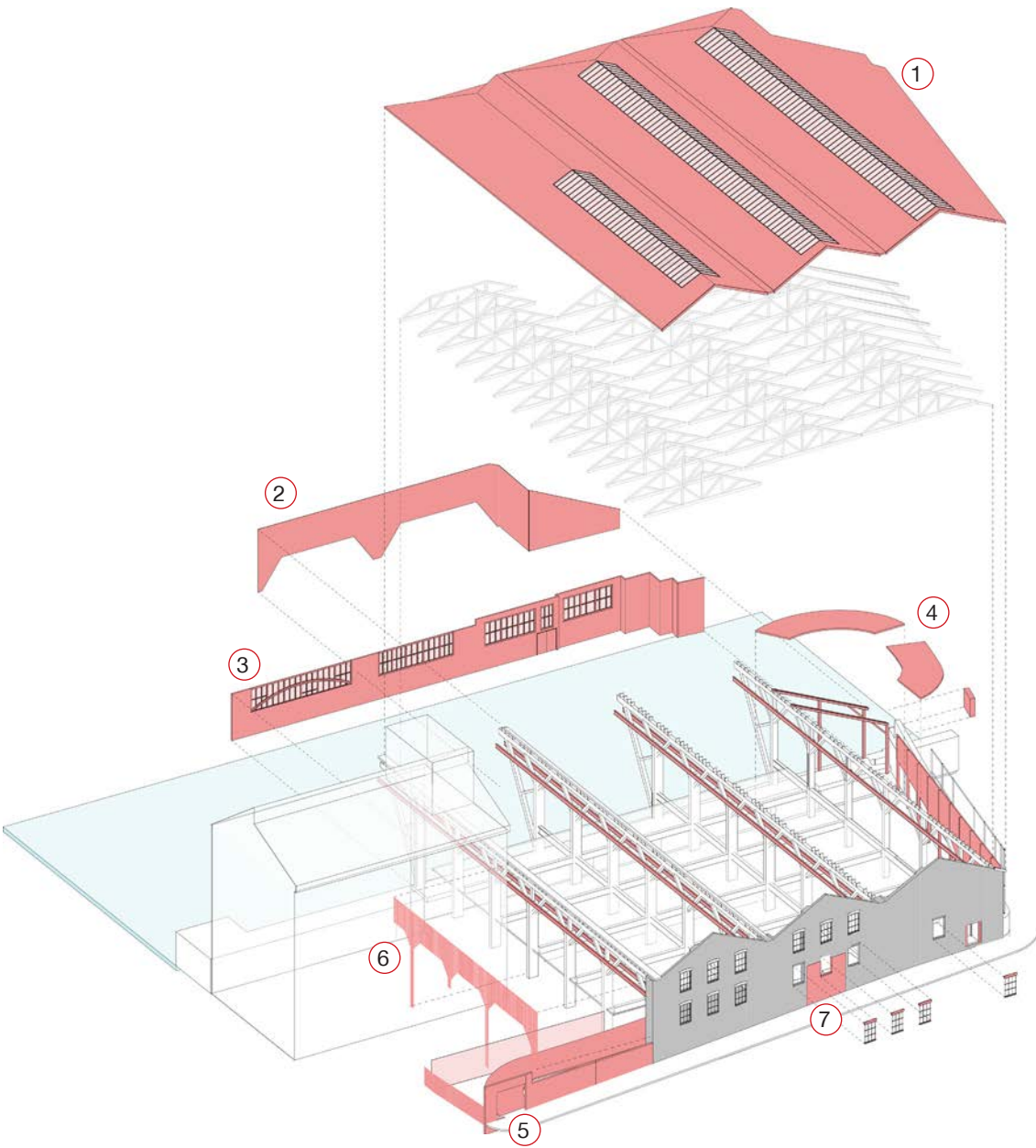
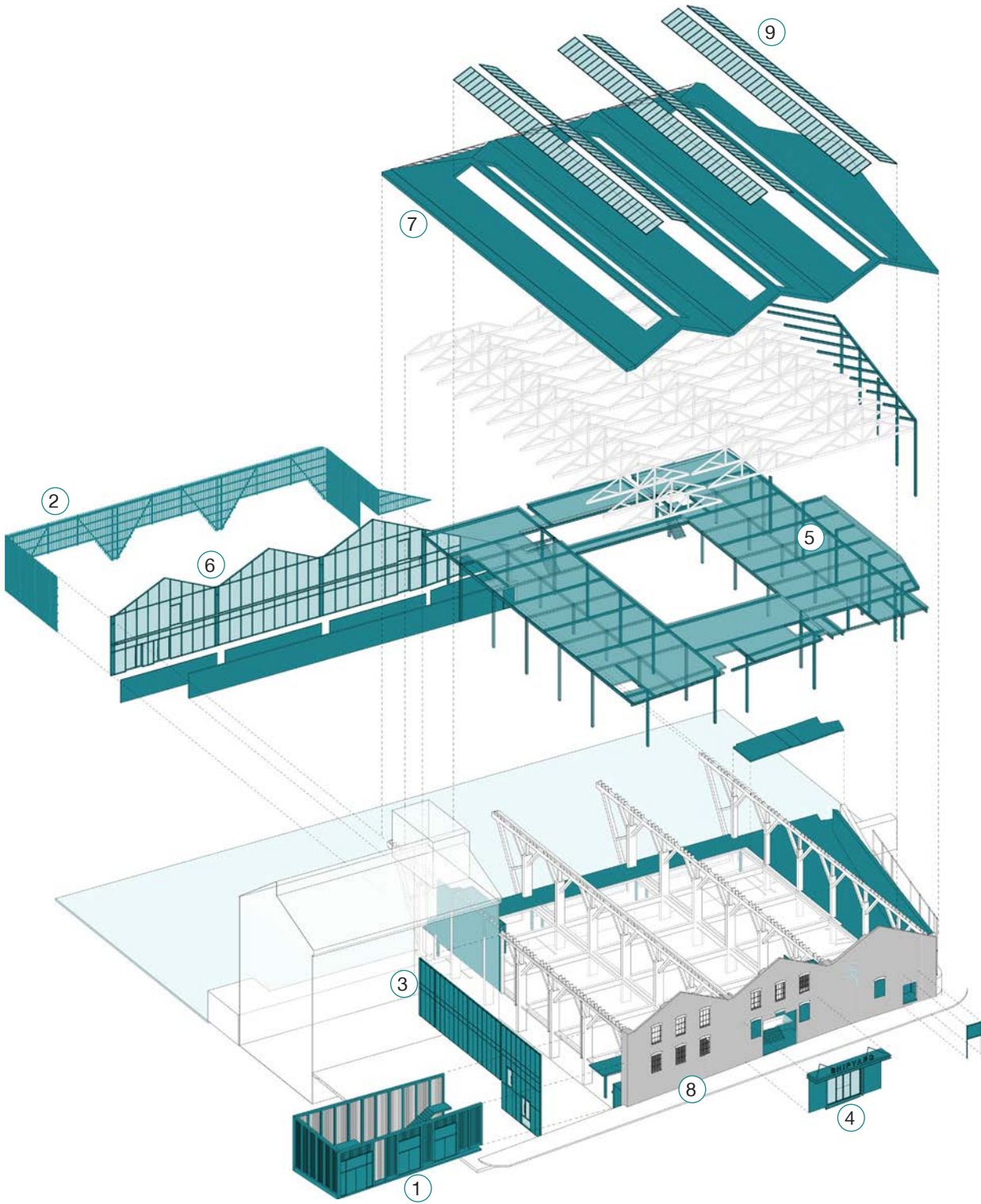


DESIGN DEVELOPMENT



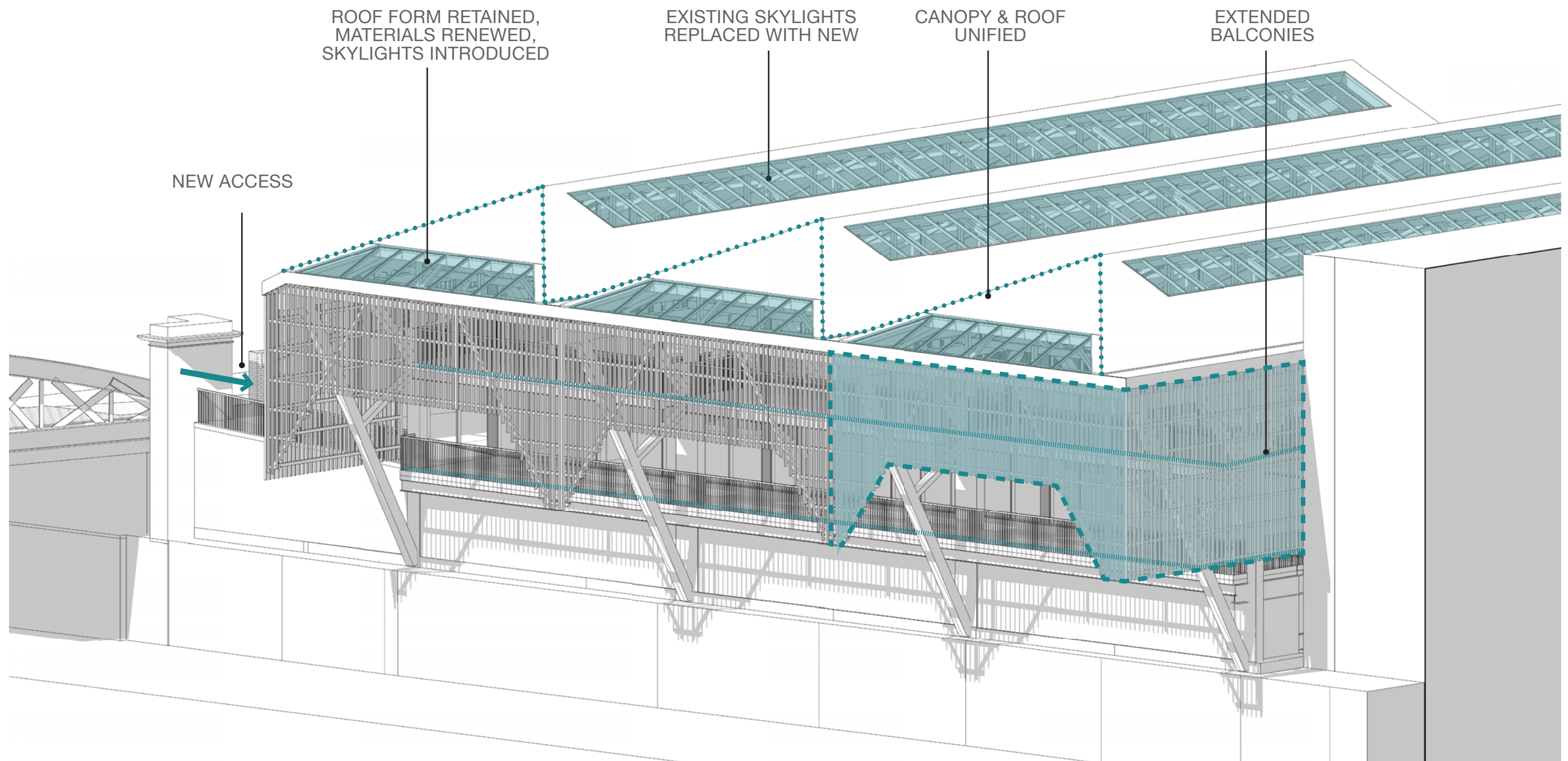
Facade and Roof removals

- 1. Existing roof covering and skylights to be replaced
- 2. Existing timber canopy to be removed and replaced
- 3. Temporary riser front screen to be removed
- 4. Internal disused ramps to be removed
- 5. Car park entrance and surrounding wall and fence to be removed
- 6. Fragmented timber cladding to be removed
- 7. New entrance to be formed



Proposed Additions and Improvements

- 1. New extension screen
- 2. Timber solar shading
- 3. Solid metal cladding
- 4. New metal framed glazing and entrance door. New large timber sliding shutters and metal canopy
- 5. New steel framed mezzanine
- 6. New glazing to provide natural light and views to the river
- 7. New ribbed roof to match the existing form
- 8. Existing brickwork and structure retained and made good.
- 9. New glazed skylights to the roof and river front



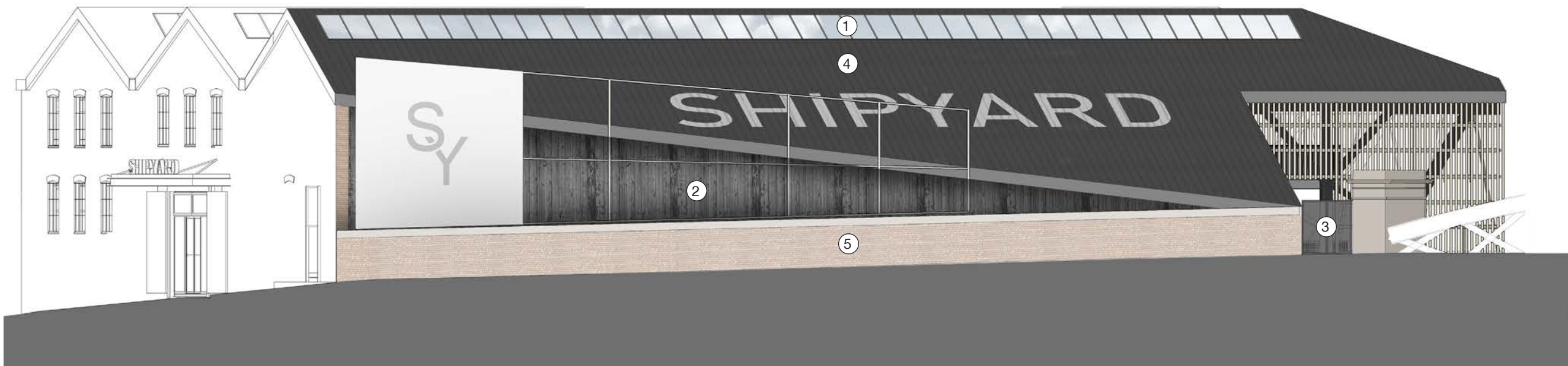
PROPOSED ELEVATIONS



WATER STREET ELEVATION

Key	
1	Existing signage boards removed & windows opened up
2	New windows with mullions/transoms to match original layout
3	New metal framed glazing and entrance door.
4	New large timber sliding shutters and metal canopy over.
5	Proposed ribbed metal roof
6	New metal mesh gate
7	New metal delivery/substation entrance door
8	Existing brickwork retained and made good
9	New serice yard screen with steel frame and ribbed metal cladding
10	Extract air discharge
11	Extract louvre

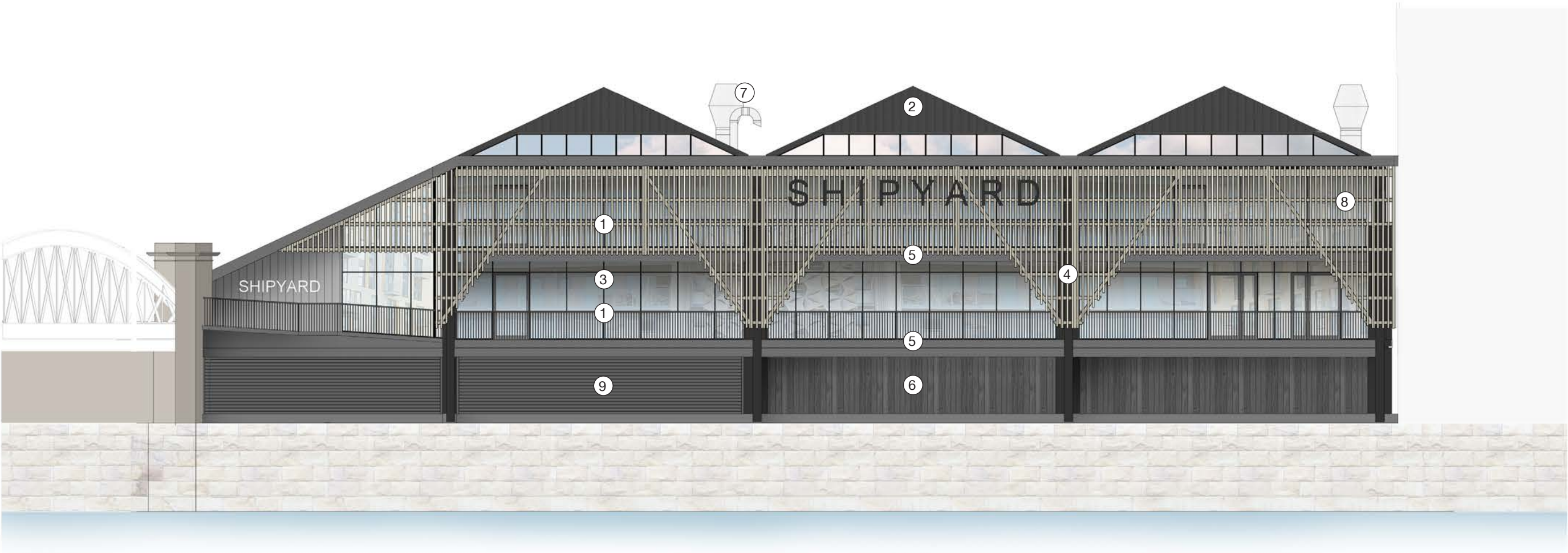
PROPOSED ELEVATIONS



NEW QUAY STREET ELEVATION

- Key**
- 1 Proposed glazed rooflights
 - 2 Proposed slatted timber cladding
 - 3 Proposed secondary entrance gate with metal mesh infill
 - 4 Proposed ribbed metal roof
 - 5 Existing brick wall to be made good

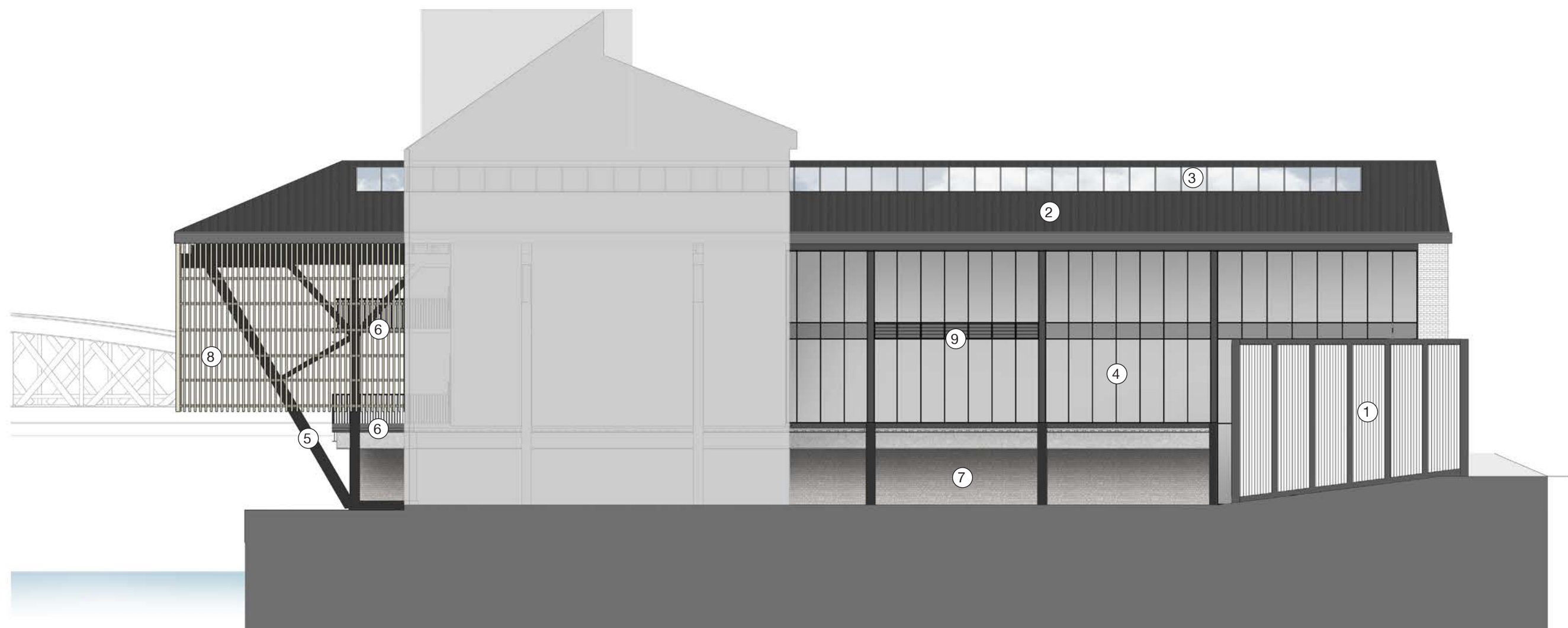
PROPOSED ELEVATIONS



RIVER SIDE ELEVATION

Key	
1	Proposed metal balustrade
2	Proposed ribbed metal roof cladding
3	Proposed curtain wall glazing
4	Existing structure to be reatined and made good
5	Proposed external terrace
6	Proposed timber cladding
7	Extract air discharge
8	New timber solar shading in line with the original form
9	Louvred plant screen

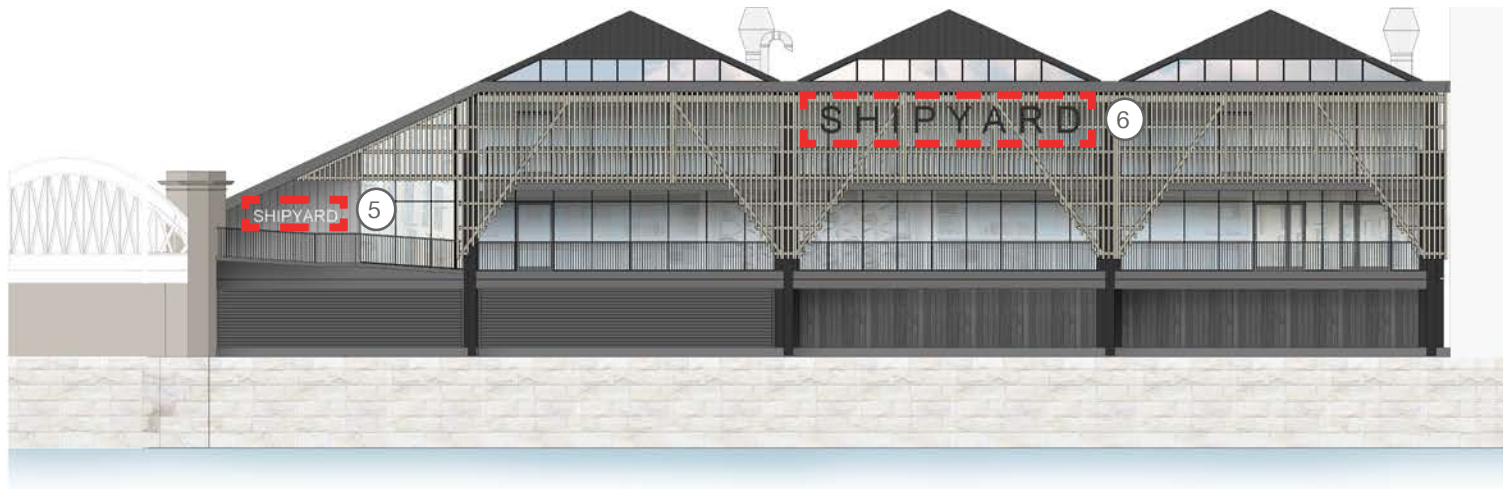
PROPOSED ELEVATIONS



SERVICE YARD ELEVATION

Key	
1	New service yard screen with steel frame and ribbed metal cladding
2	Proposed ribbed metal roof cladding
3	Proposed glazed rooflights
4	Proposed curtain wall with solid metal panels
5	Existing structure to be retained and made good
6	Proposed external terrace
7	Existing ground floor car park
8	New timber solar shading in line with the original form
9	New metal extract louvre

SIGNAGE TYPES & LOCATIONS



Signage Types:

- 1 Free Standing Signage on Black Metal Canopy**
3D metal signage with bronze colouring.
Approximate signage dimensions: (W)5100mm x (H)525mm
- 2 Logo Painted Directly onto Brick Wall**
White painted logo to show branding whilst retaining the brick texture.
Approximate logo dimensions: (W)1200mm x (H)3100mm
- 3 Signage Board**
New proposed signage which is supported on the existing re-utilised advertising frame.
Approximate signage dimensions: (W)6250mm x (H)6400mm (max)
- 4 Painted Roof Graphic**
Large painted signage applied onto the new roof finish.
- 5 Painted Signage**
Signage painted directly onto the new timber cladded wall.
Approximate signage dimensions: (W)2700mm x (H)1000mm
- 6 Large Black 3D Metal Signage Fixed to Cladding**
3D metal signage fixed to proposed timber solar shading screen with black colouring.
Approximate signage dimensions: (W)9700mm x (H)1000mm



ENTRANCE CANOPY



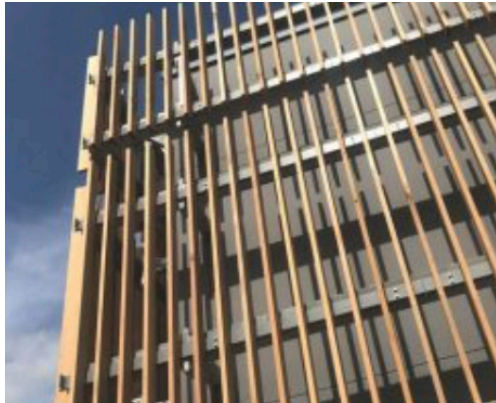
Proposed Water Street Entrance Canopy

- Free standing signage with metal bronze coloured letters.
- Dark grey metal canopy fascia with projecting edges.
- Canopy soffit with metal panels and recessed lighting.
- Large timber sliding shutters



Precedent Images

PROPOSED RIVER IRWELL FACADE



1. TIMBER VERTICAL SOLAR SCREENING



2. GLAZING IN ROOF OVERHANG



3. POWDER COATED STEEL BALUSTRADE



4. MILL BOARD DECKING & RAISED TIMBER PLANTER



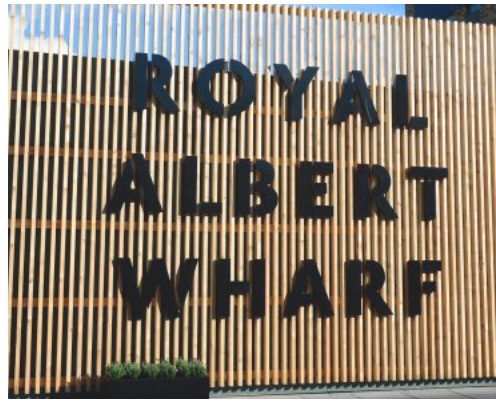
5. BLACK / DARK GREY VERTICAL TIMBER CLADDING WITH LOUVRED SECTION



6. LOUVRED SCREEN TO PLANT AREA



7. PAINTED SIGNAGE



8. FACADE SIGNAGE

WATER ST. & NEW QUAY ST. FACADES



1. METAL ENTRANCE CANOPY



2. TIMBER SLIDING SHUTTERS



3. PAINTED ARTWORK



4. PAINTED LOGO AND SIGNAGE



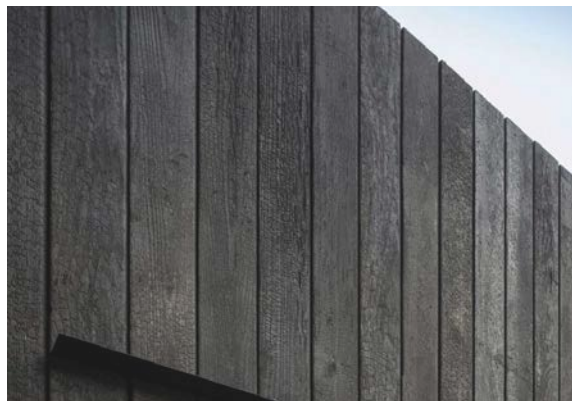
5. PAINTED ROOF GRAPHIC



6. DARK GREY FRAME ROOFLIGHTS



7. BLACK STEEL PERFORATED GATES & SIGNAGE



8. BLACK / DARK GREY VERTICAL TIMBER CLADDING

WATERSIDE ELEVATIONS



Daytime view

An understated materials palette is to be used throughout, including to the waterside elevation, the aim is to keep the treatment simple and allow the existing structure to be the focal point. It is envisaged that the food hall will become more visible during dusk and evening time as the interior is illuminated.

The form of the timber canopy will provide solar shading from morning sun whilst at night the internal space will illuminate the river side.



Night-time view

04 SCHEDULE OF AREAS



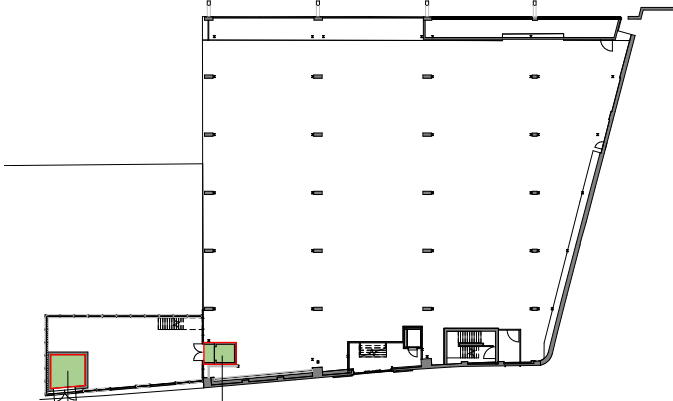
AREA SCHEDULE

		Existing GIA			Proposed GIA		Proposed NIA	
		sqm	sqft		sqm	sqft	Food Hall	
Level 00		1,533	16,501		1,641	17,664	-	-
	Service Yard	-	-		21	226	-	-
Level 01		1,234	13,283		1,435	15,446	1,284	13,821
	Mezzanine	-	-		1,000	10,764	912	9,817
Total Building		2,767	29,784		4,097	44,100	2,196	23,638

GIA



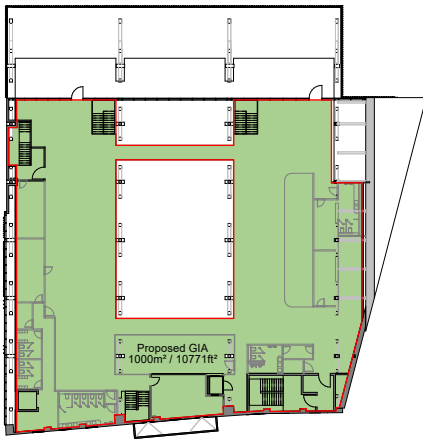
Level 00



Service Yard Level

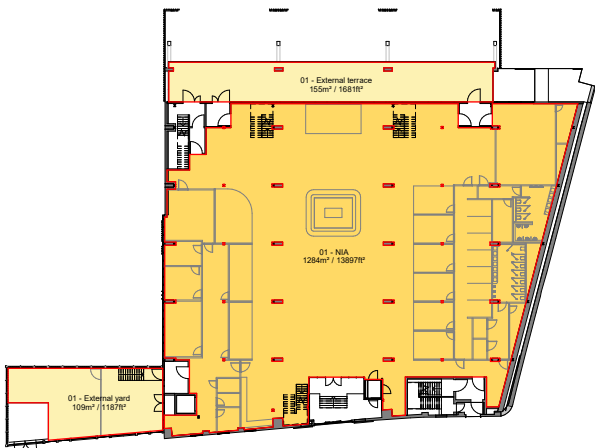


Level 01

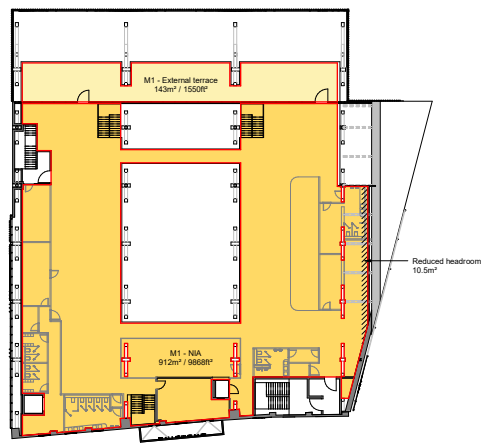


Mezzanine

NIA



Level 01



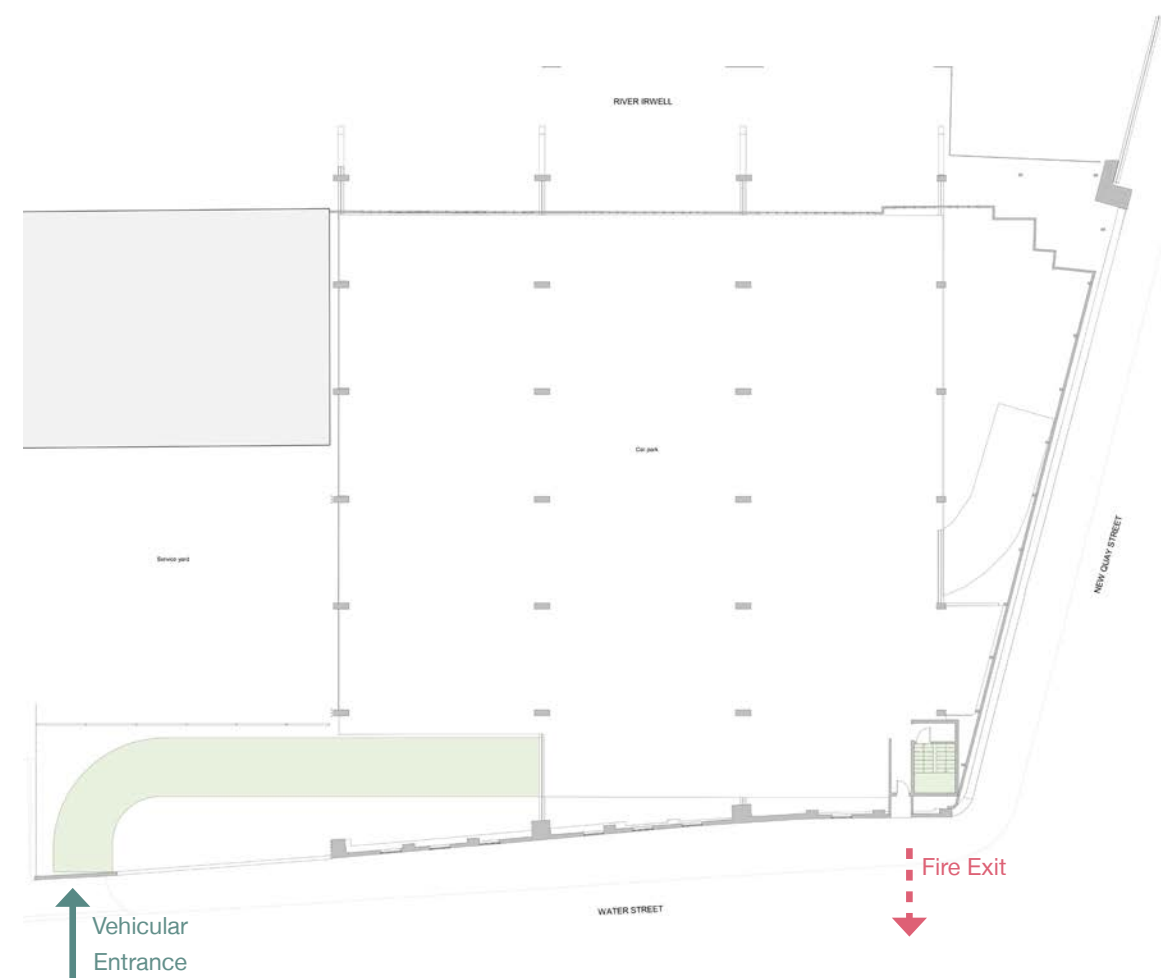
Mezzanine

05

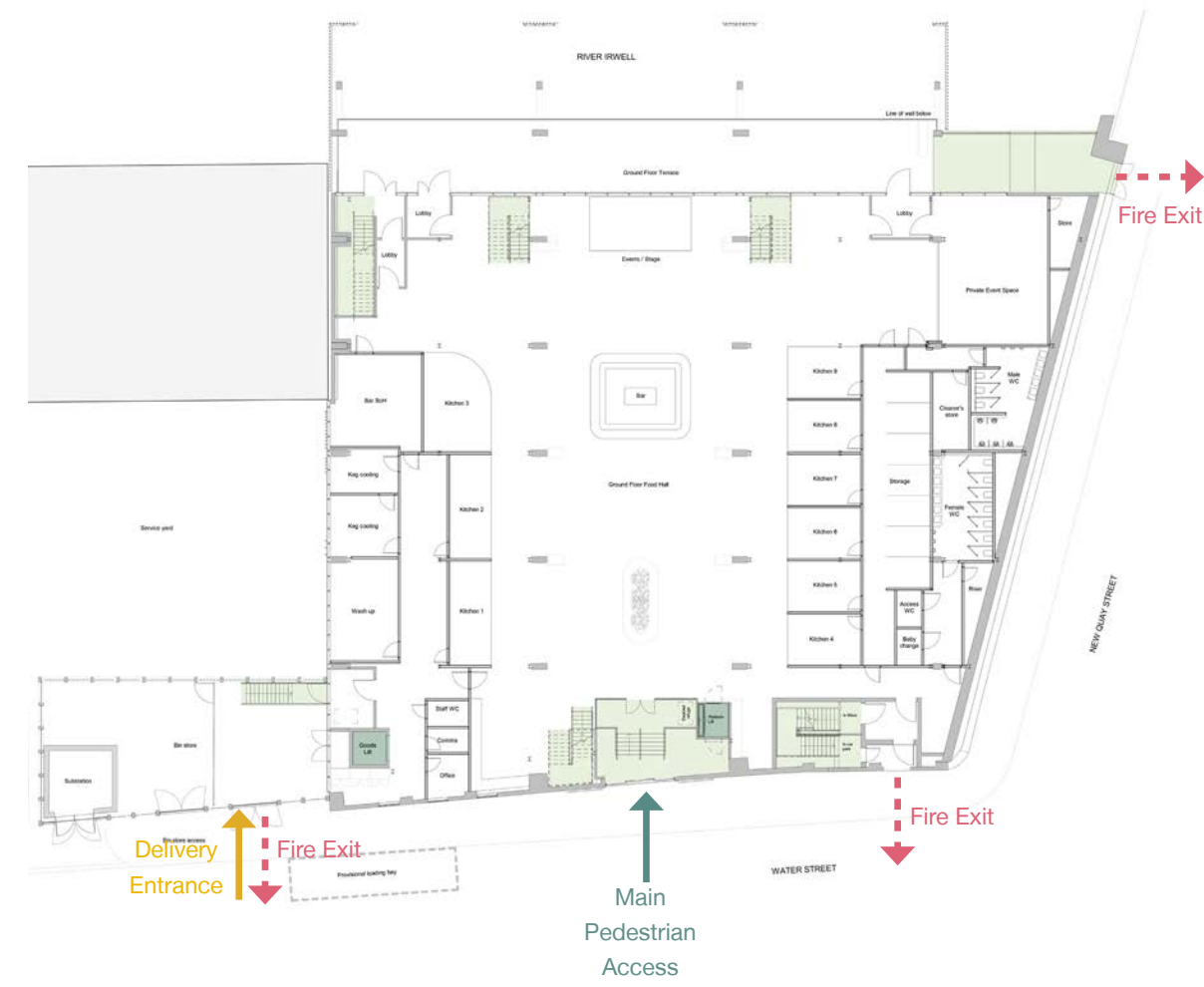
SERVICING STRATEGIES



ACCESS



Existing Building Access - (01 First Floor)



Proposed Building Access - (01 First Floor)

- Legend**
- Entrances
 - Fire Exit
 - Delivery Entrance
 - Stairs and Ramps
 - Lifts

SERVICING (WASTE MANAGEMENT & DELIVERIES)



Proposed Building Servicing - (01 First Floor)

OPERATING HOURS

Please refer to Operational Management Plan

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