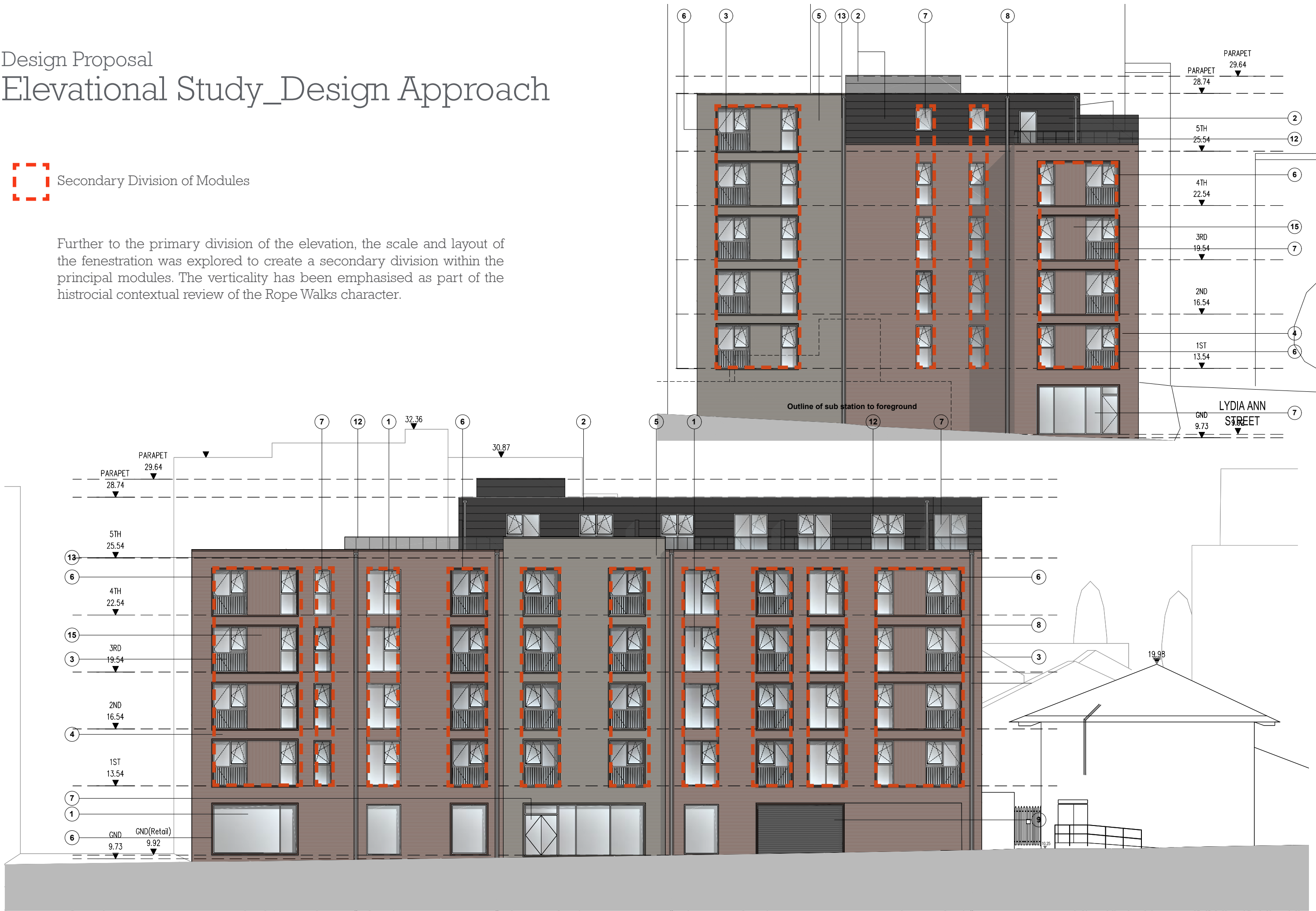


Design Proposal

Elevational Study_Design Approach

 Secondary Division of Modules

Further to the primary division of the elevation, the scale and layout of the fenestration was explored to create a secondary division within the principal modules. The verticality has been emphasised as part of the histrocial contextual review of the Rope Walks character.

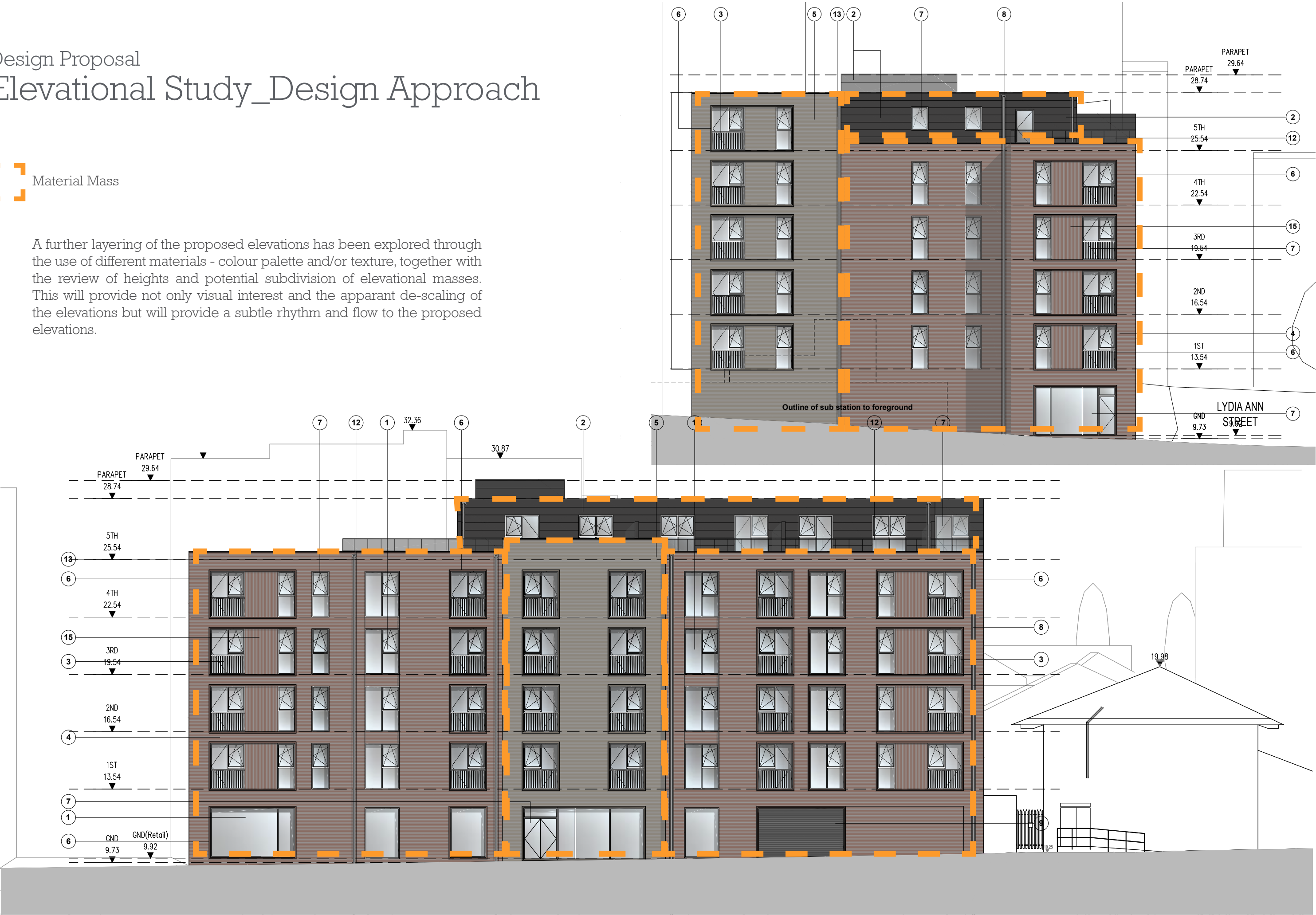


Design Proposal

Elevational Study_Design Approach

Material Mass

A further layering of the proposed elevations has been explored through the use of different materials - colour palette and/or texture, together with the review of heights and potential subdivision of elevational masses. This will provide not only visual interest and the apparant de-scaling of the elevations but will provide a subtle rhythm and flow to the proposed elevations.



Design Proposal

Precedent Images

Further to the design development proposals, the materials considered for the scheme will be a limited palette of high quality, robust materials. These will be celebrated through sharp and clean detailing that will provide another textured layer to the building facade through brick course detailing, treatment of window reveals and the junctions between material colours and finishes.

The following precedent images demonstrate the design intent for the scheme.

Articulation



Texture



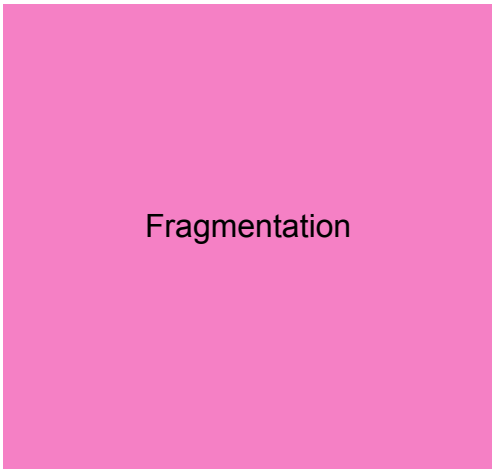
Verticality



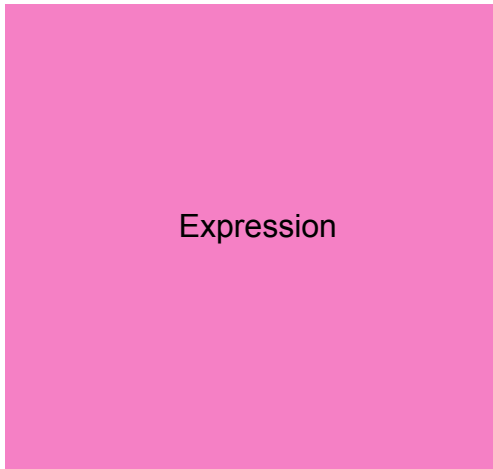
Descaling



Fragmentation



Expression



Design Proposal

Window Reveal Design Intent Study

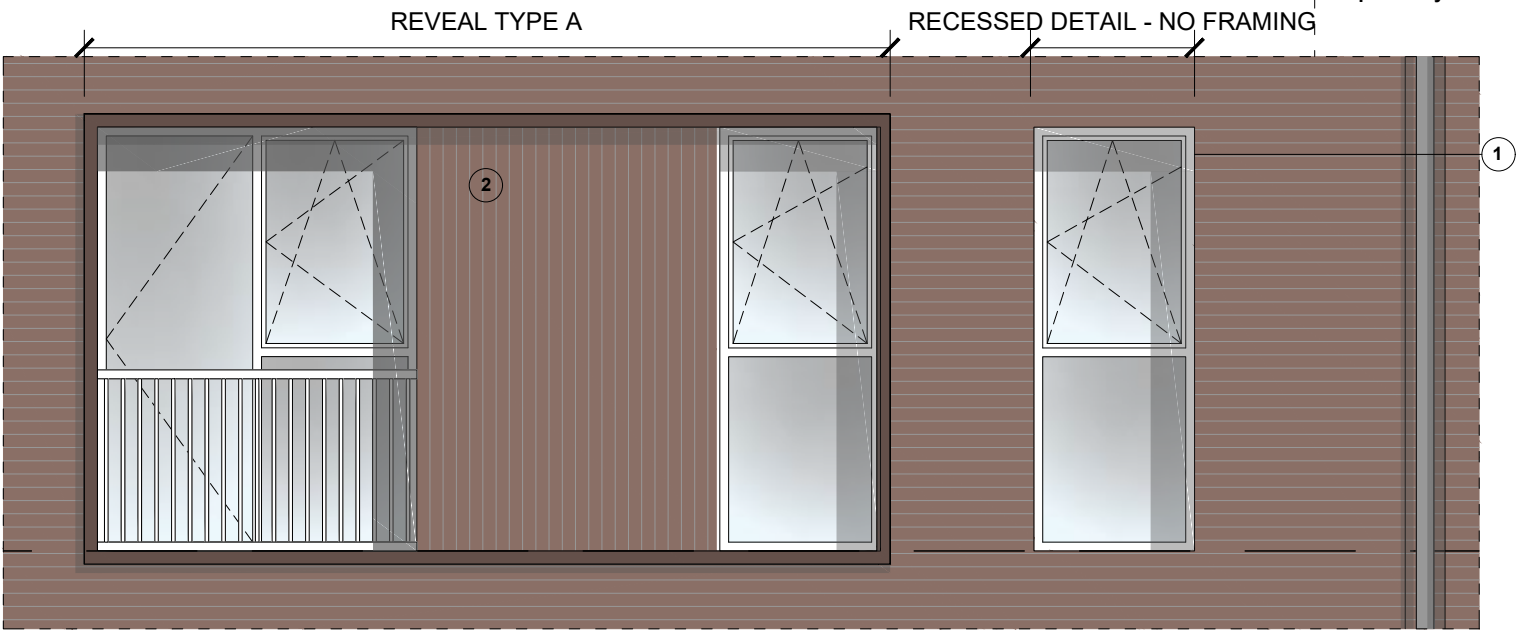
Note: Standard reveal types shown apply to Suffolk Street and north (rear) elevation



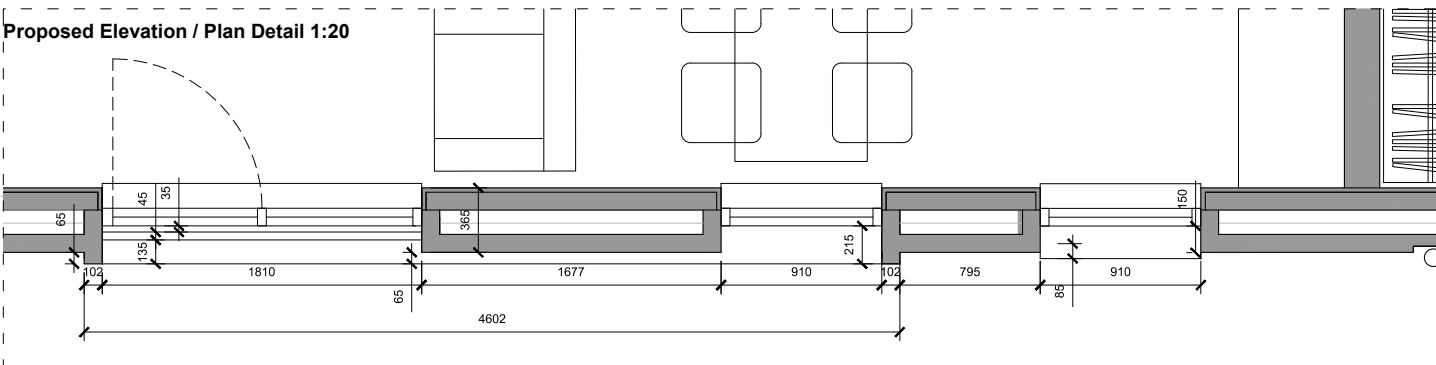
Above: Image from proposed model showing depth of reveal and design intent for the reveals.



Proposed Lydia Ann Street Elevation_Scale 1:100

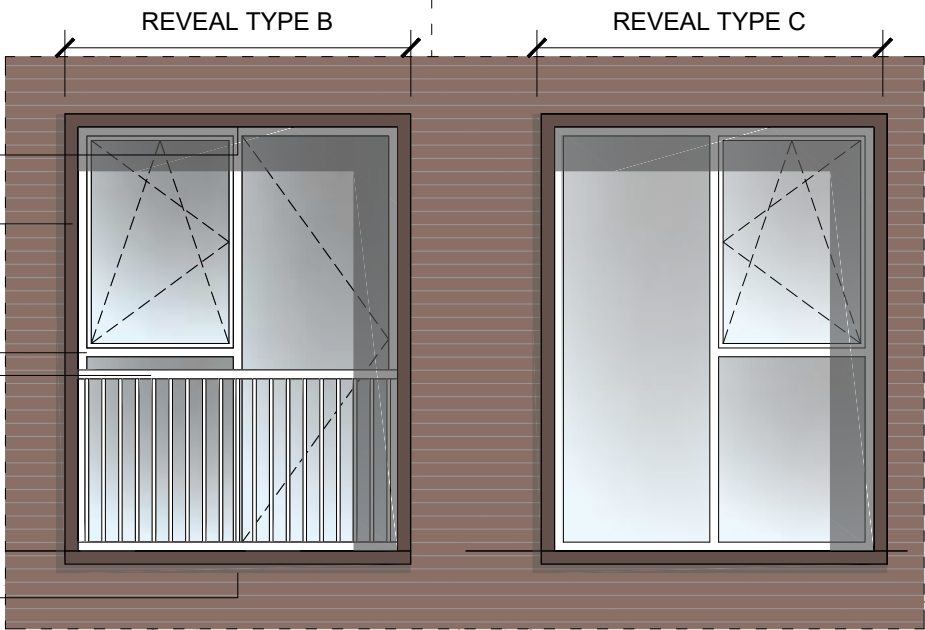


Proposed Elevation / Plan Detail 1:20

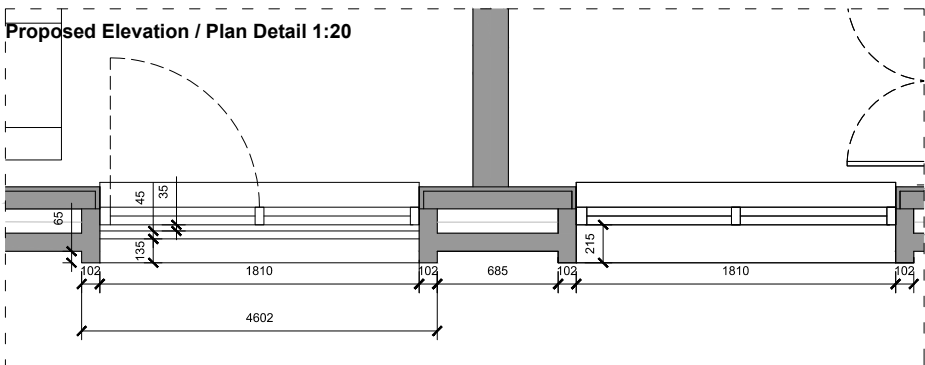


KEY:

- 1 Min 150mm reveal depth from facing brick. Aluminium powder coated reveal to head, jambs and forming cill. Applicable to all windows/door conditions. Feature framing noted separately.
- 2 Vertical laid brick to feature panel to Reveal Type A. Stack bond. Mortar/facing brick & projections to be developed.
- 3 Powder coated aluminium reveal to head, cill and jambs within depth of reveal to emphasis depth of recess. Dark grey or similar approved.
- 4 Projecting brick detail to frame window recess.
- 5 Powder coated aluminium window units - dark grey or similar approved.
- 6 Powder coated metal balustrade and handrail - dark grey or similar approved.
- 7 Indicative drop shadow created by projecting frame.



Proposed Elevation / Plan Detail 1:20



Design Proposal

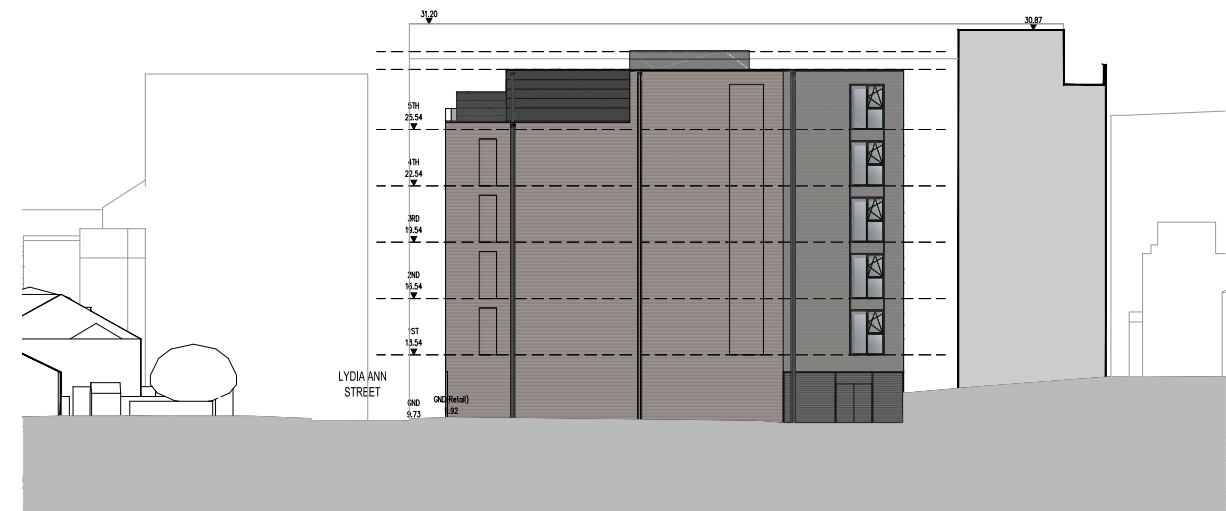
Proposed Elevations



Lydia Ann Street Elevation



Suffolk Street Elevation



Side (East) Elevation

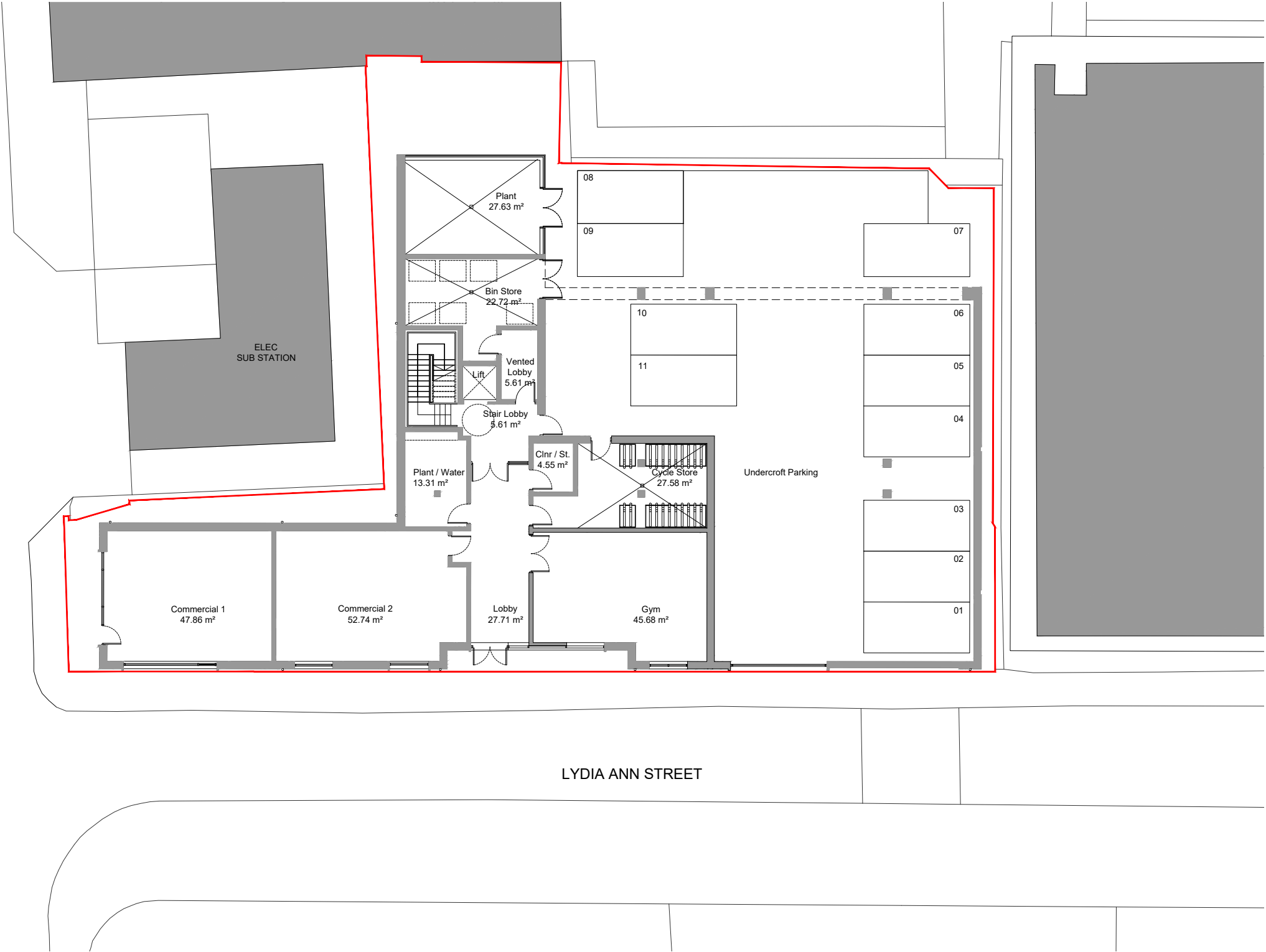


Rear North Elevation

Design Proposal

Proposed Plans

Ground Floor Plan



	1B	2B	MA
0	0	0	0
1	4	2	4
2	4	2	4
3	4	2	4
4	4	2	4
5	2	1	4
Total	18	9	20
47			

Ground Floor Plan inc. 11 Car Parking Spaces

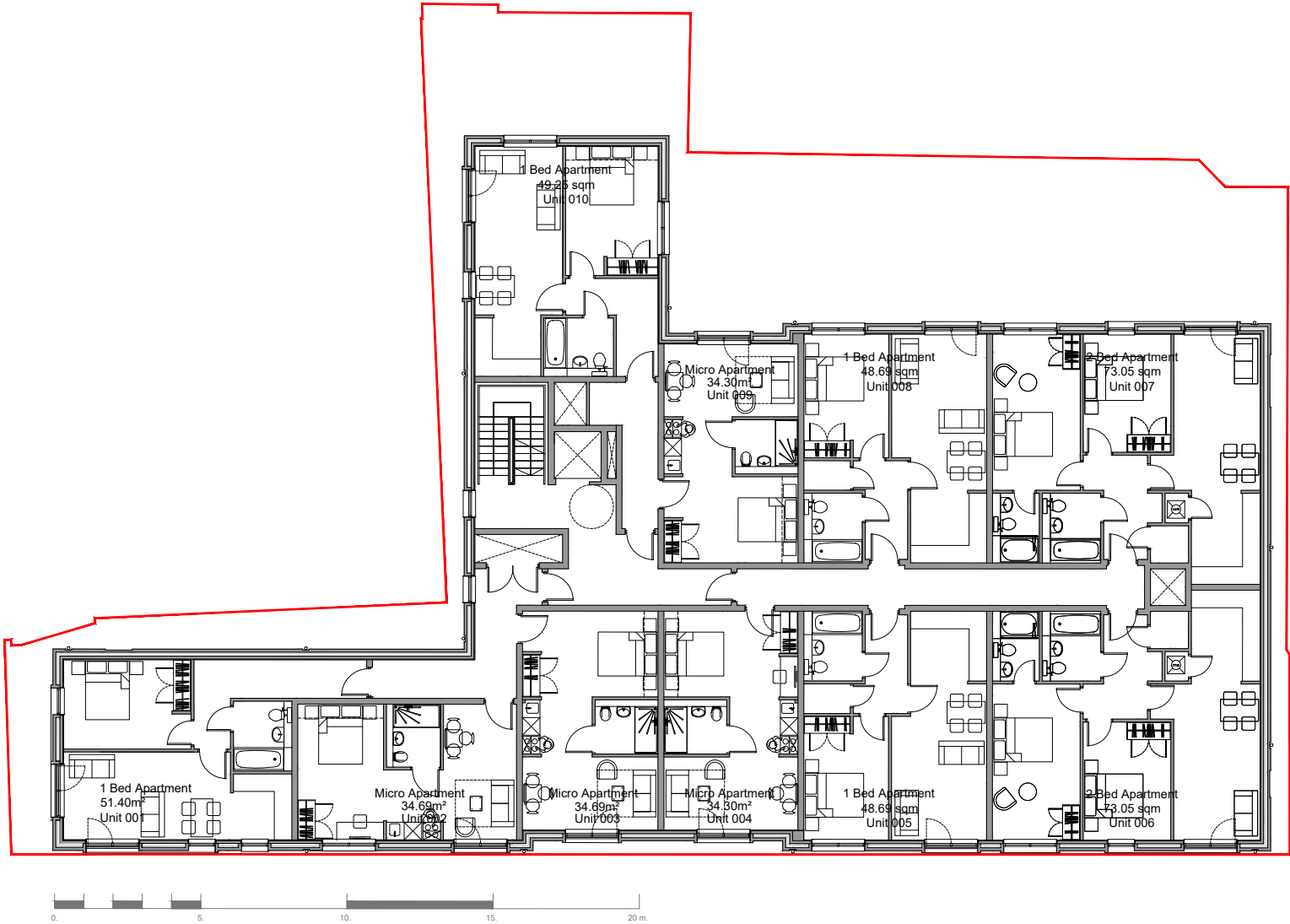
Design Proposal

Proposed Plans

First - Fourth Floor Plan



	1B	2B	MA
0	0	0	0
1	4	2	4
2	4	2	4
3	4	2	4
4	4	2	4
5	2	1	4
Total	18	9	20
47			



First - Fourth Floor Plan

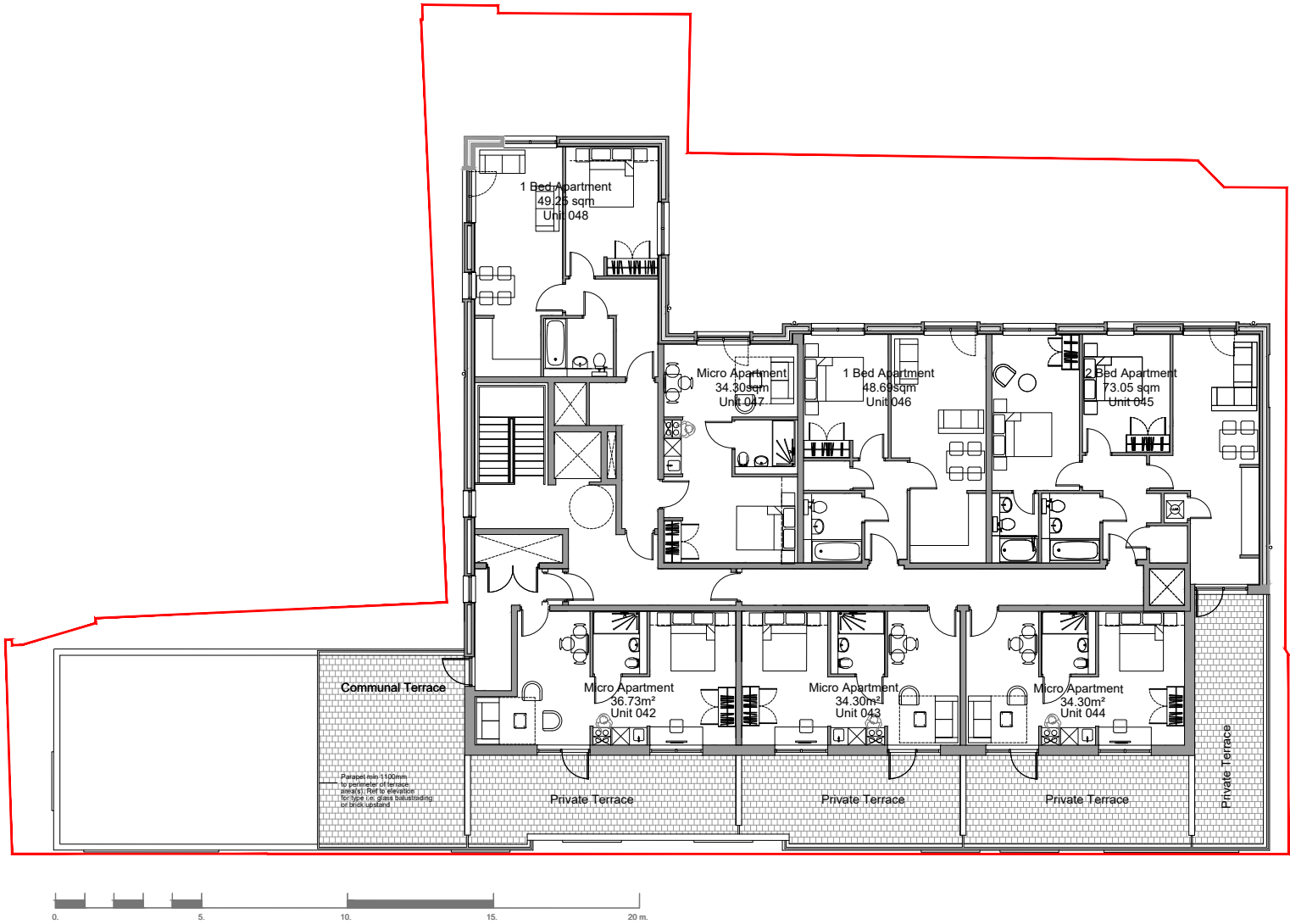
Design Proposal

Proposed Plans

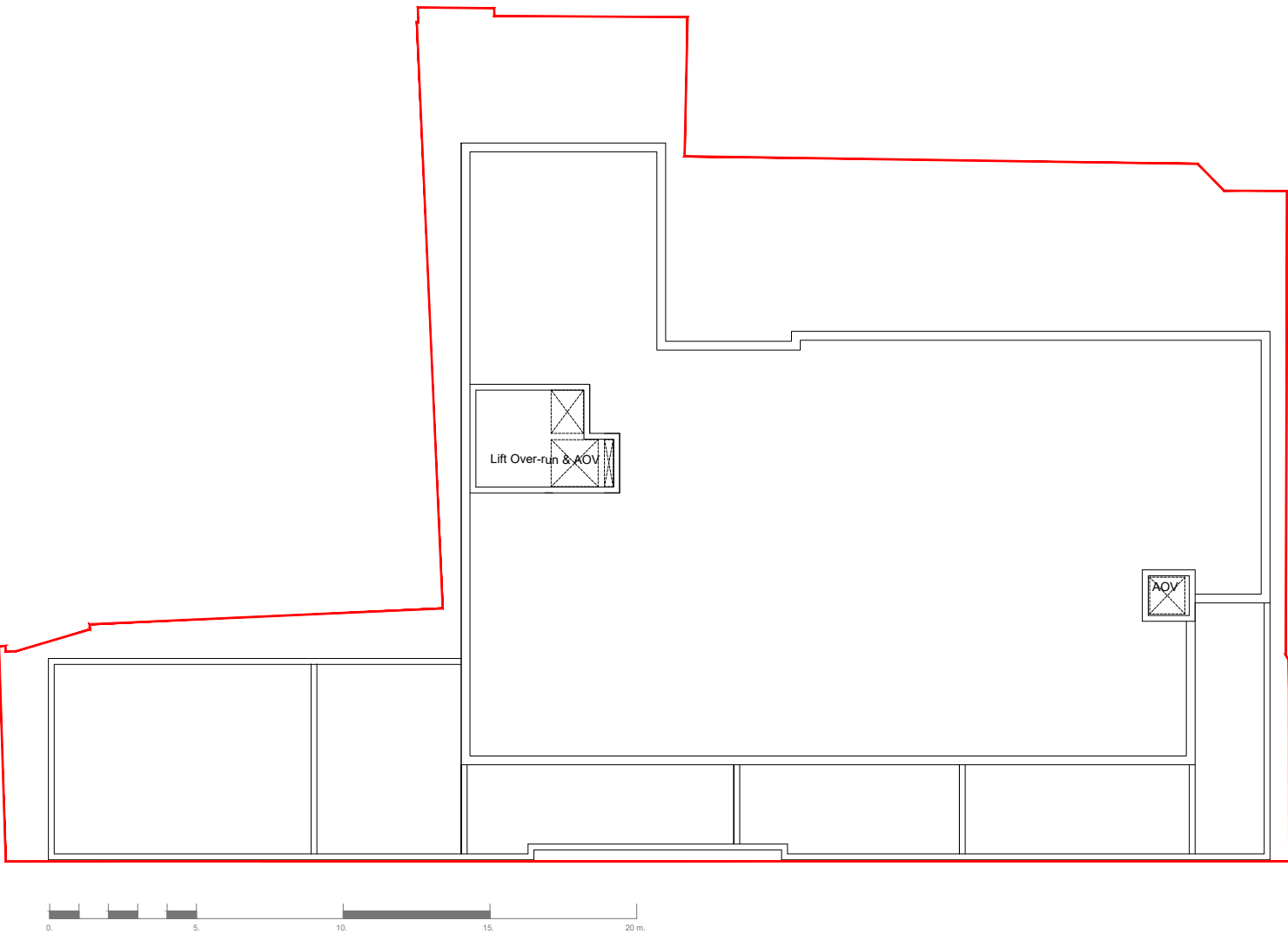
Fifth Floor Plan



	1B	2B	MA
0	0	0	0
1	4	2	4
2	4	2	4
3	4	2	4
4	4	2	4
5	2	1	4
Total	18	9	20
47			



Fifth Floor Plan



Roof Plan





Proposed Visuals







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