



1.0 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 should be supplied to Urban & Civic



Amendments or Alterations

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.

2.0 DESIGN OPPORTUNITIES - SIGNAGE PRECEDENTS

1. Primary Signage Precedents



2. Bus Stop Signage Precedents



Approval Process

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

To maintain visual consistency across the site, there will be two 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.

For more details on the position of primary signage zones and dimensions, please refer to the Shopfront Criteria for each unit in this document.

2. Bus Stop Signage

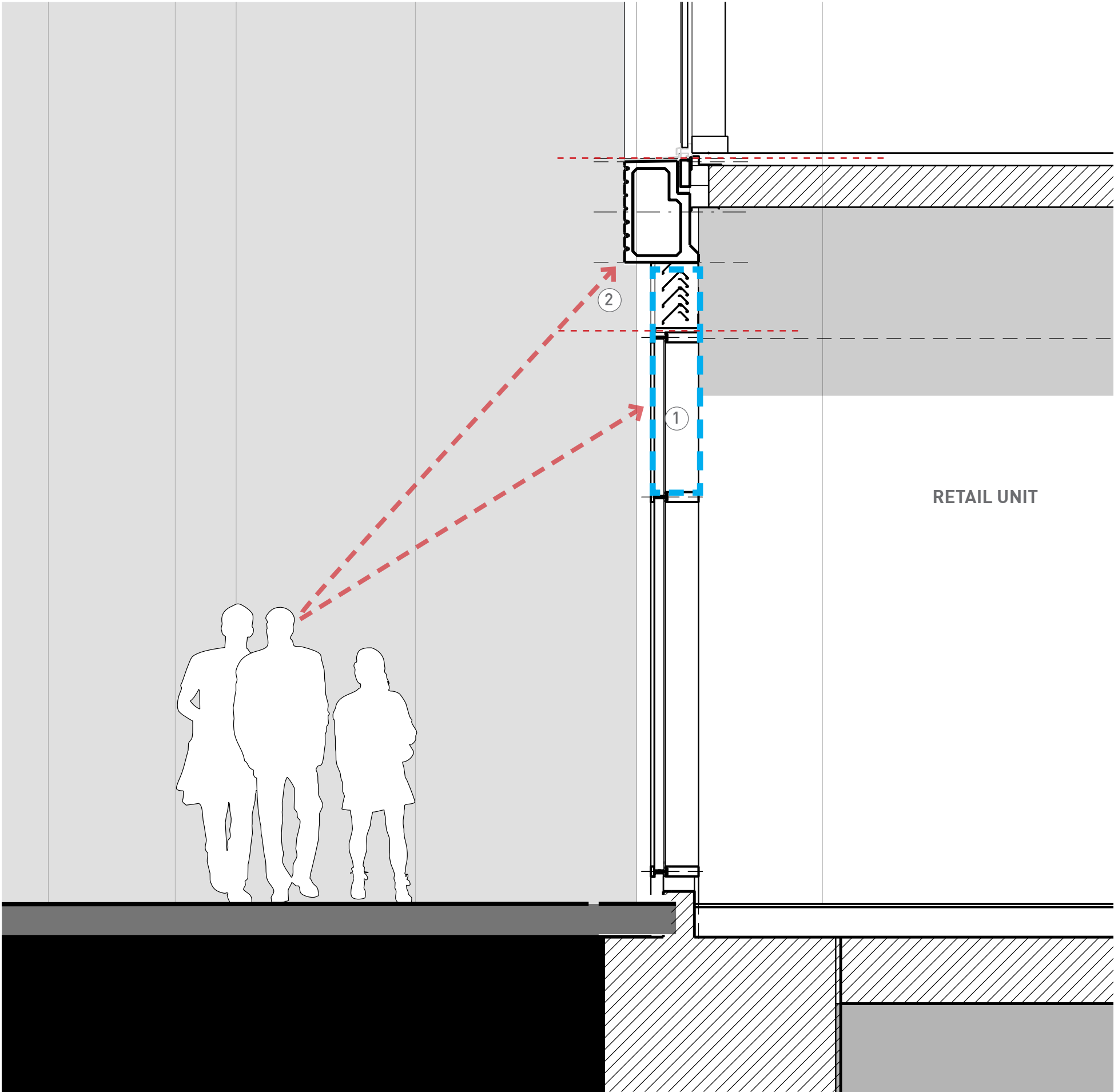
Bus stop style signage should only be placed on the front of columns and must fit within the designated zones. Bus stop signage shall not project more than 800mm from the facade, and fixings must minimise harm and influence on the existing concrete structure while maintaining a uniform appearance. A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

The maximum lux levels for any illuminated signage shall be 300cd/m. Flashing illuminated signage shall not be permitted.

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.

3.0 SHOPFRONT CRITERIA - Typical Signage Section



All signage fixings should ensure a visually consistent approach, minimising disturbance to the existing facade, avoiding damage and considering suitability to interface with existing facade materials.

No signage applied externally will be permitted outside the zones indicated in this document.

Height of Signage Zone (to include both Primary Signage (1) and Bus Stop Signage (2))

Distance from Ground

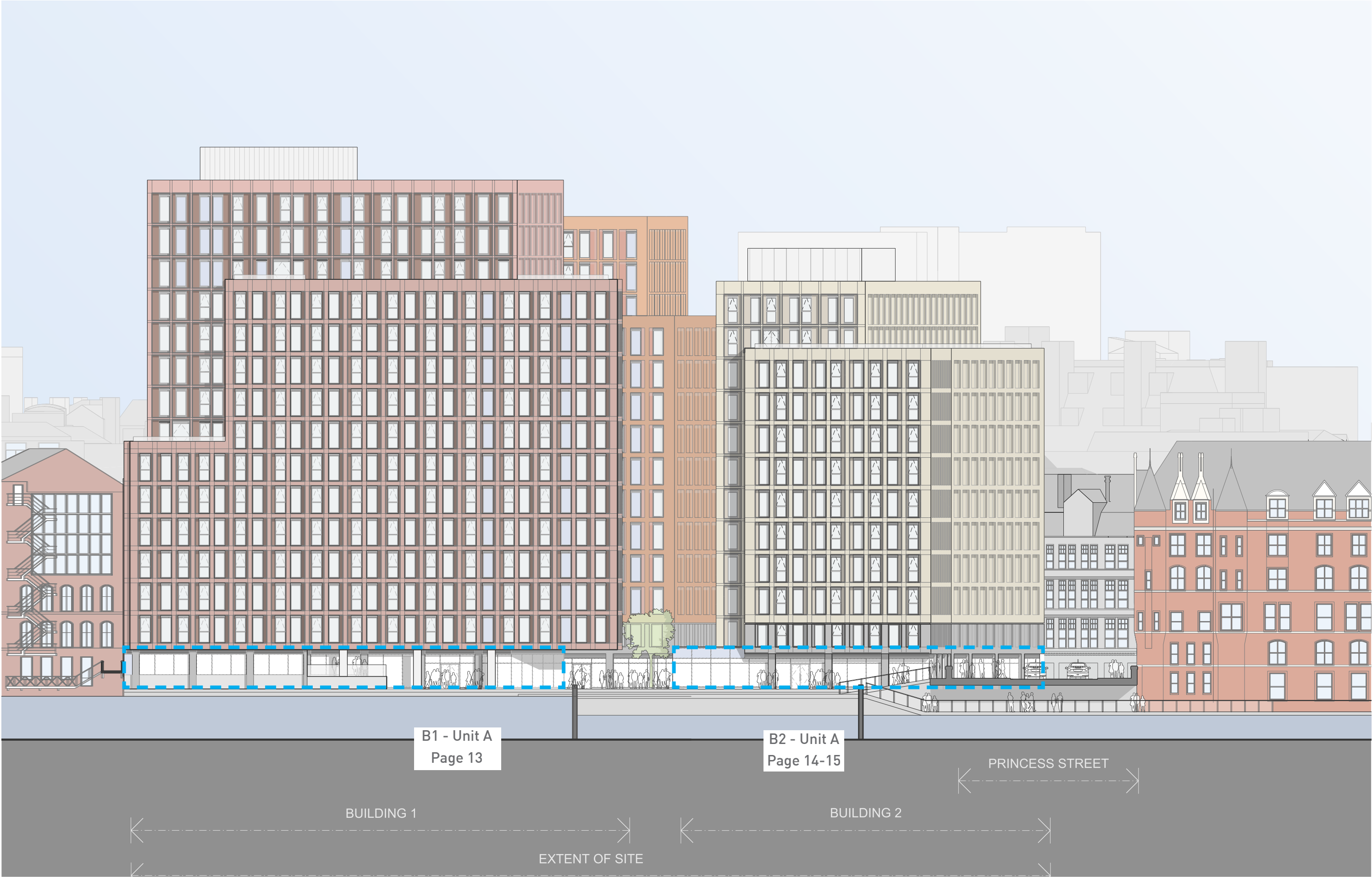
Note:
Dimensions vary depending on the unit,
therefore please refer to pages 13-18.

- ① **Primary Signage Zone**
Note: The primary signage zone should not inhibit free air flow into the retail unit.
- ② **Bus-stop Signage Zone**

3.0 SHOPFRONT CRITERIA - Ground Floor Site Plan



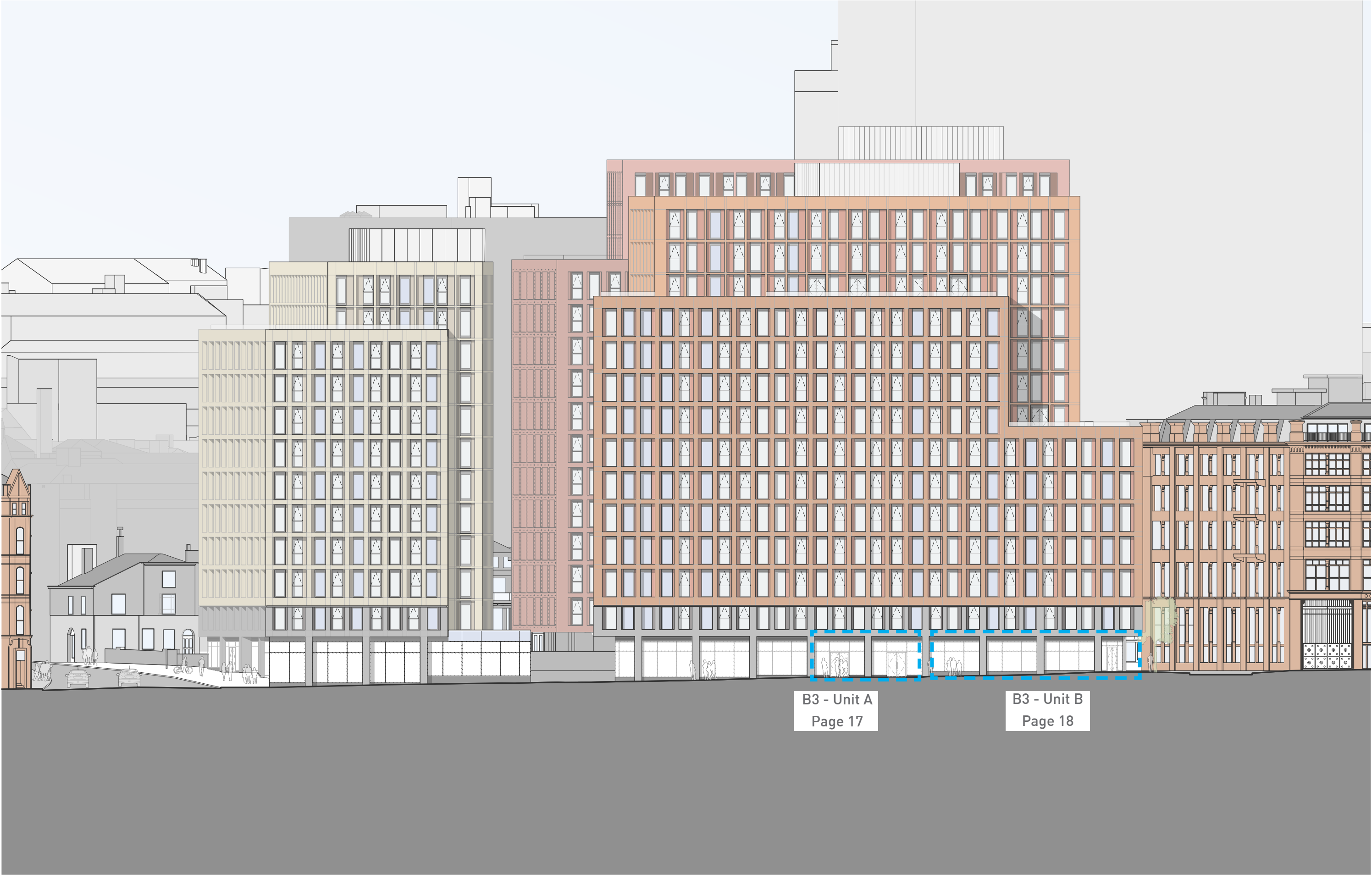
3.0 SHOPFRONT CRITERIA - Site Elevation North



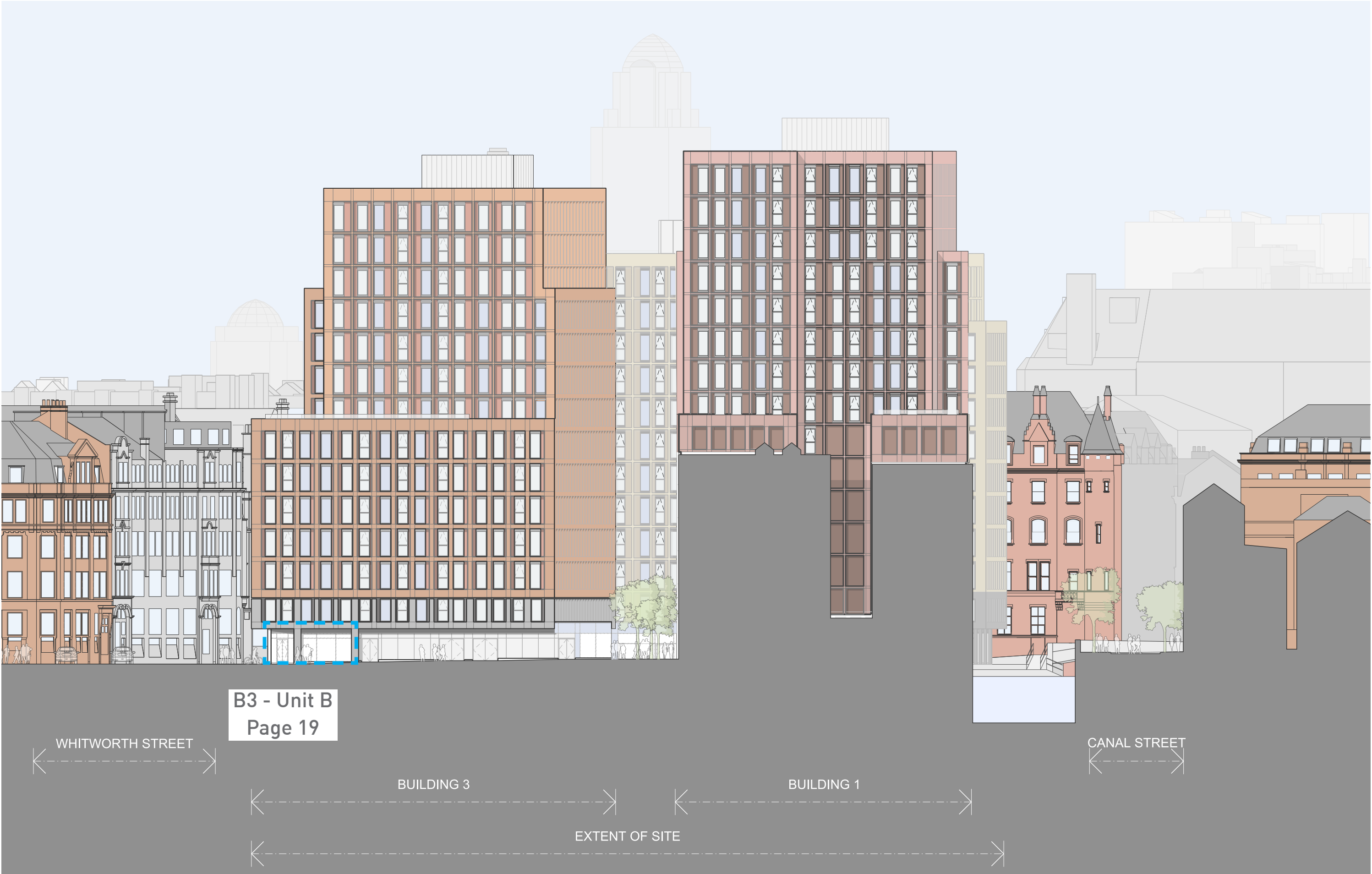
3.0 SHOPFRONT CRITERIA - Site Elevation West



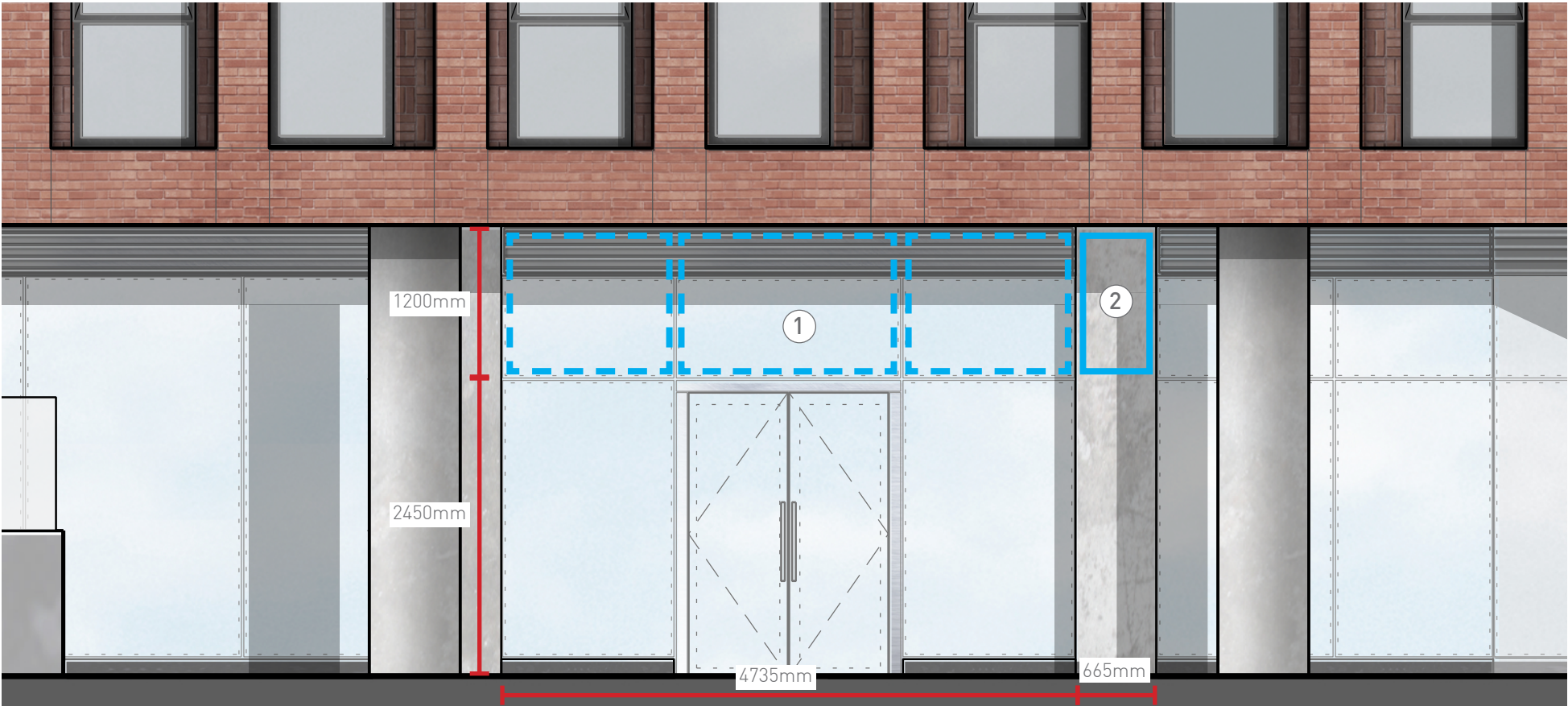
3.0 SHOPFRONT CRITERIA - Site Elevation South



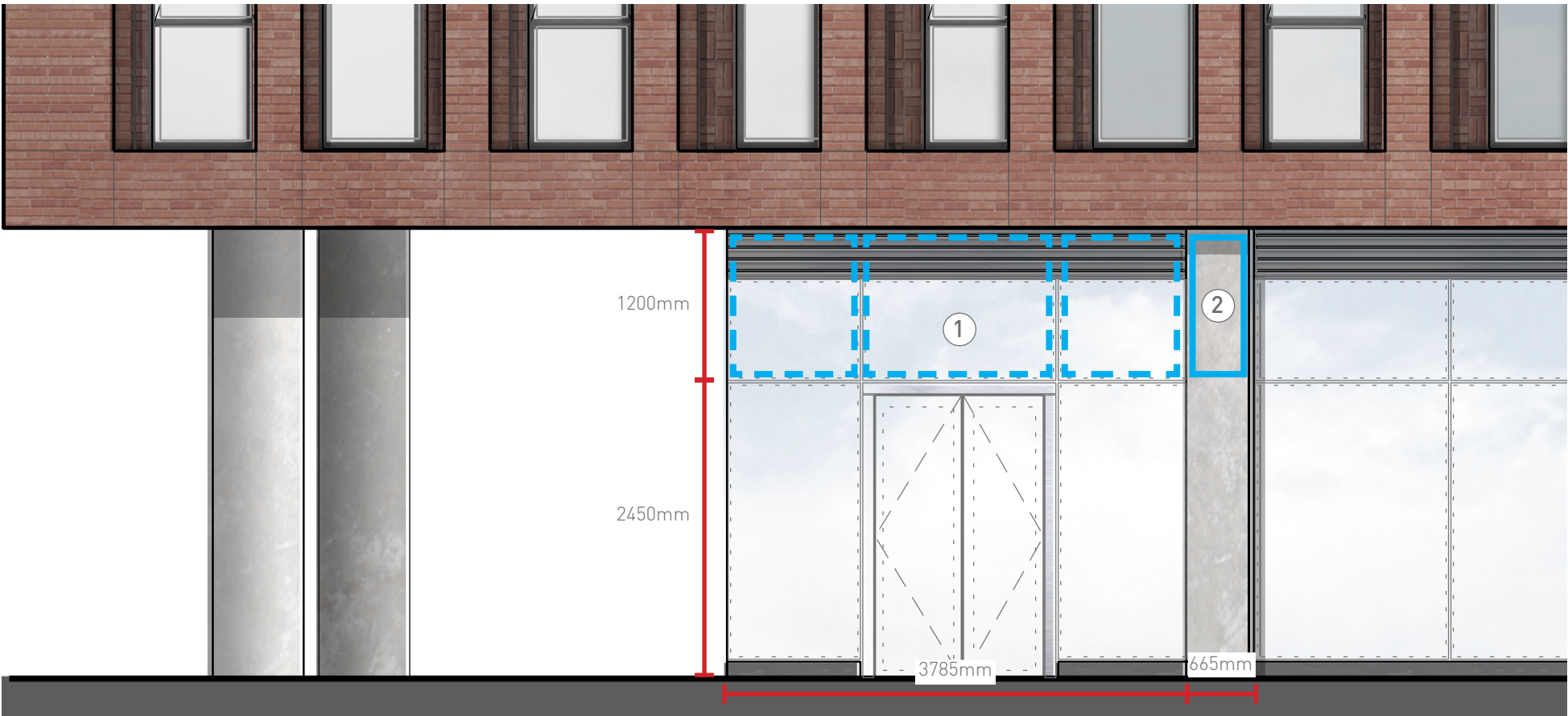
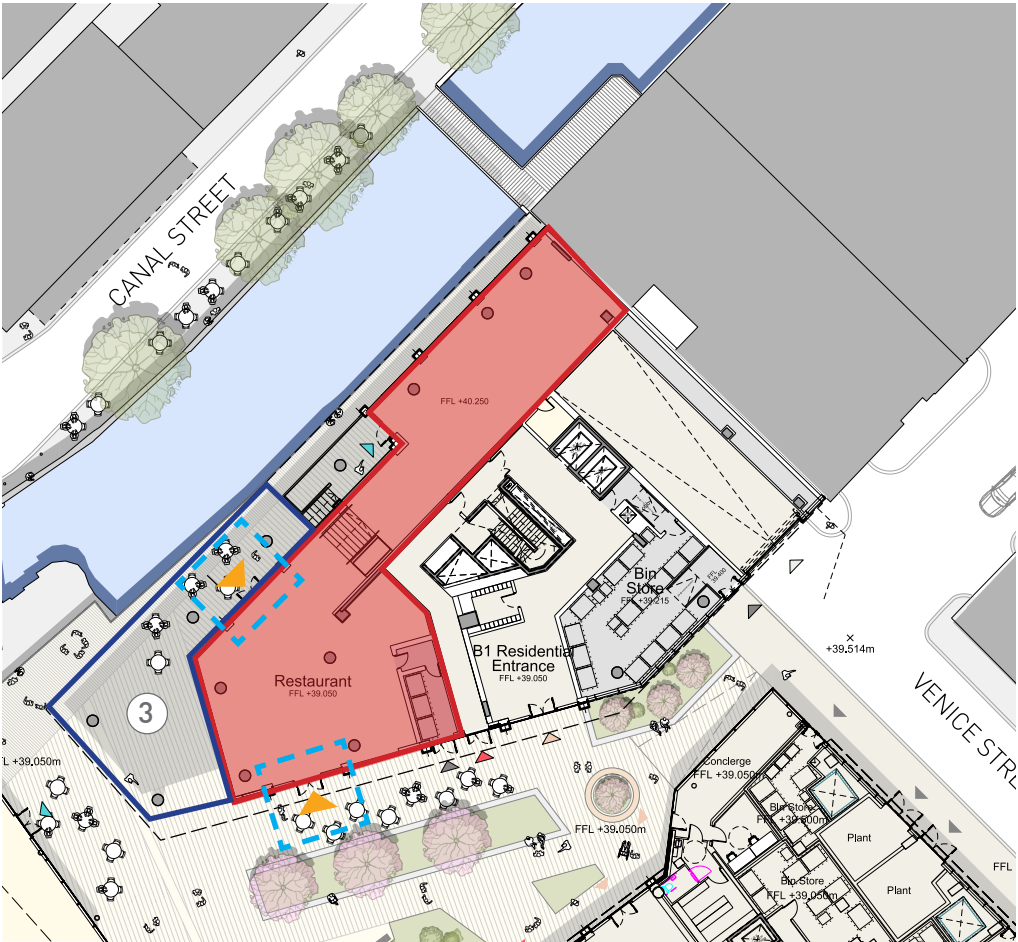
3.0 SHOPFRONT CRITERIA - Site Elevation East



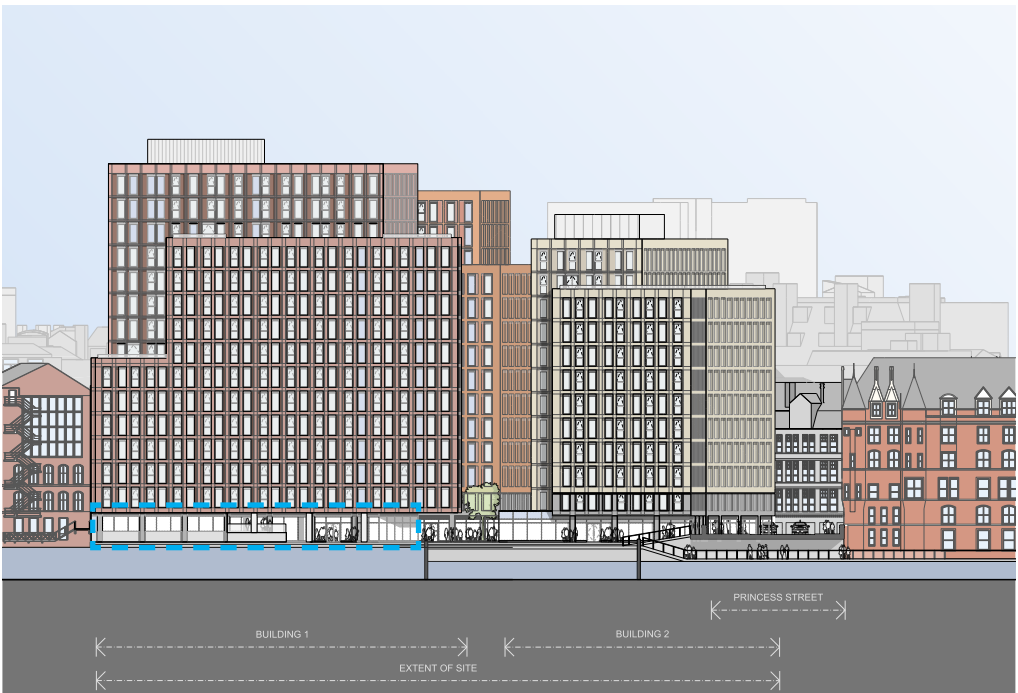
3.0 SHOPFRONT CRITERIA - Building 1 - Unit A



Entrance Elevation - Canal Street



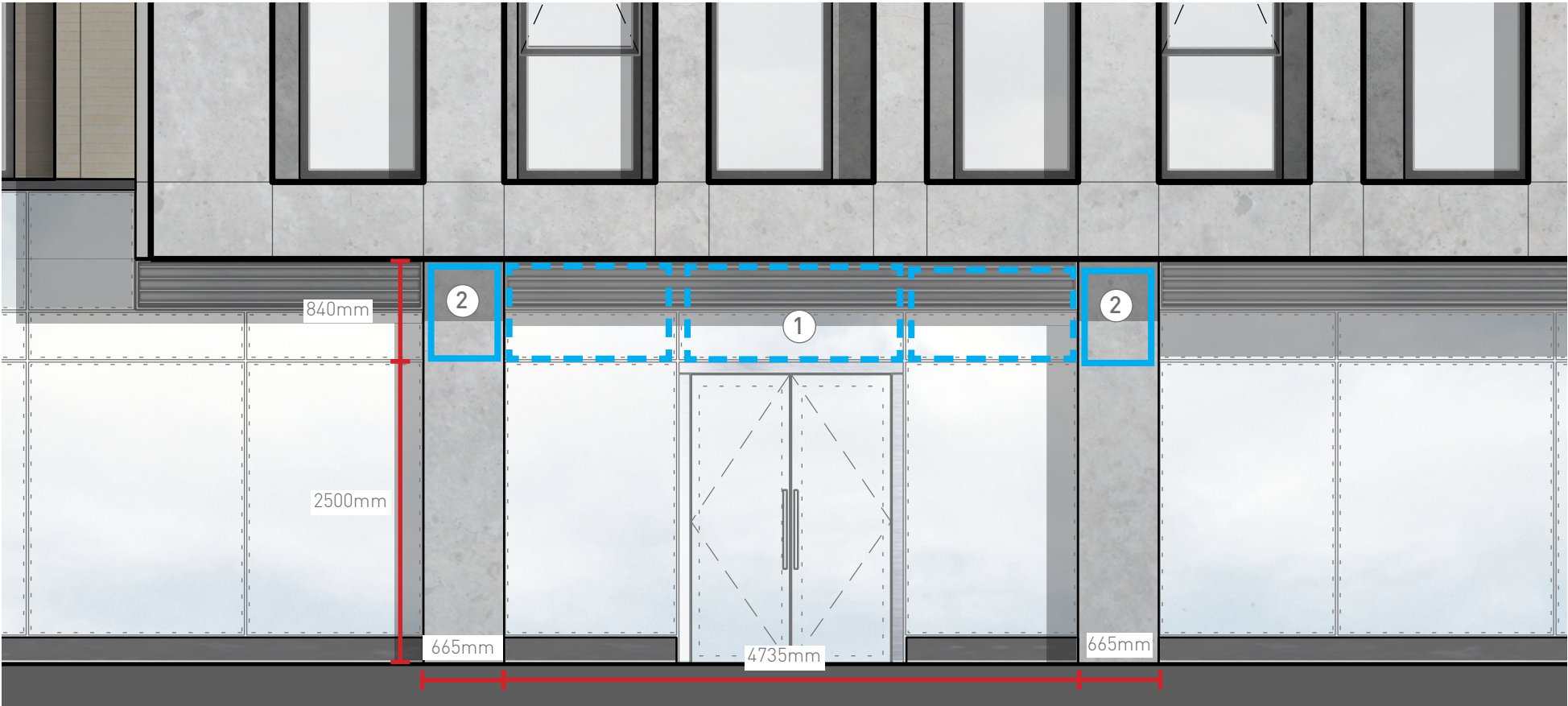
Entrance Elevation - Coutyard



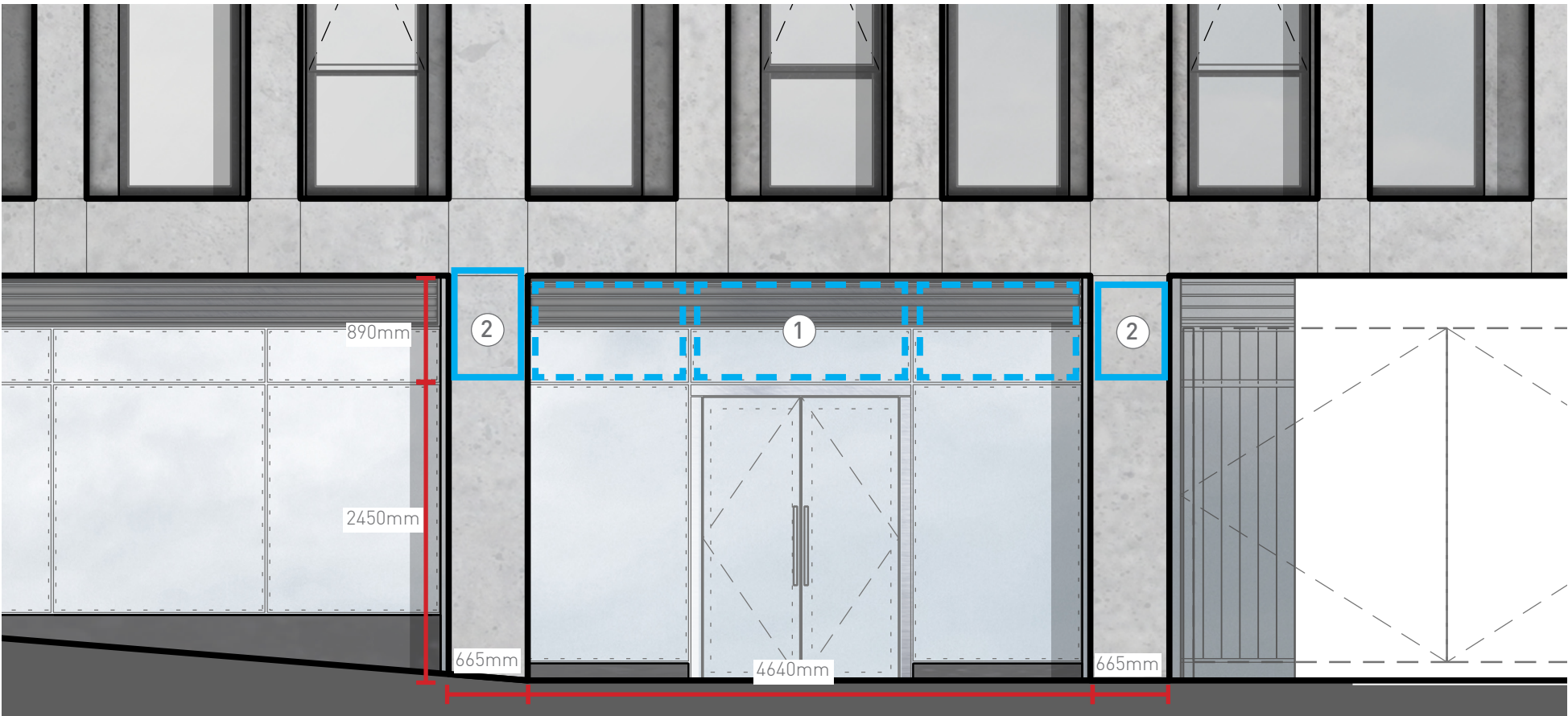
- ① Primary Signage Zone
- ② Bus-stop Signage Zone
- ③ External Area
- ▲ Entrance

Please refer to Page 5 for a detailed description of each signage type.

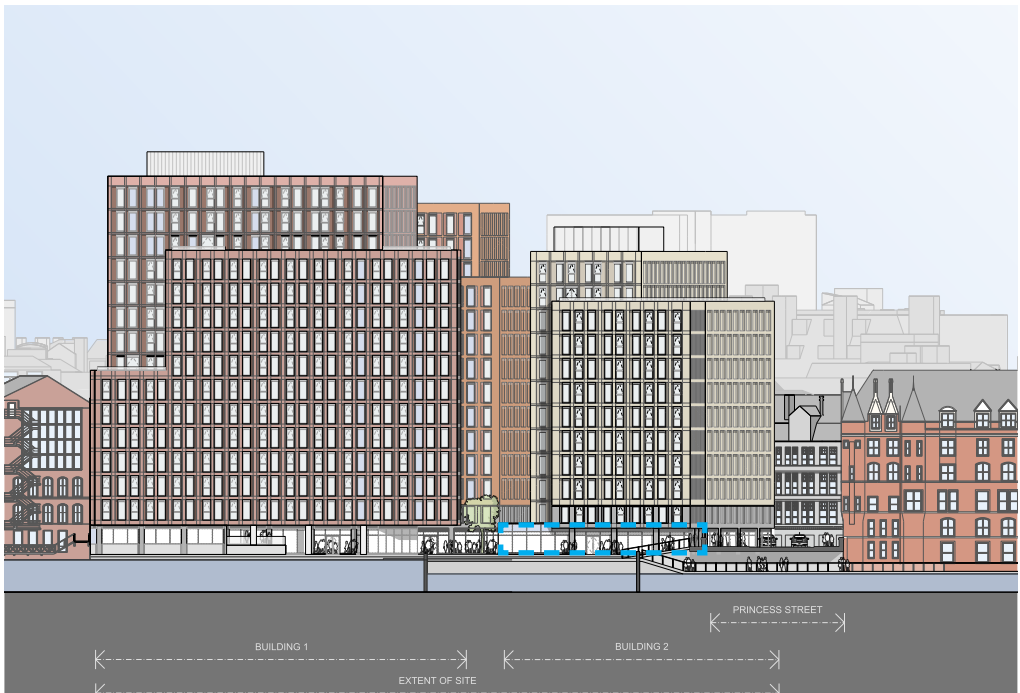
3.0 SHOPFRONT CRITERIA - Building 2 - Unit A



Entrance Elevation - Canal Street



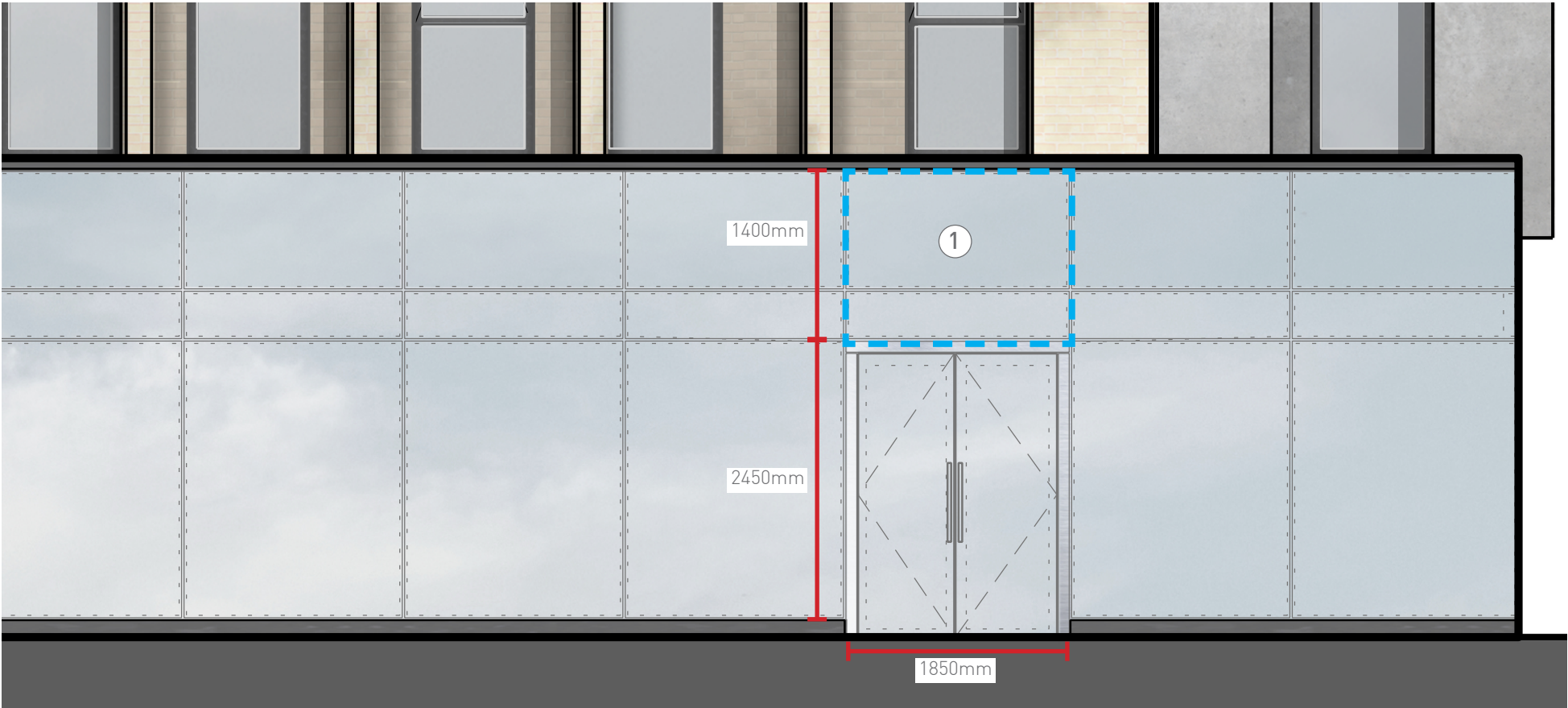
Entrance Elevation - Princess Street



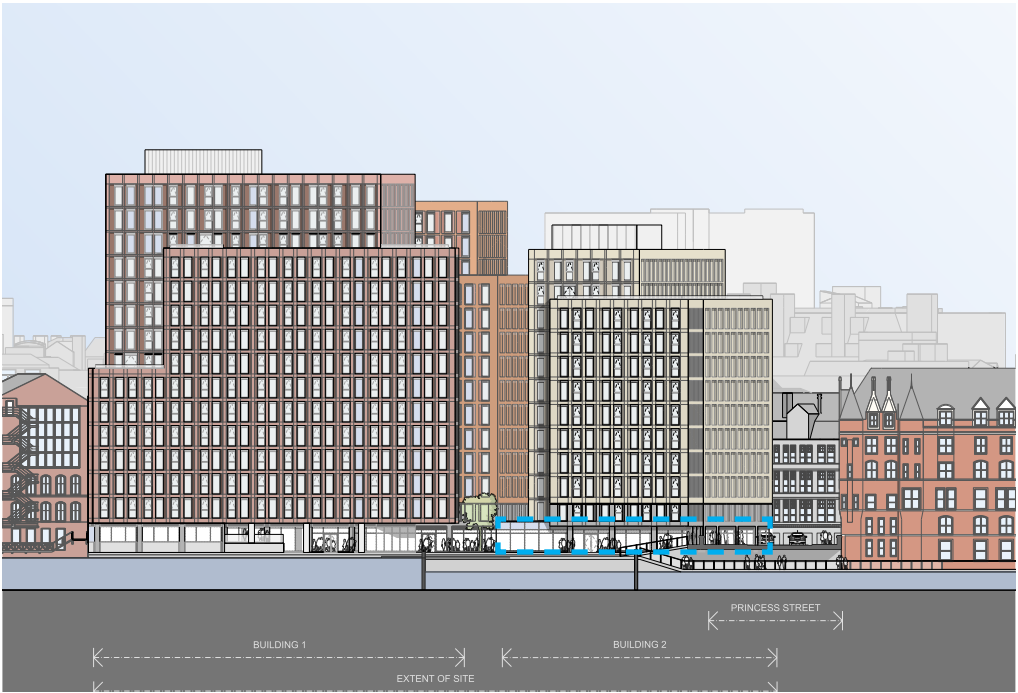
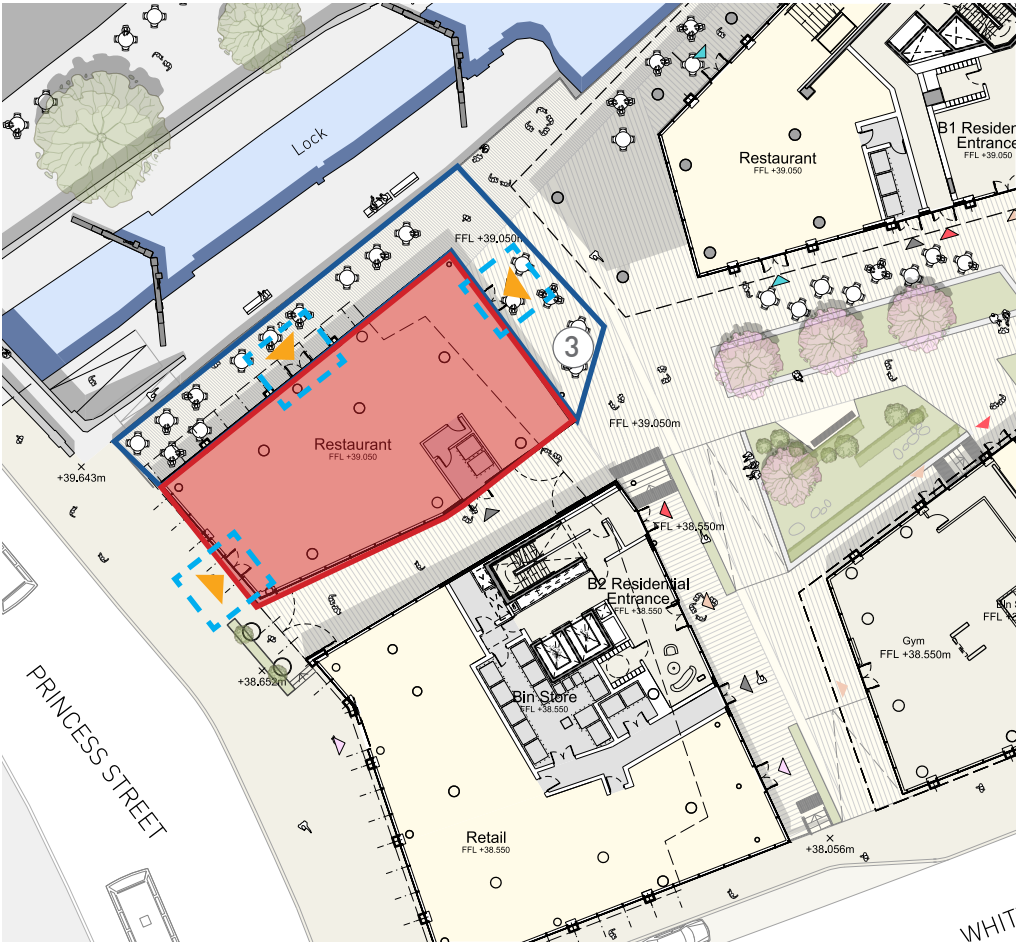
- ① Primary Signage Zone
- ② Bus-stop Signage Zone
- ③ External Area
- ▲ Entrance

Please refer to Page 5 for a detailed description of each signage type.

3.0 SHOPFRONT CRITERIA - Building 2 - Unit A



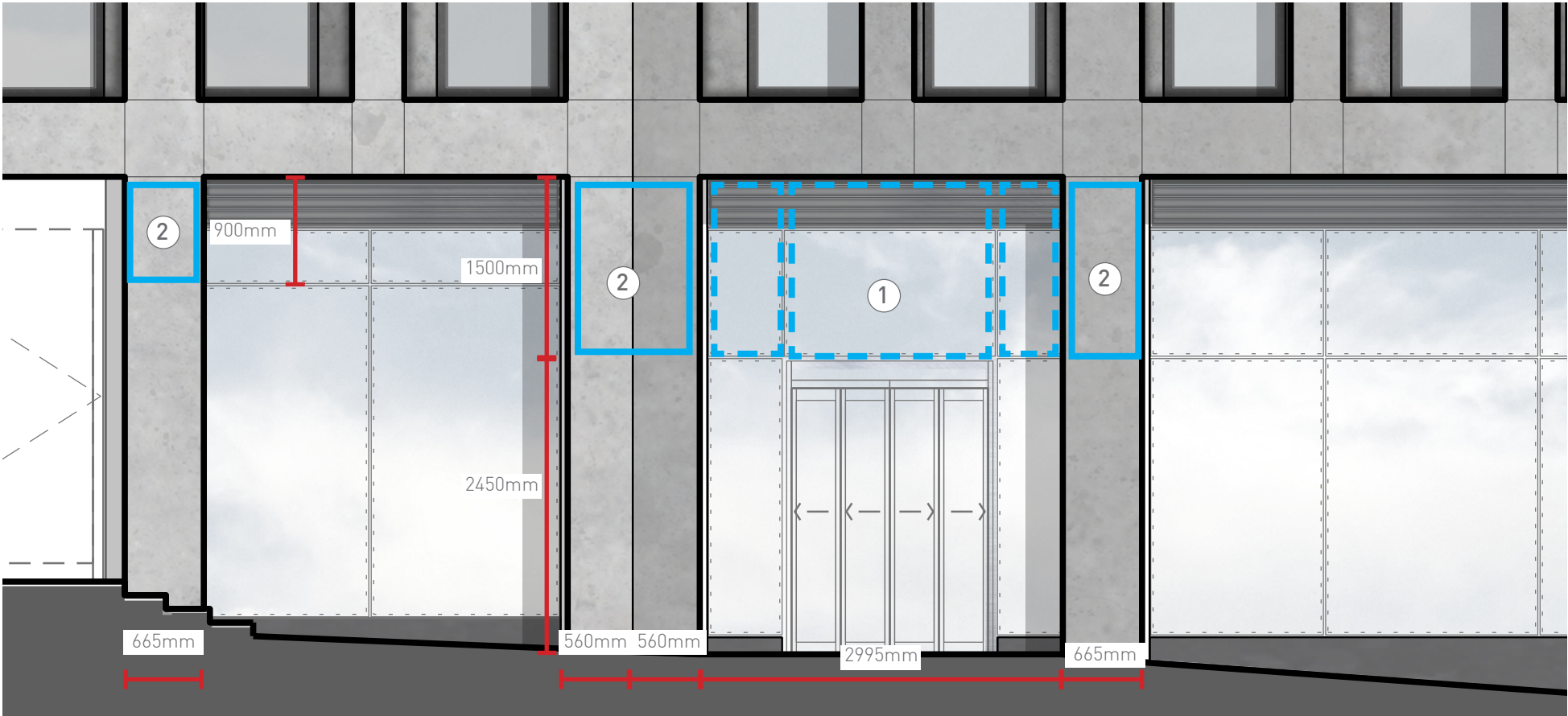
Entrance Elevation - Courtyard



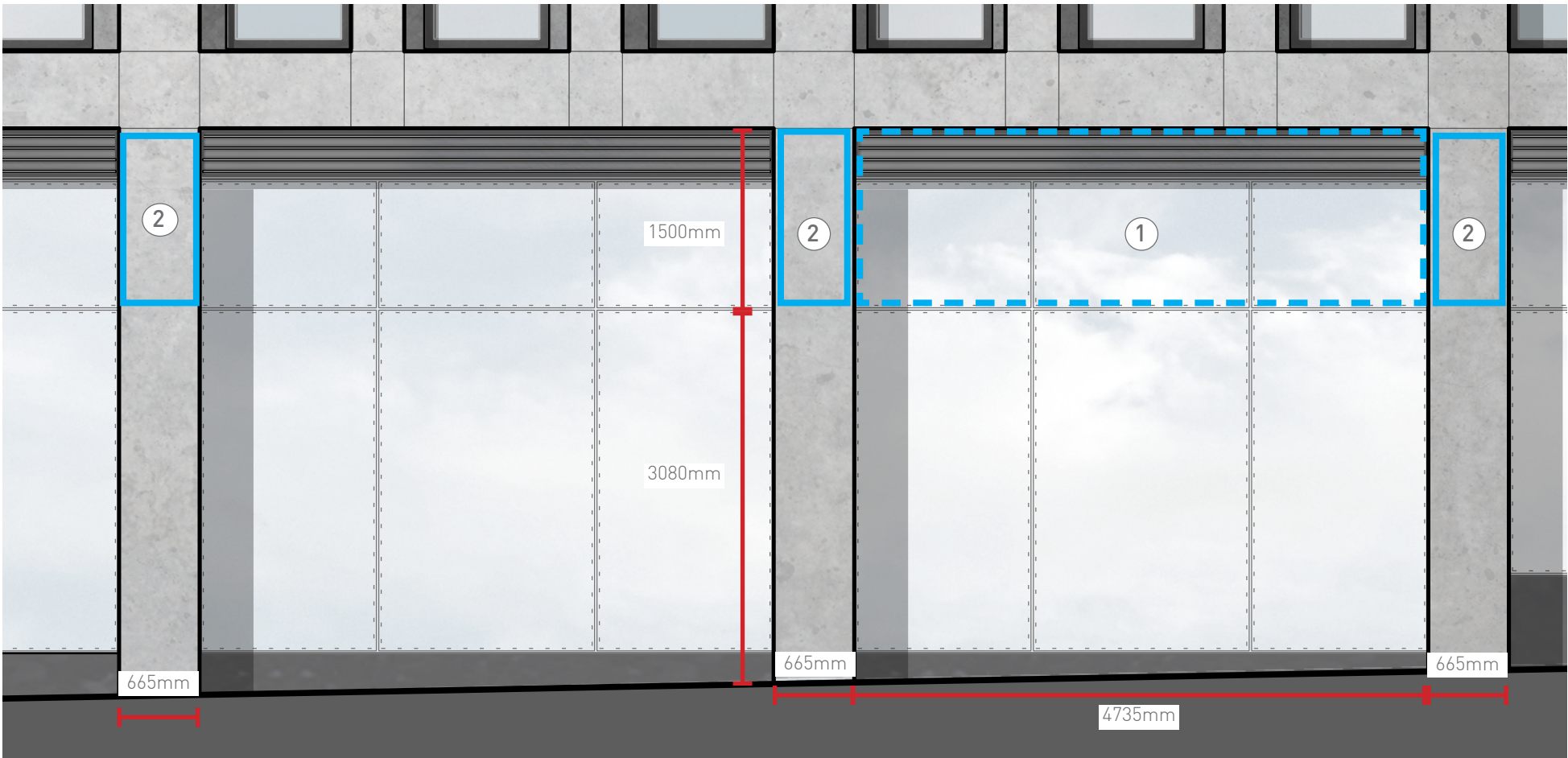
- ① Primary Signage Zone
- ② Bus-stop Signage Zone
- ③ External Area
- ▲ Entrance

Please refer to Page 5 for a detailed description of each signage type.

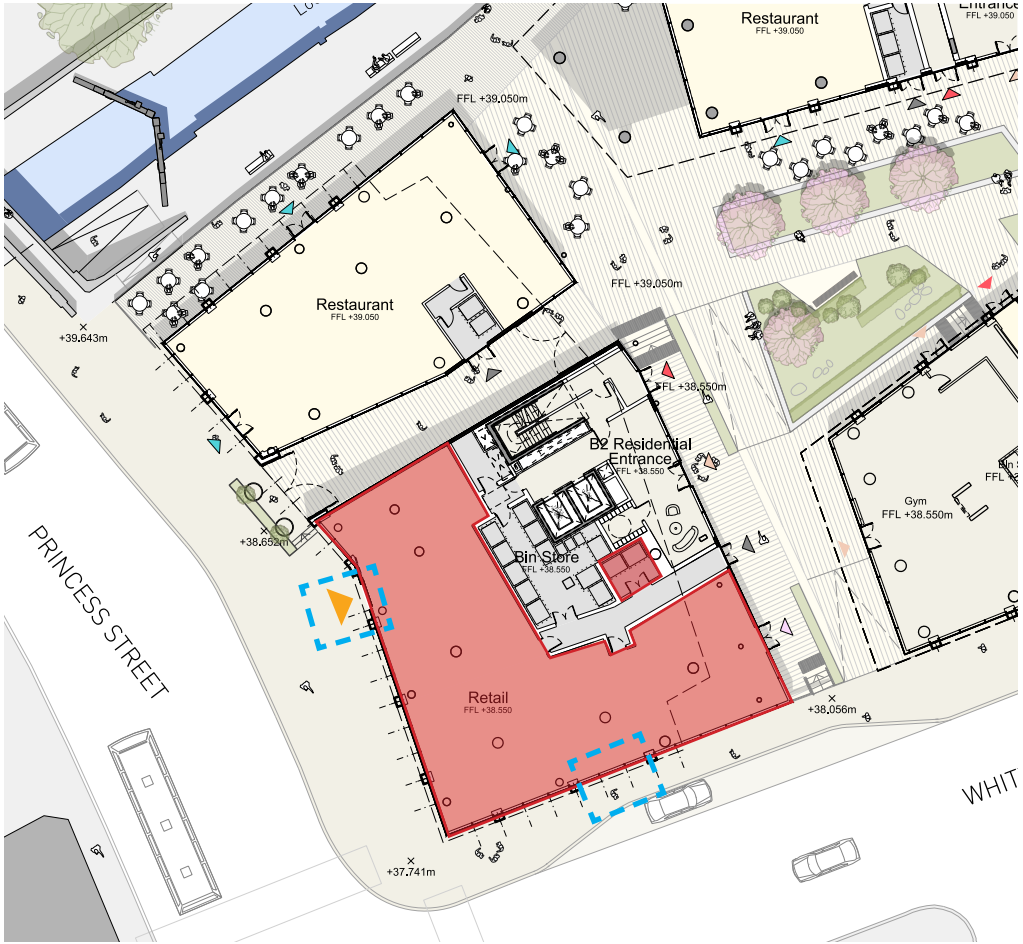
3.0 SHOPFRONT CRITERIA - Building 2 - Unit B



Entrance Elevation - Princess Street



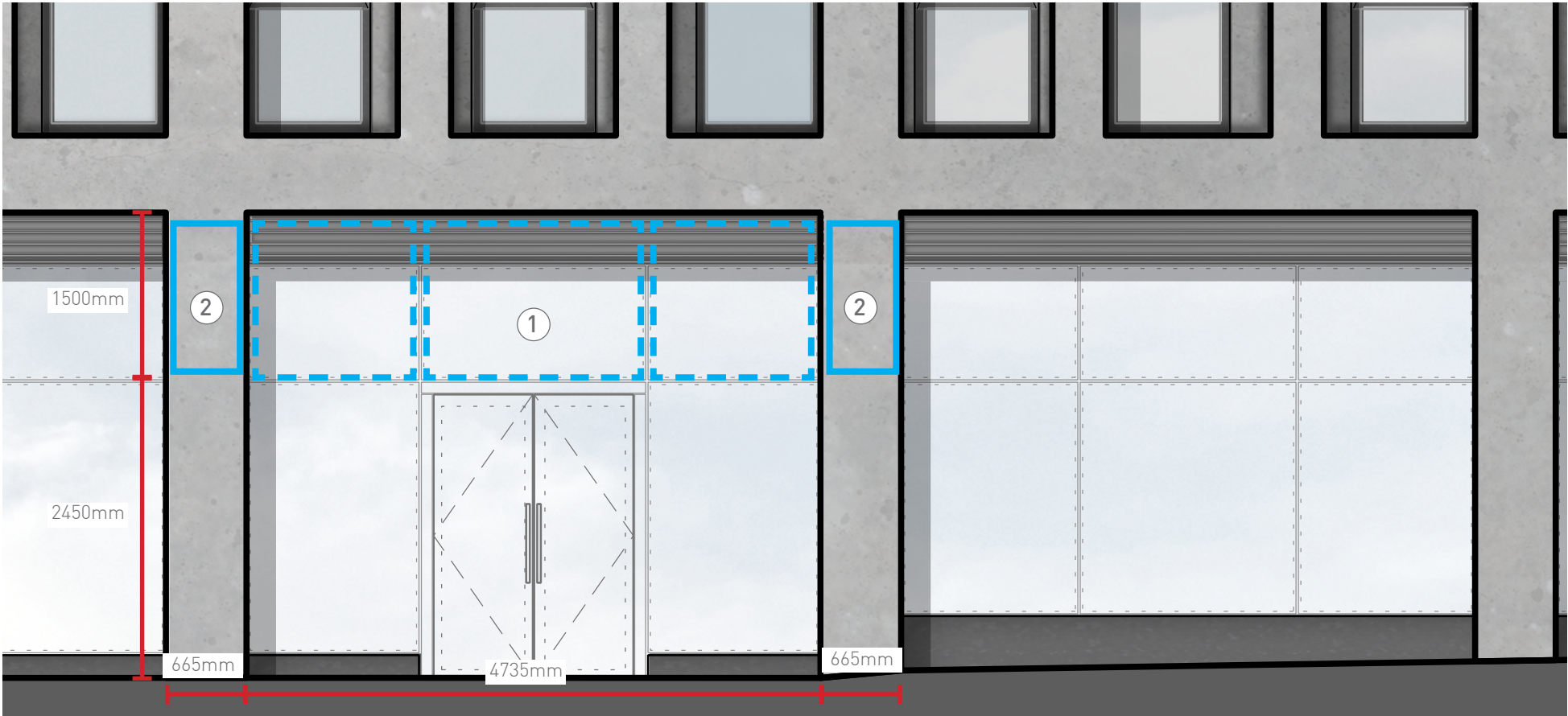
Elevation - Withworth Street



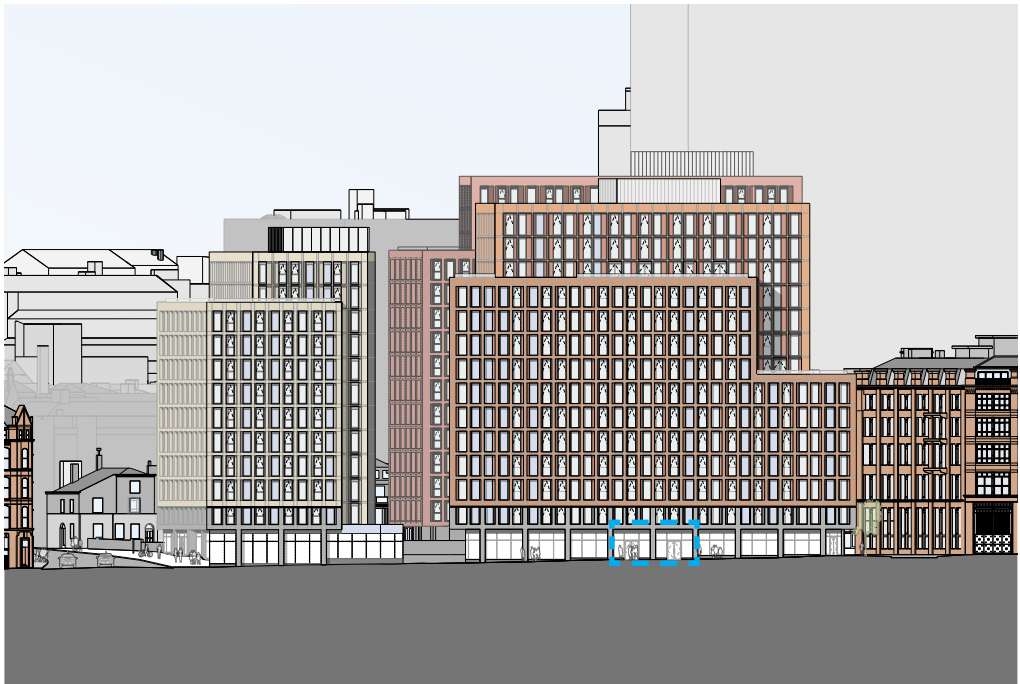
- ① Primary Signage Zone
- ② Bus-stop Signage Zone
- ③ External Area
- ▲ Entrance

Please refer to Page 5 for a detailed description of each signage type.

3.0 SHOPFRONT CRITERIA - Building 3 - Unit A



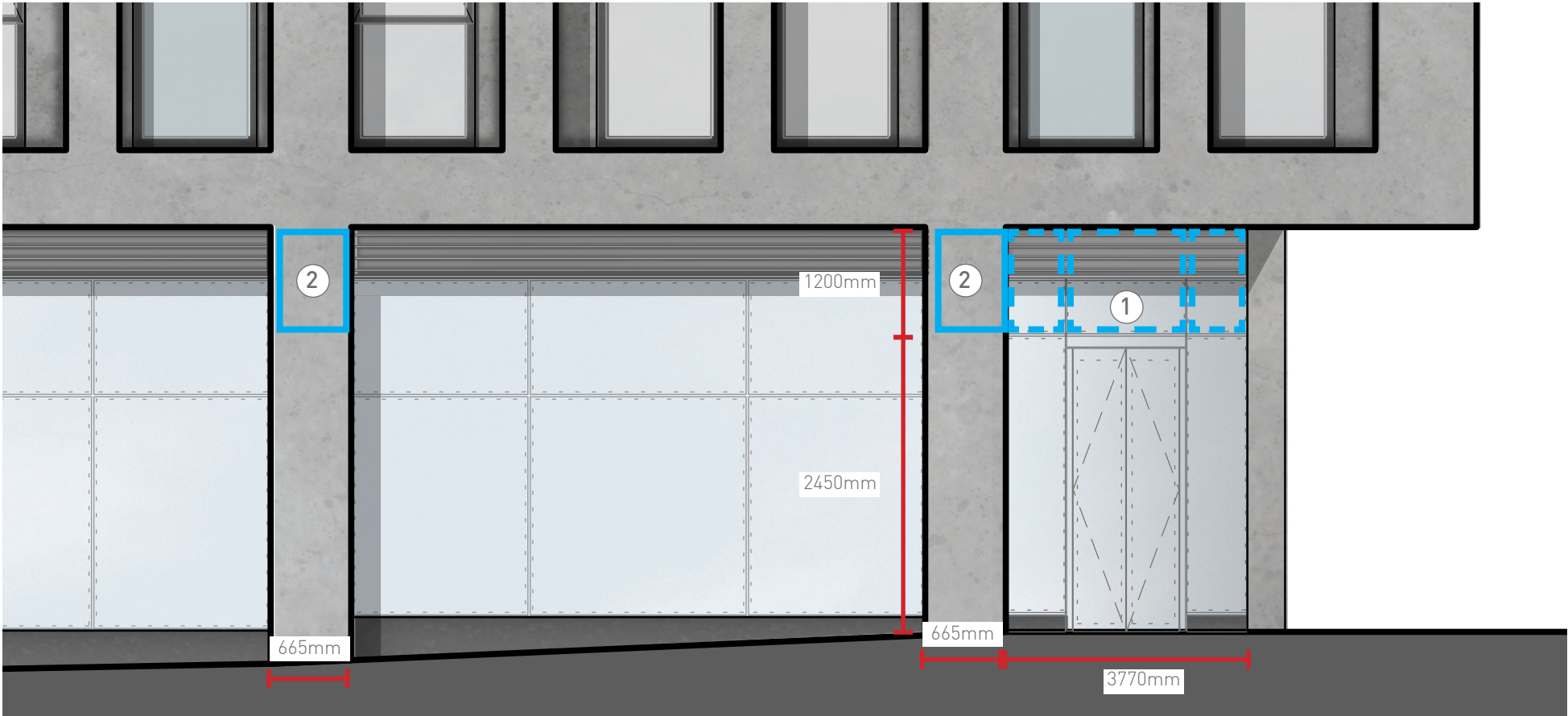
Entrance Elevation - Whitworth Street



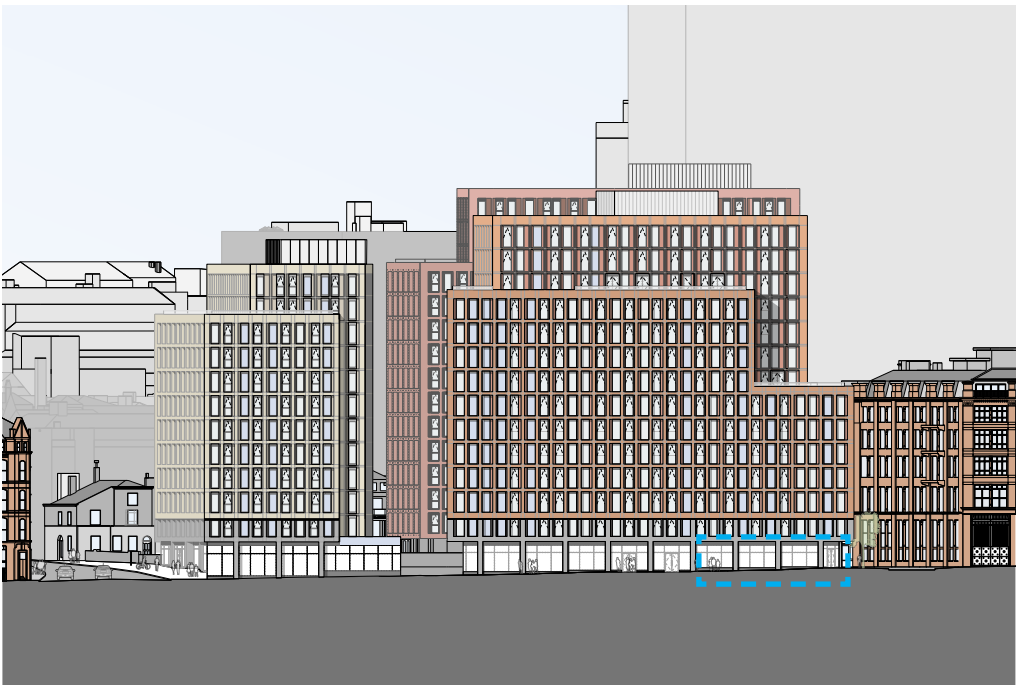
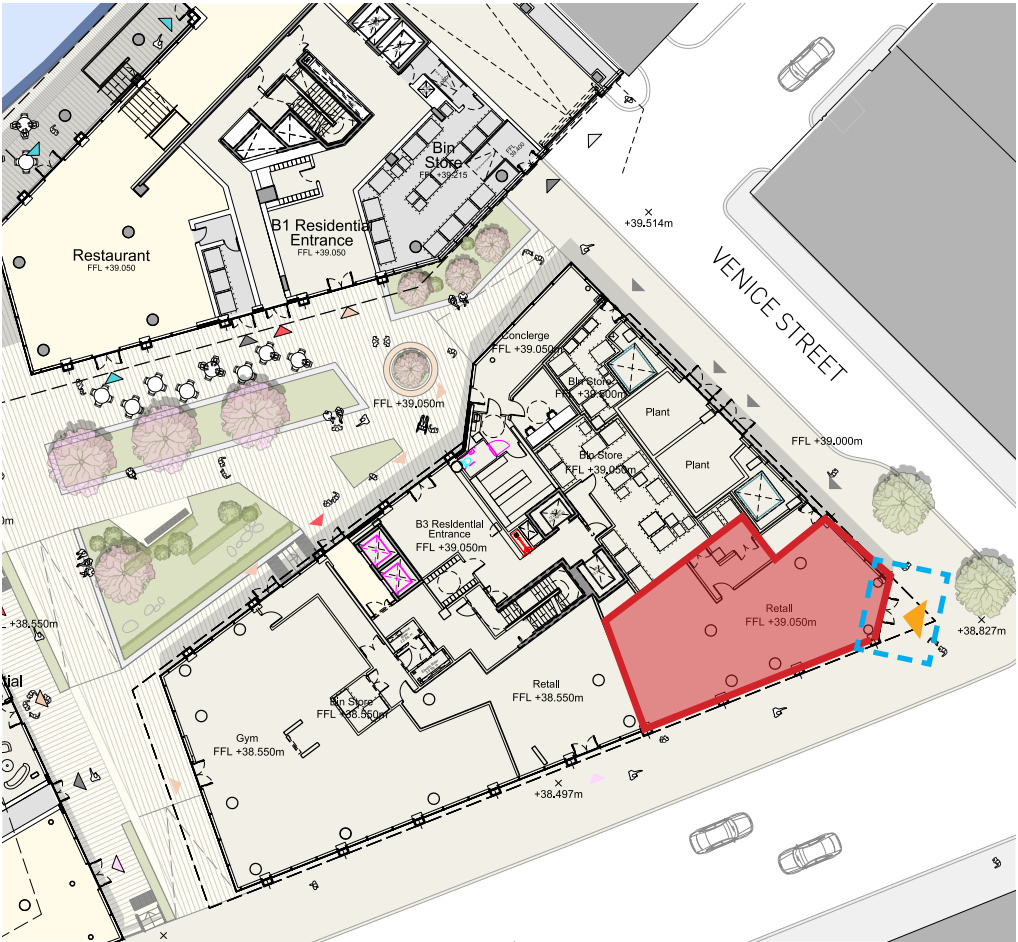
- ① Primary Signage Zone
- ② Bus-stop Signage Zone
- ③ External Area
- ▲ Entrance

Please refer to Page 5 for a detailed description of each signage type.

3.0 SHOPFRONT CRITERIA - Building 3 - Unit B



Entrance Elevation - Whitworth Street



- ① Primary Signage Zone
- ② Bus-stop Signage Zone
- ③ External Area
- ▲ Entrance

Please refer to Page 5 for a detailed description of each signage type.

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