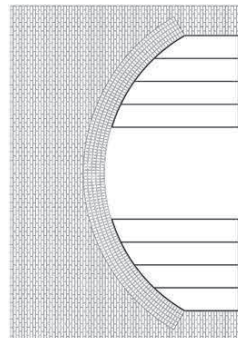
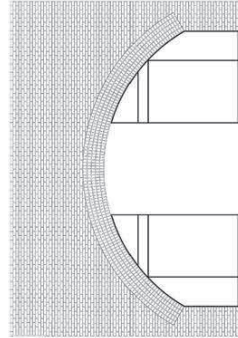
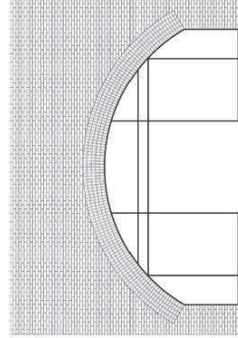
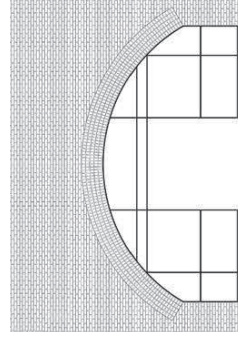
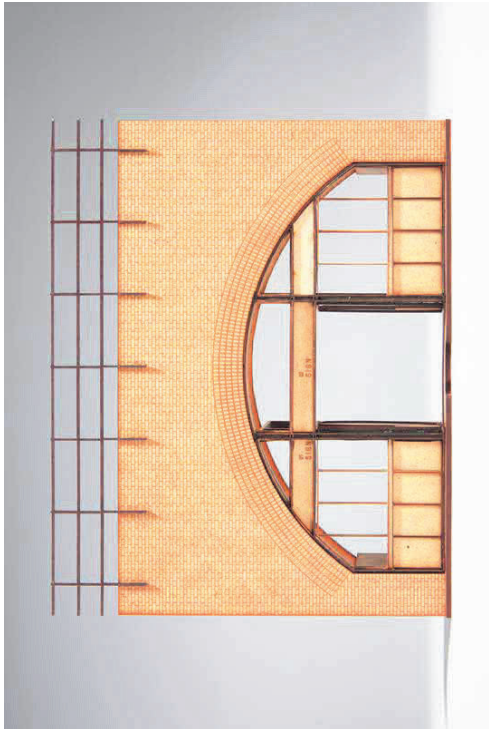
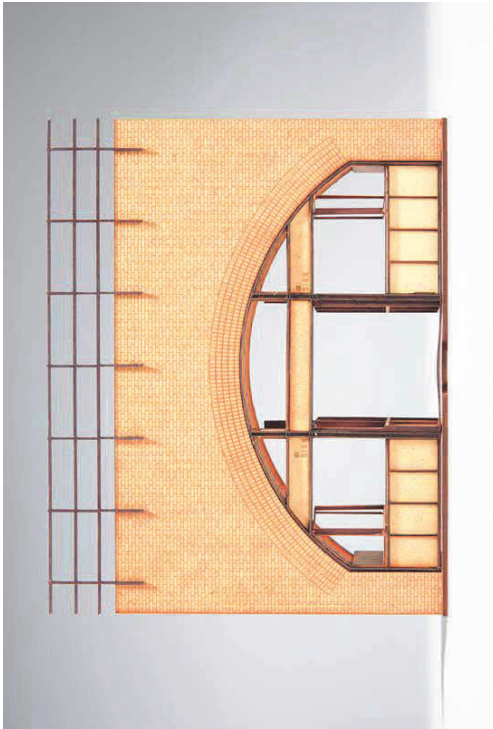
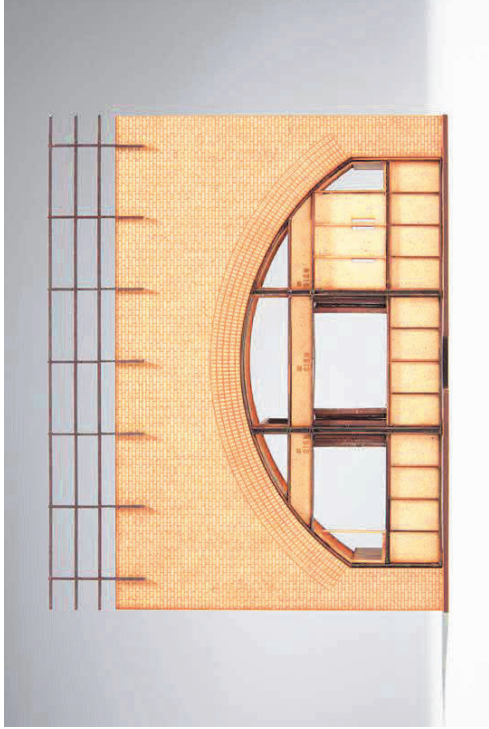
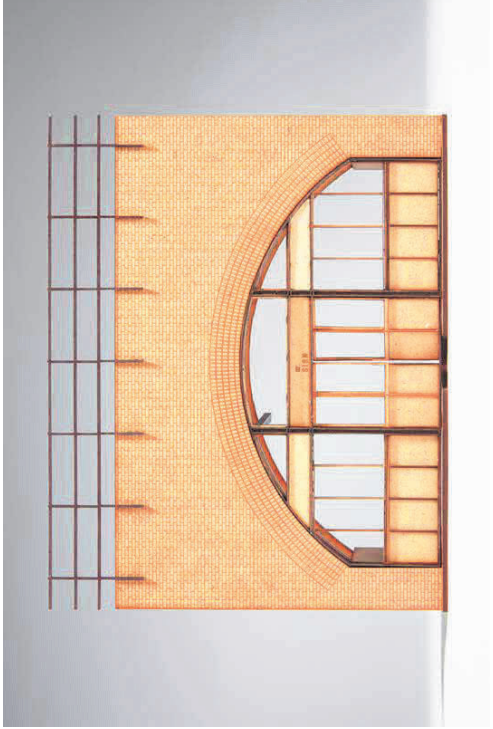


3.4 Framing Principles

The setout of the archway subdivisions breaks down into a series of steps that deal with structure, signage and functionality. This rationale is intended to be applied along the length of the viaduct, on all archway conditions, with the flexibility to adapt to both food and retail without compromising a unified aesthetic.

The essential first step is to subdivide the arch into three equal segments, using thin steel to frame the void. Next, a signage zone defines a visual line of horizontal banding. Infill panelling below the signage zone can incorporate either full height doors, or stable-like split doors with integrated food service counter top. The zone above the signage band is filled in with metal mesh and used for mechanical ventilation.

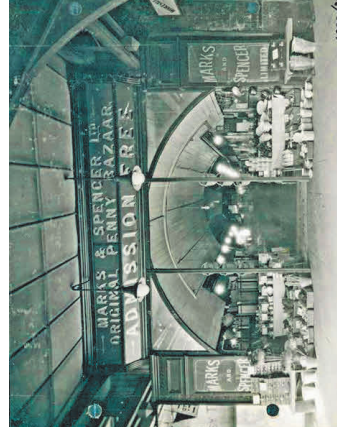


FRAMEWORK INCLUDING SIGNAGE

CROSS-SIGNAGE

SIGNAGE

FLOOR-CEILING FRAMEWORK



3.5 Design proposal

The proposed design replaces the existing shop fronts in Arches 8-12 & the front of Arch 6 with A1 & A3 use frontages.

The North side of Arch 9 is being considered for housing a mechanical plant, should it be necessary to provide comfort cooling to the upper stores of the Provender Store. The

design of the plant's enclosure utilises the same semi-industrial aesthetic of slender steel crittall-style framing and large openings as the retail and food frontages. If the plant were not necessary, the space would remain as a commercial unit with similar openings to the rest of the arches.

The attached layout is indicative and might change once lease agreements with tenants are in place. The eventual use mix will be addressed through a separate planning application.



Proposed indicative plan

--- Planning boundary

Alternative layout



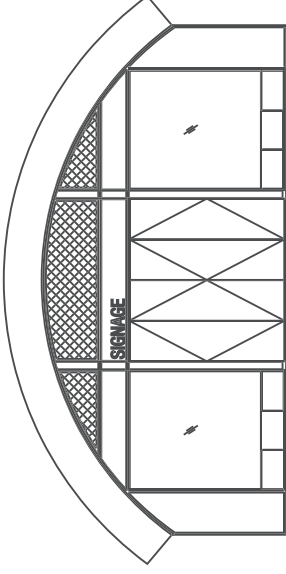
Proposed indicative plan

--- Planning boundary

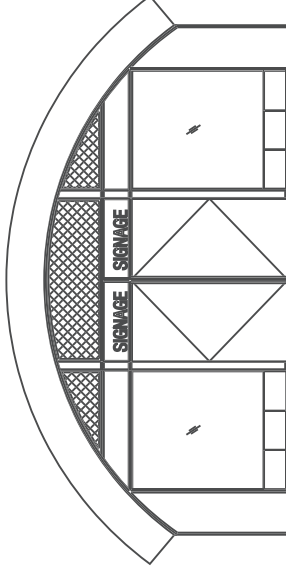
3.6 Shop front design

For each A1&A3 use of frontage there are three different versions of a shopfront, depending on the tenancy split inside of an arch. They provide an opportunity to accommodate one, two or three independent tenants in each unit.

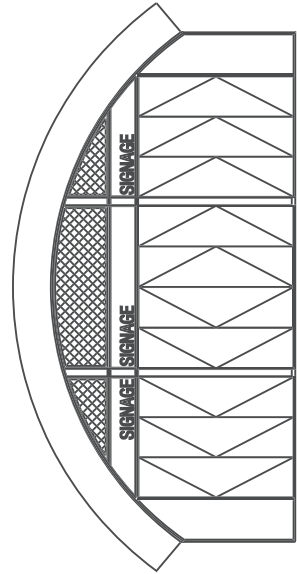
Provender Store mechanical plant would be equipped with a unique frontage. Fitted with louvred door at low level and fixed louvre panel at high level, it would provide sufficient air supply to the mechanical equipment inside of the arch.



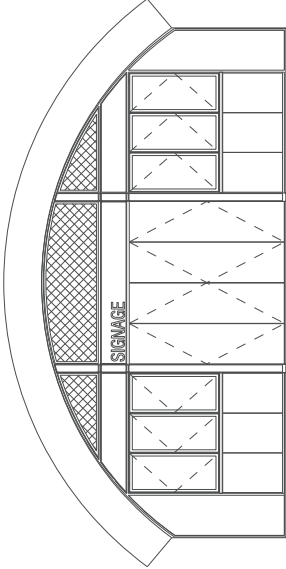
Single Tenant - Retail



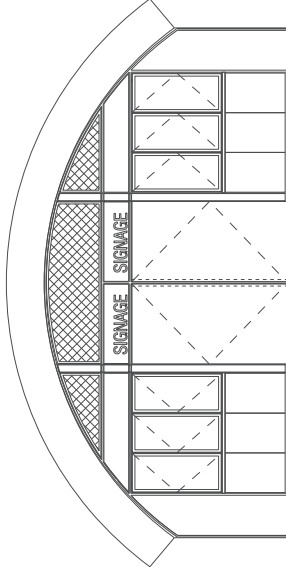
Two Tenants - Retail



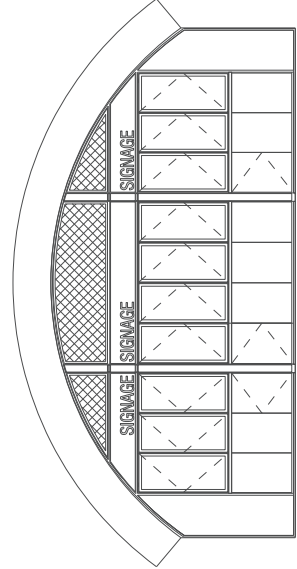
Three Tenants - Retail



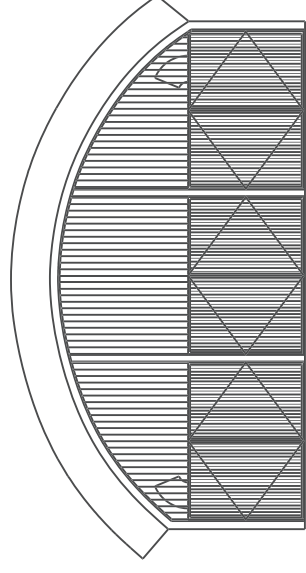
Single Tenant - Food



Two Tenants - Food



Three Tenants - Food



MEPH - Condenser units for Provender