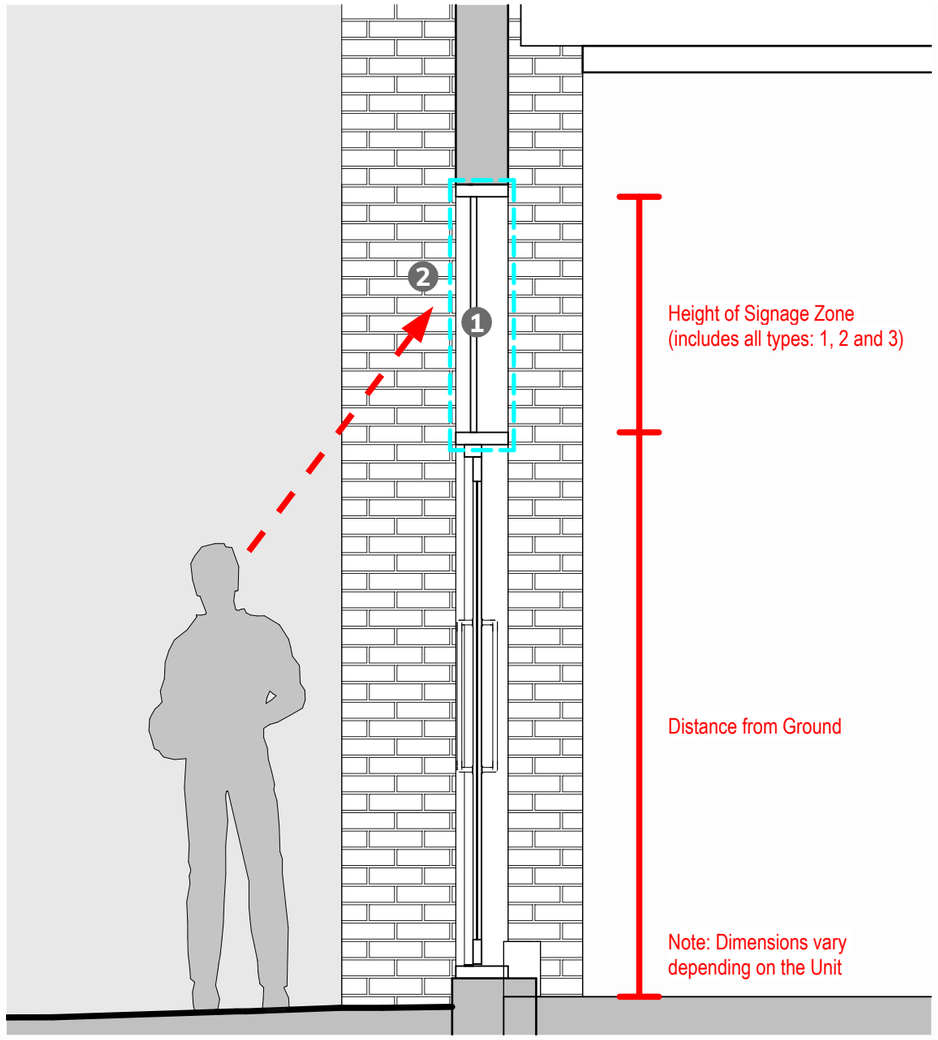
Aside from the primary signage detailed above, other signage positioned internally or for which express consent is not required will be subject to Tenant discretion and does not form part of this strategy.

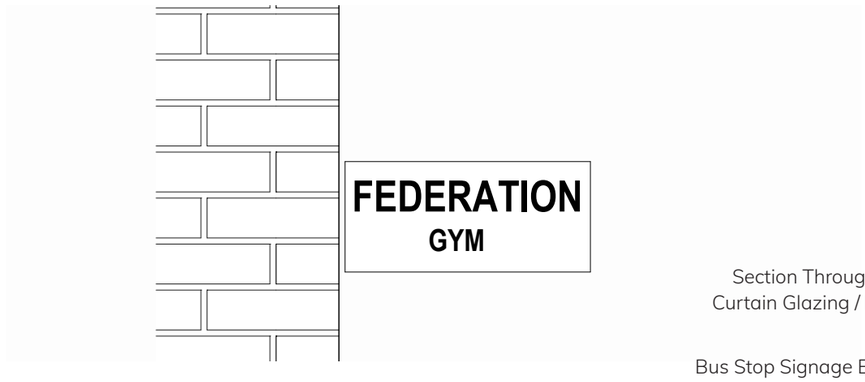
3. Secondary Signage

To preserve visual uniformity throughout the property, all secondary signs must be placed within the area noted on the accompanying elevation details. Any fixings must be appropriate to reduce harm to the existing structure, as well as maintaining visual coherence. All signage will be located to the inside face of the glass facade.

The maximum lux levels for any Illuminated signage shall be 300cd/m. Flashing illuminated signage shall not be permitted. All illuminated signage shall be static and no flashing illuminated signage shall be permitted. All signage must be back-lit, unless evidence can be provided to show that any glare and overspill into NSR's can be appropriately controlled.

Aside from the primary signage detailed above, other signage positioned internally or for which express consent is not required will be subject to Tenant discretion and does not form part of this strategy.

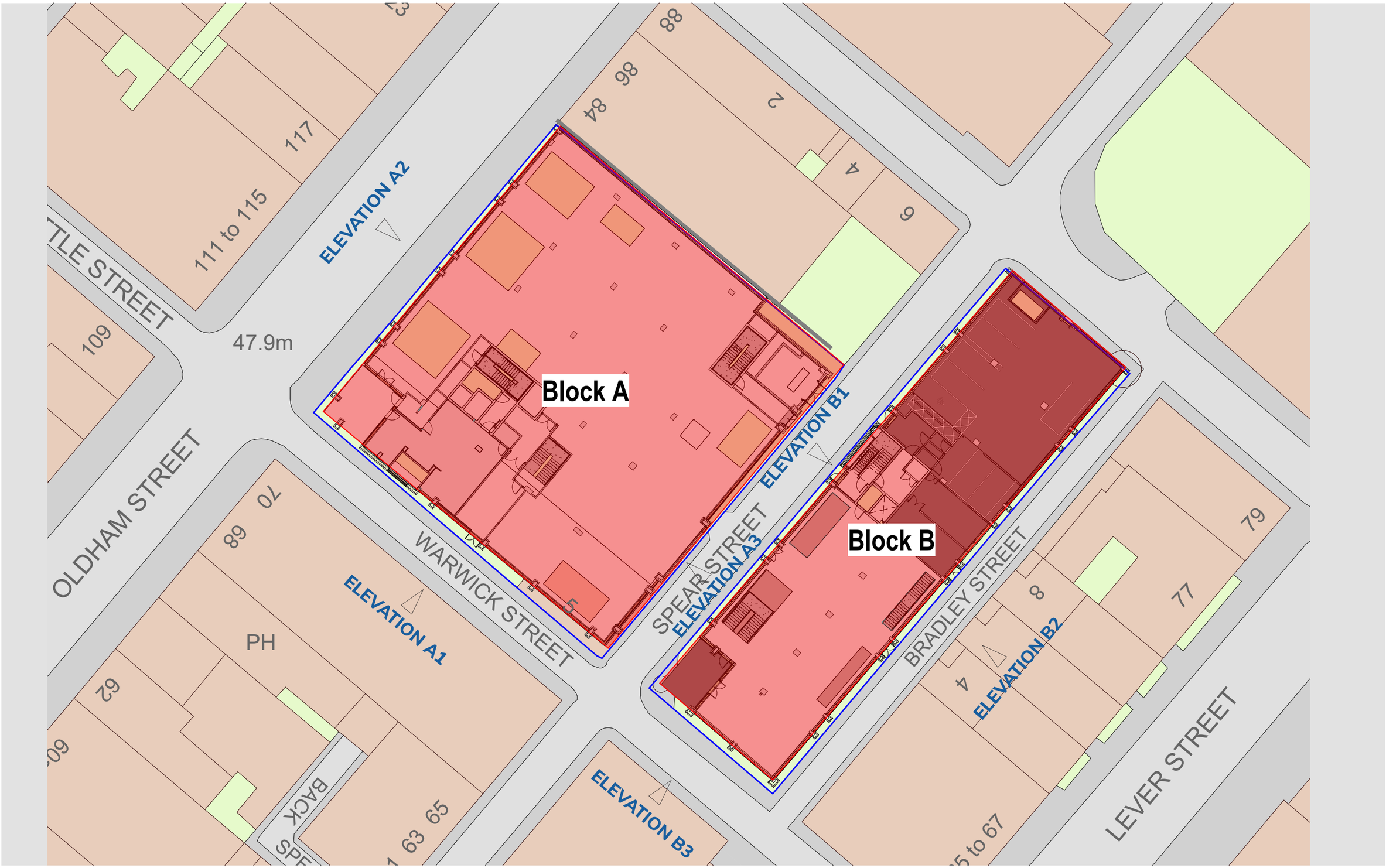




Top:
Section Through Typical
Curtain Glazing / Entrance

Bottom:
Bus Stop Signage Examples

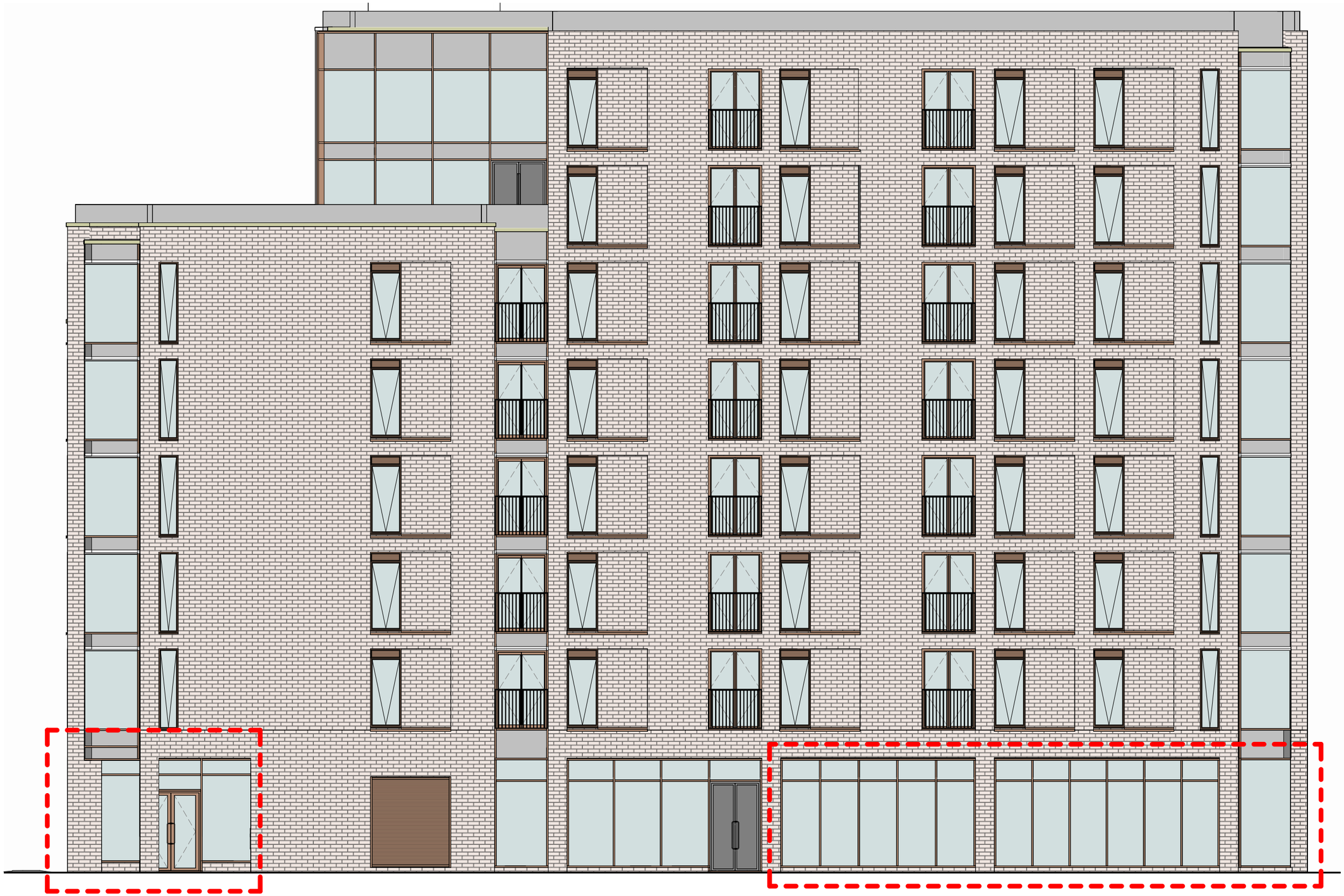
Site Plan



Block A
Block B
ELEVATION A1
ELEVATION A2
ELEVATION A3
ELEVATION B1
ELEVATION B2
ELEVATION B3
OLDHAM STREET
WARWICK STREET
SPEAR STREET
BRADLEY STREET
LEVER STREET
47.9m
PH
BACK
111 to 115
117
109
70
68
62
63
65
88
86
84
2
4
6
8
77
79

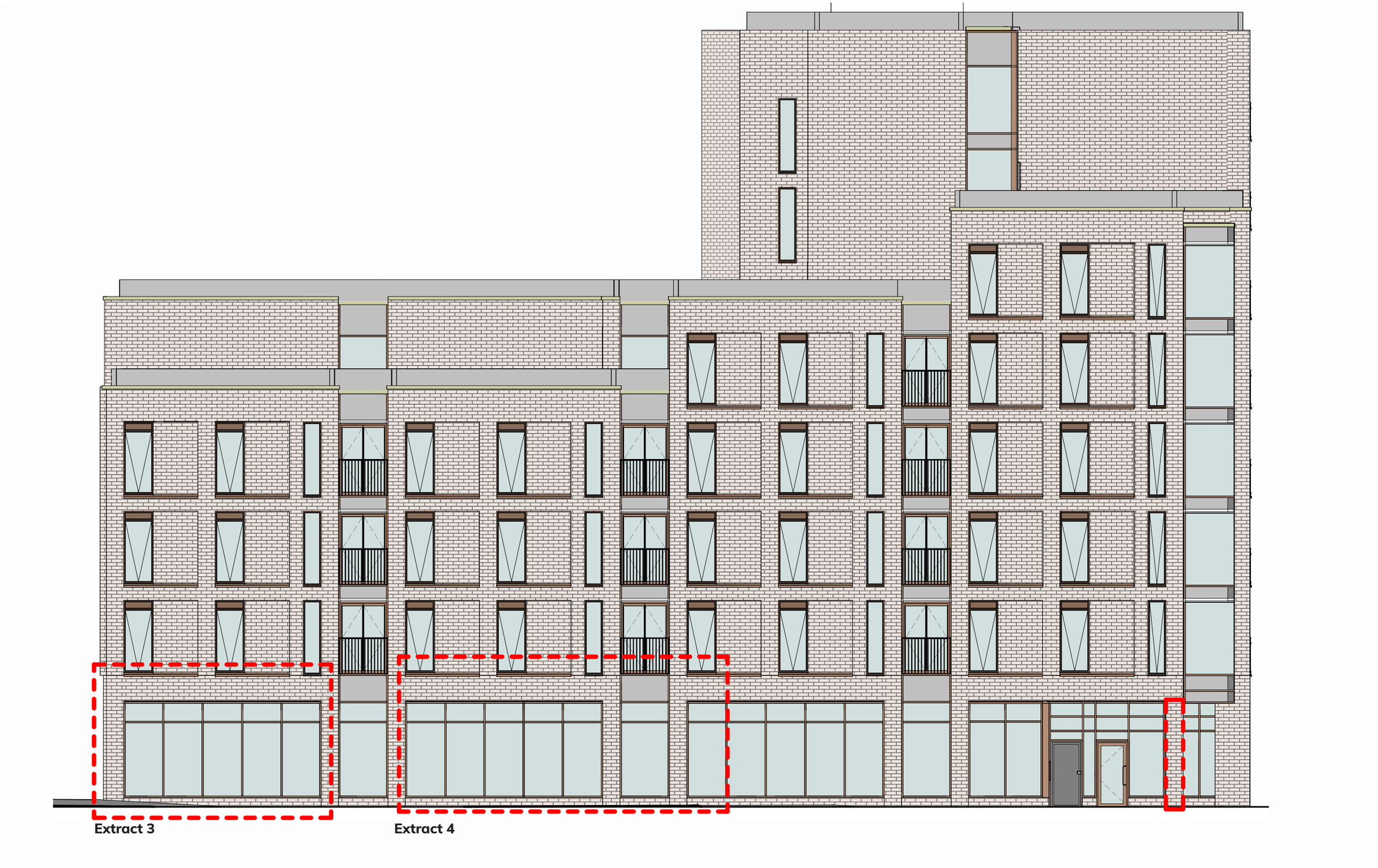
Block A - Warwick Street Elevation

Elevation A1



Block A - Oldham Street Elevation

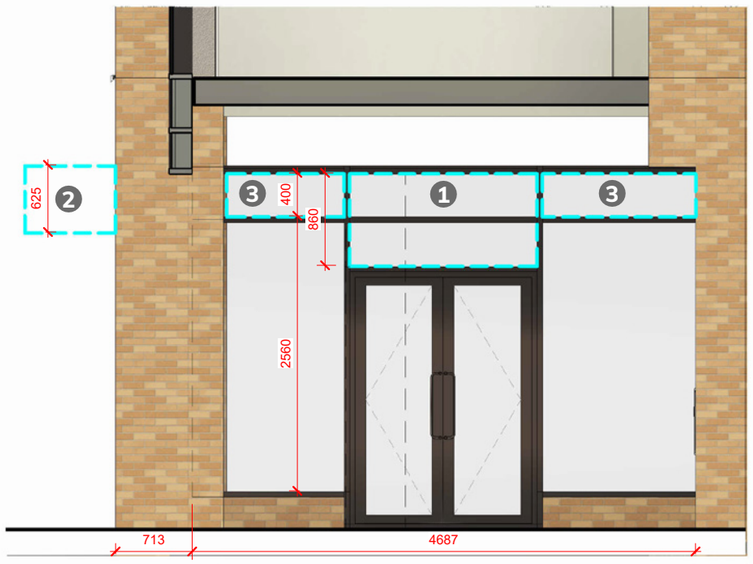
Elevation A2



Block A - Spear Street Elevation

Elevation A3

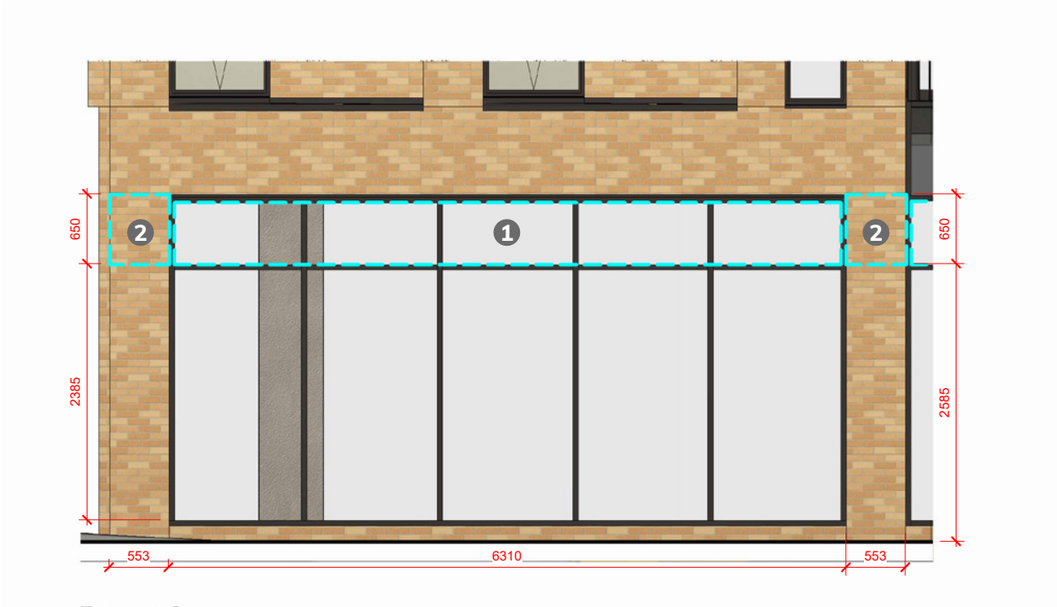
Block A Units



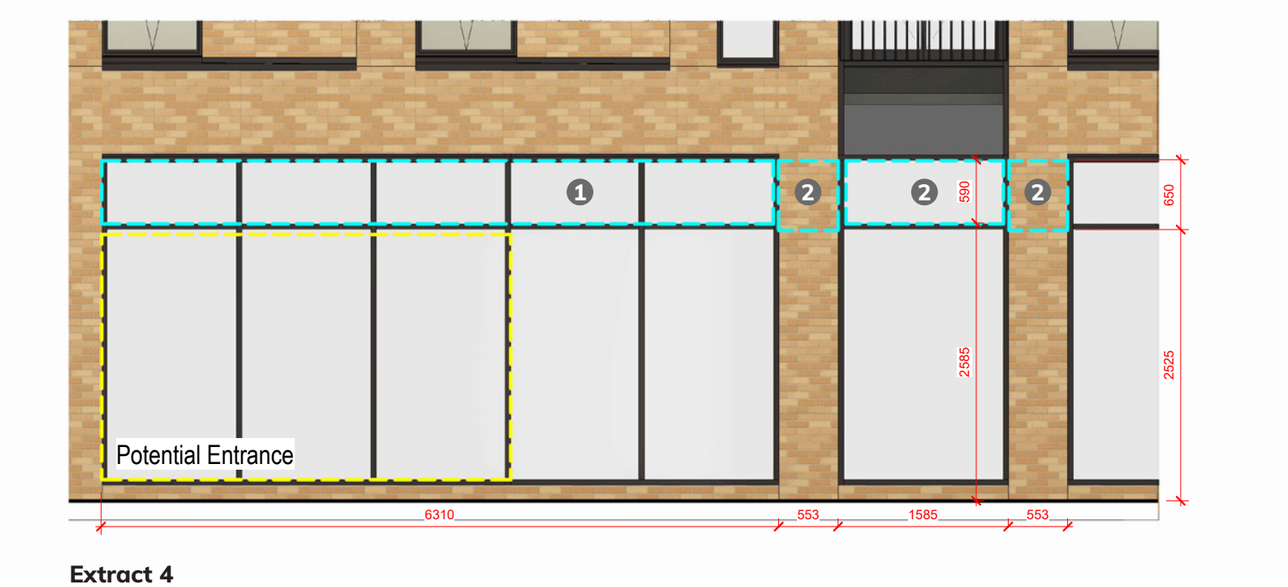
Extract 1

Extract 2

Block A Units

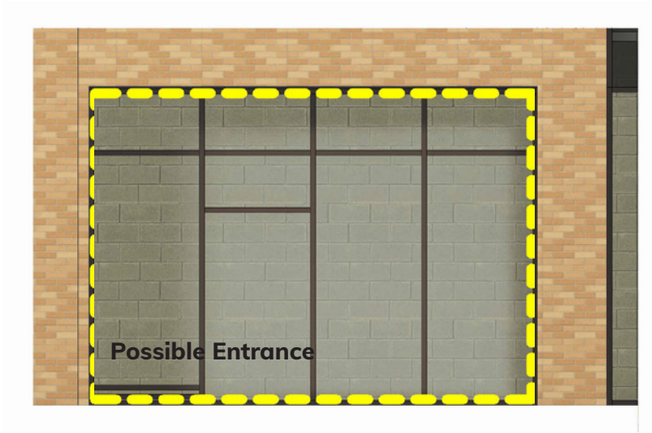


Extract 3



Extract 4

Block A Units



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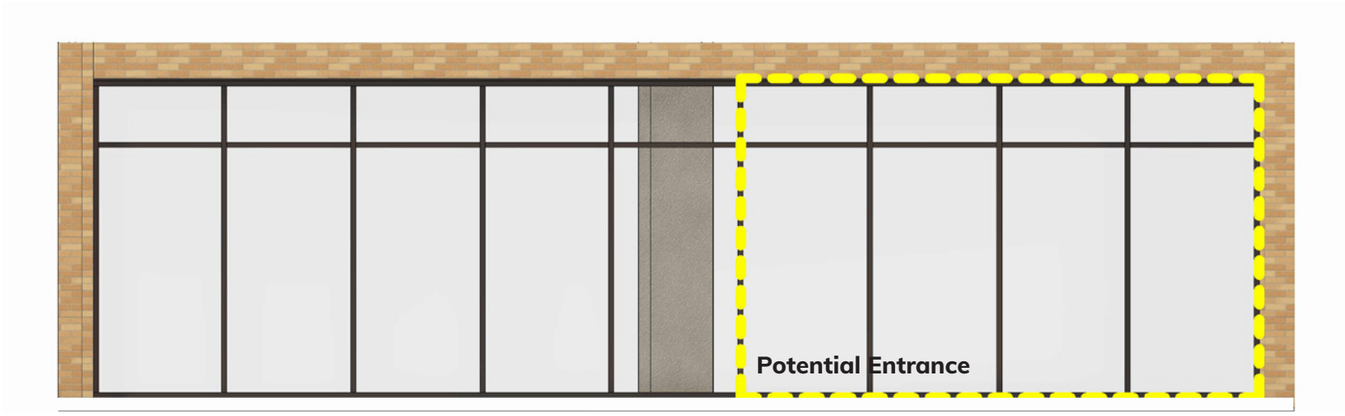
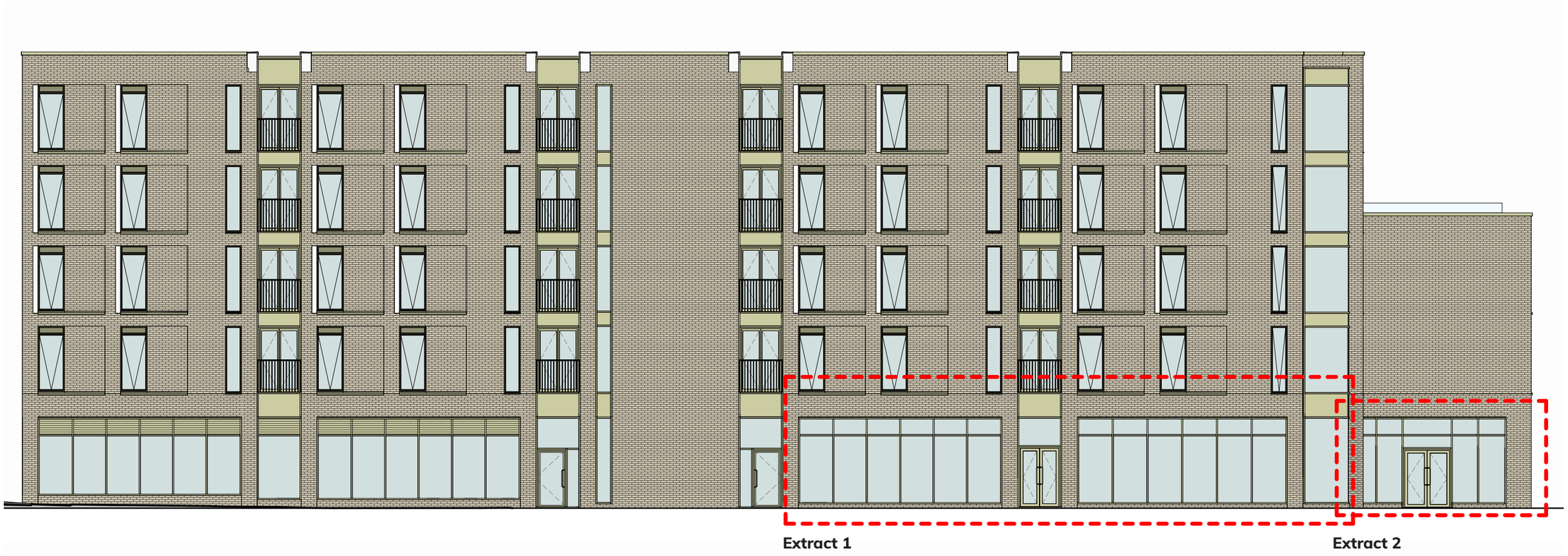


Extract 6

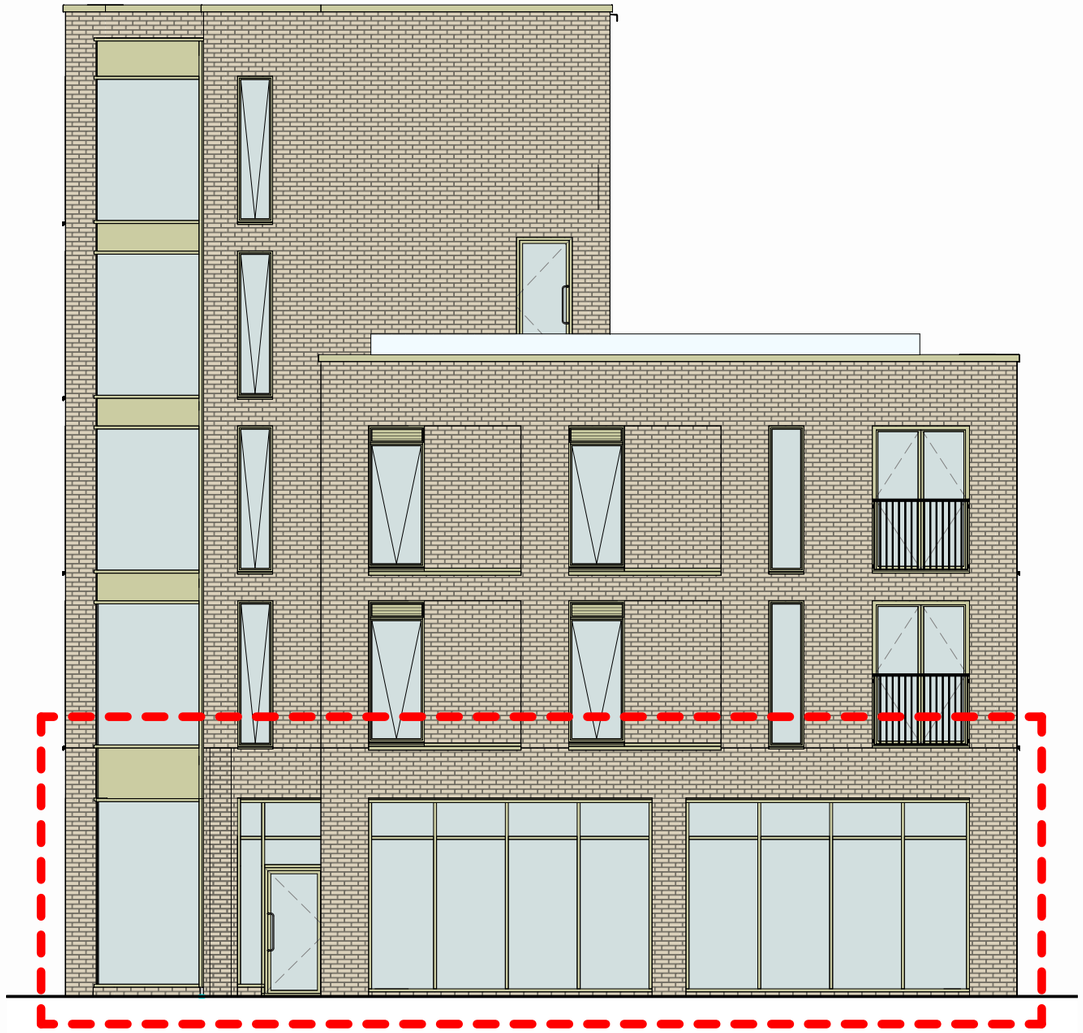
Block B - Spear Street Elevation

Elevation B1



Block B - Warwick Street Elevation

Elevation B3



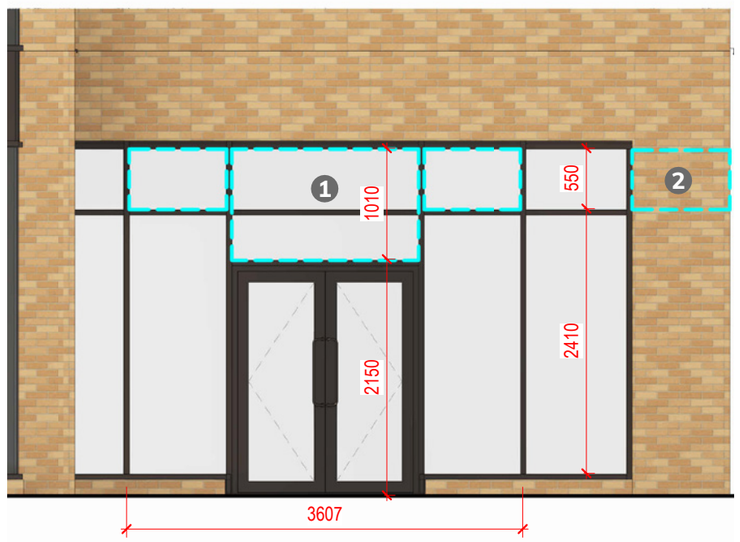
Extract 3

Block B - Bradley Street Elevation

Elevation B2

Block B Units

Extract 1



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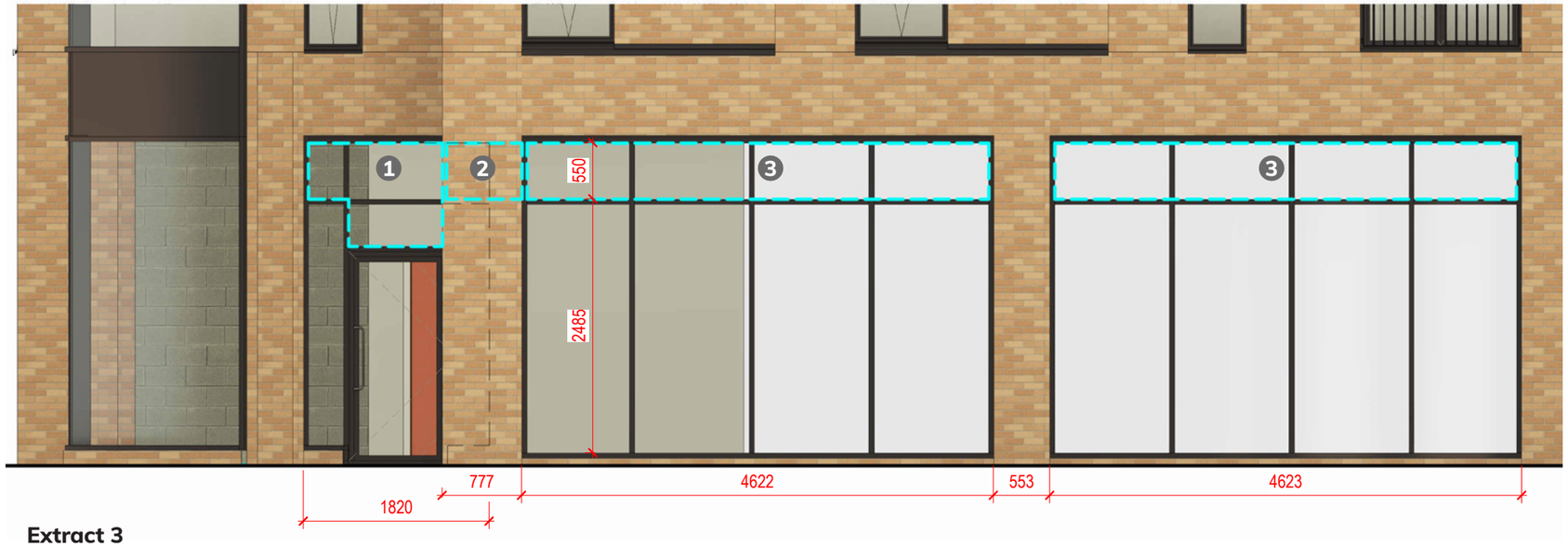
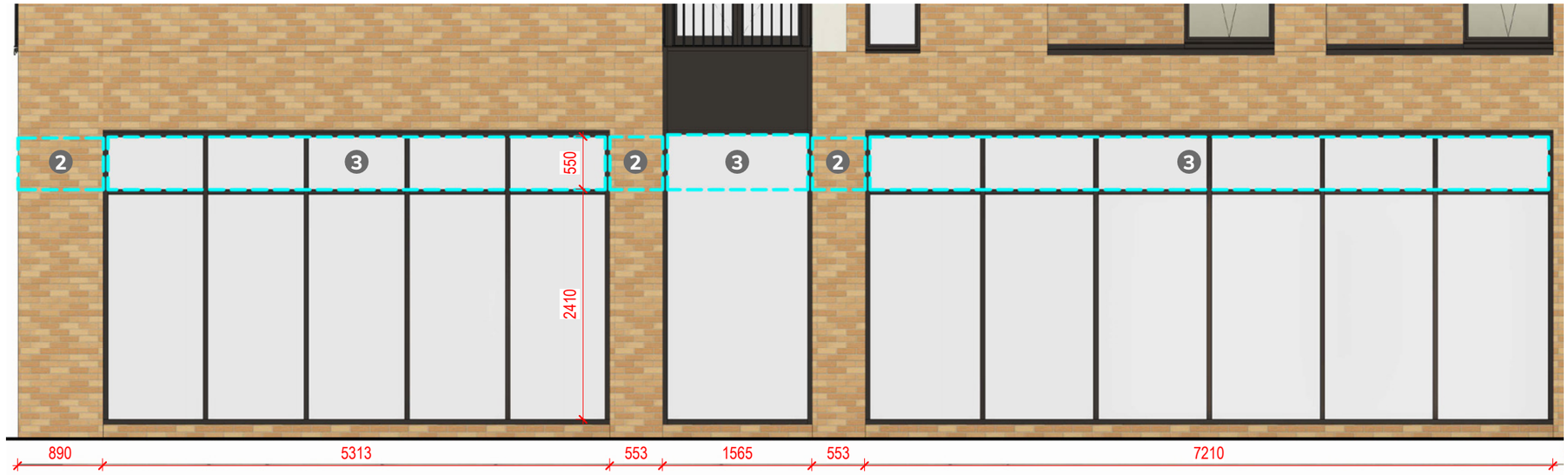


Extract 3

Block B Units



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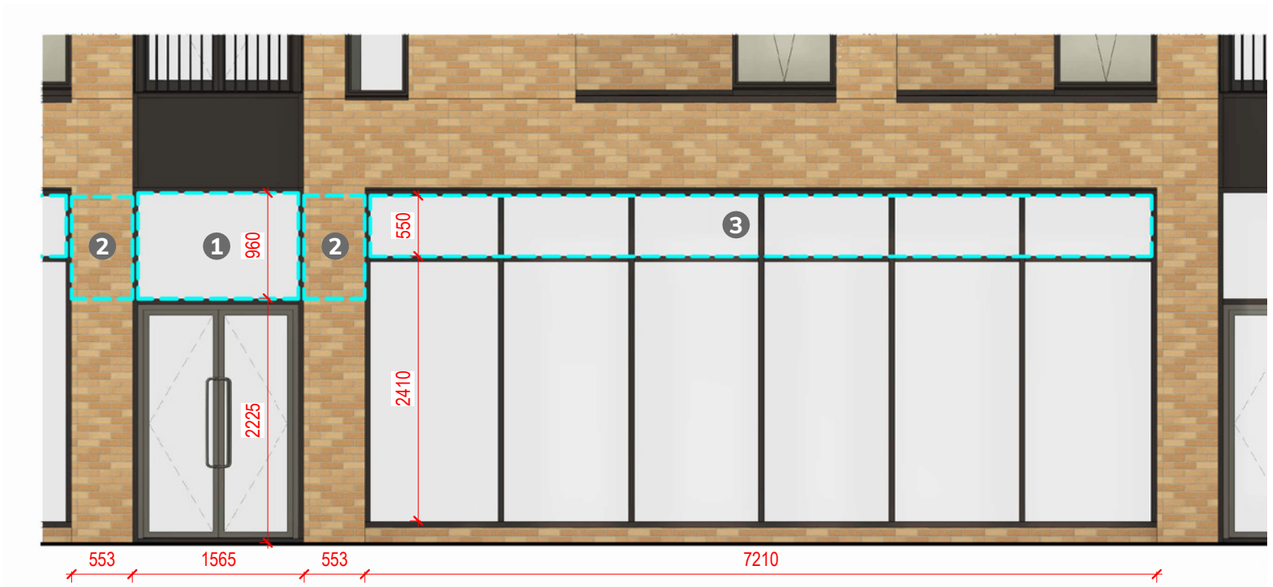

Extract 5

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