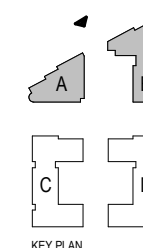
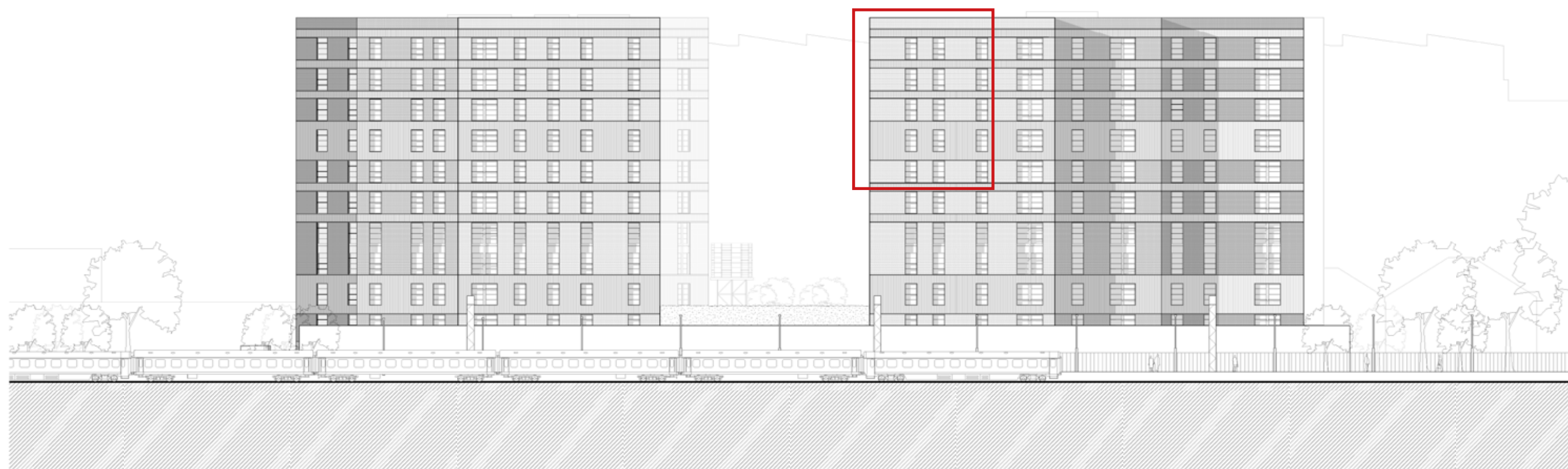


4.1.11 Building A - North Elevation

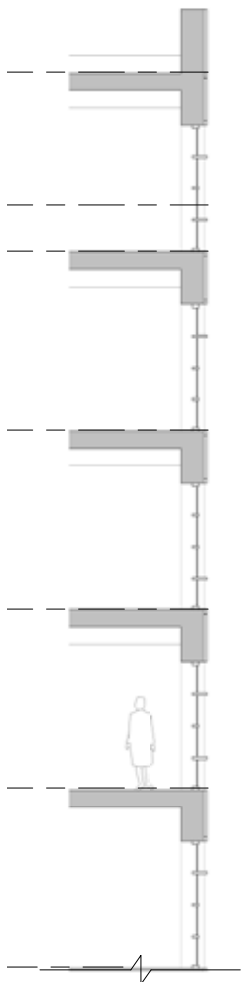
4.7.10.1

The adjacent typical facade detail captures the architectural language and materials for the northern elevation of buildings A & B, fronting onto Network Rail Car Park and the Great Western Railway line beyond.

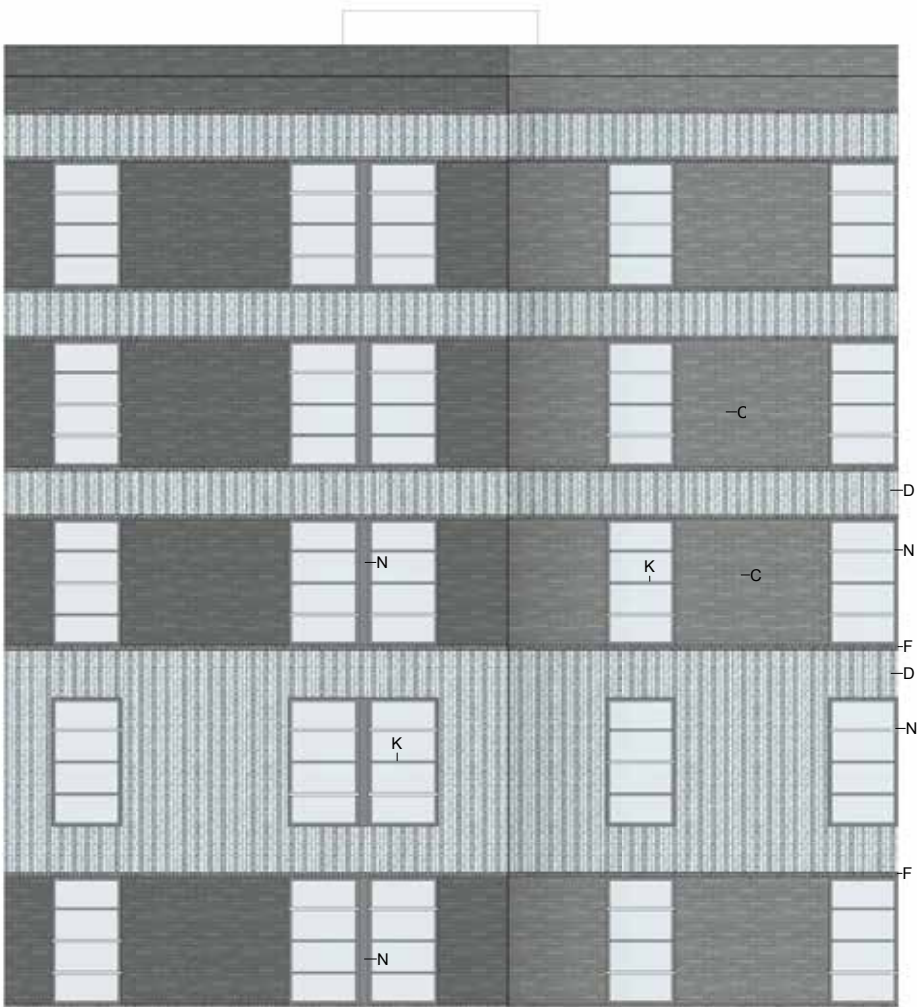
The location of the typical detail elevation can be seen on the below elevation.



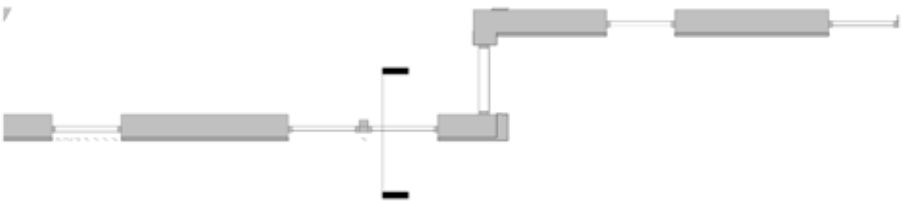
4.1.12 Building A - Typical Facade Detail



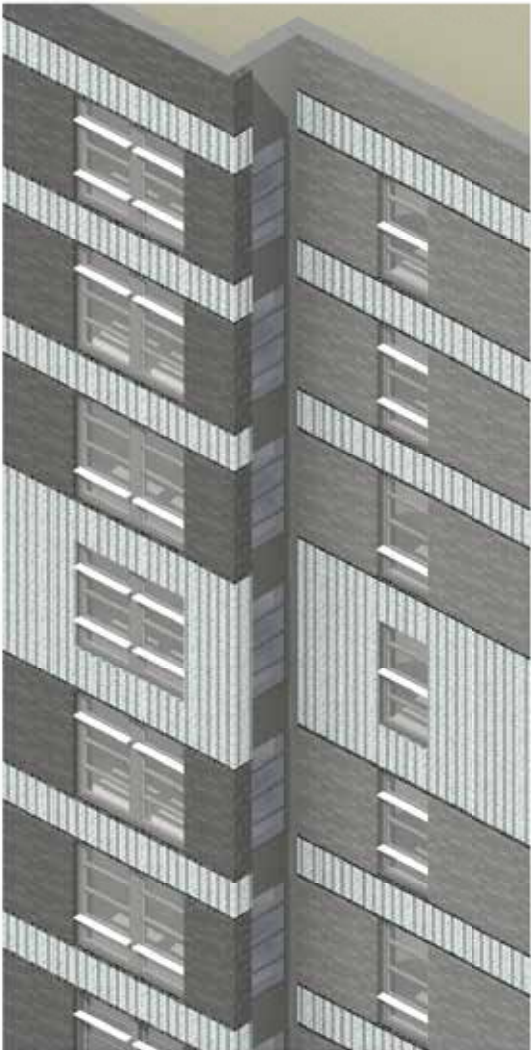
Facade Detail 08 Section



Facade Detail 08 Elevation



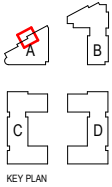
Facade Detail 08 Plan



Facade Detail 08 Axonometric View

FACADE DETAILS KEY

- A. Brick Slip - Horizontal Stacked Bond
- B. Brick Slip - Vertical Stacked Bond
- C. Brick Slip - Horizontal Running Bond
- D. Brick Slip - Vertical Running Bond
- E. Glazed white brick slip
- F. Glazed Brick Slip - Vertical Running Bond
- G. Grout and expansion joint lines
- H. Balcony - Brick Faced solid panel
- I. Balcony - Metal Handrail
- J. Balcony - Glass Handrail
- K. Glazed steel window / door frame with metal centre post
- L. Anodised metal sill detail
- M. Glazed shopfront panel with anodised aluminium frame and solid panels.
- N. Anodised aluminium feature fin
- O. Precast concrete breeze blocks. Custom 750 sq format.
- P. Curved Brick nose detail with vertical and horizontal running bond details
- Q. Glazed shopfront panel with anodised aluminium frame and louver panels.
- R. Concrete framed arcade detail with brick cladding
- S. Green Wall to detail
- T. Feature cover plates to aluminium window frames, extending proud of glass line.
- U. Metal clad columns
- V. Glazed Teal Brick Feature Panel
- W. Distressed metal panel



4.1.13 Building A - View from Station road



View from station platform

4.1.14 Building A - View along Sandow Avenue



View along Sandow Avenue from Gilbert Place

4.2.1 Building B - Overview

Building B is located to the North-East of the site, and shares a single storey podium communal garden space with Building A to the West.

The building has been designed to interact with the new public realm along Sandow Avenue, a newly created pedestrian connection through the site.

Duplex units at ground and first floor provide a distinct residential appearance.

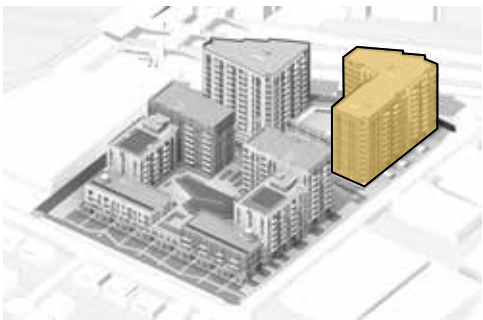


Building B headline figures:

- Ground + 10 storeys
- 2 x cores
- 132 x residential units
- 69 x 1Bed units
- 20 x 2Bed units
- 38 x 3Bed units
- 4 x Duplex units
- 79 x car parking spaces (0.6 per unit)
- 194 x long stay cycle spaces
- 3 x short stay cycle spaces

- GEA = 13,892 sq. m (149,533 sq. ft.)
- GIA = 13,086 sq. m (140,858 sq. ft.)

Building B - Viveash Close - Coloured Elevation



Building B Location

4.2.2 Building B - Ground Floor - Level 00

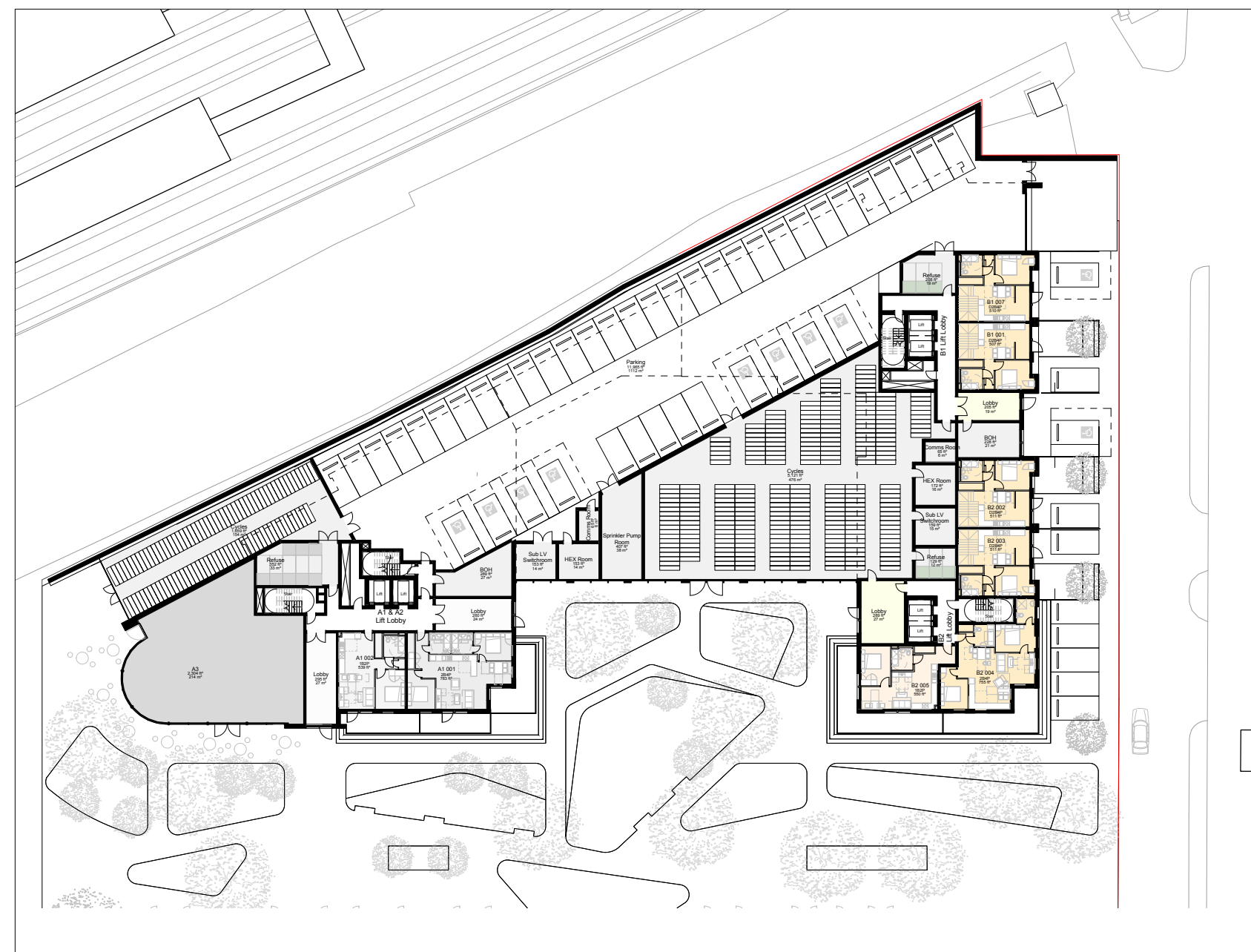
The adjacent floor plan shows the ground floor arrangement for Building B, and demonstrates the entrance lobbies, residential duplex and units and apartments, car parking, cycle parking and back of house areas.

Generous double-height entrance lobbies lead to lift lobbies and stairways. Entrances into the lobbies are expressed and easily identified for residents and visitors alike.

Building B has been designed to accommodate the affordable housing element for the proposed scheme.

Level 00 headline figures:

- 6 x residential units
- 2 x units accessed via core
- 1 x 1Bed unit
- 1 x 2Bed unit
- 4 x 2Bed Duplex unit



- Residential Entrance Lobby
- Back of House (BOH)
- 1 Bed unit
- 2 Bed unit

Building B - Level 00

4.2.3 Building B - First Floor - Level 01

The level 01 floor provides the means of access from the building for residents out into the communal gardens.

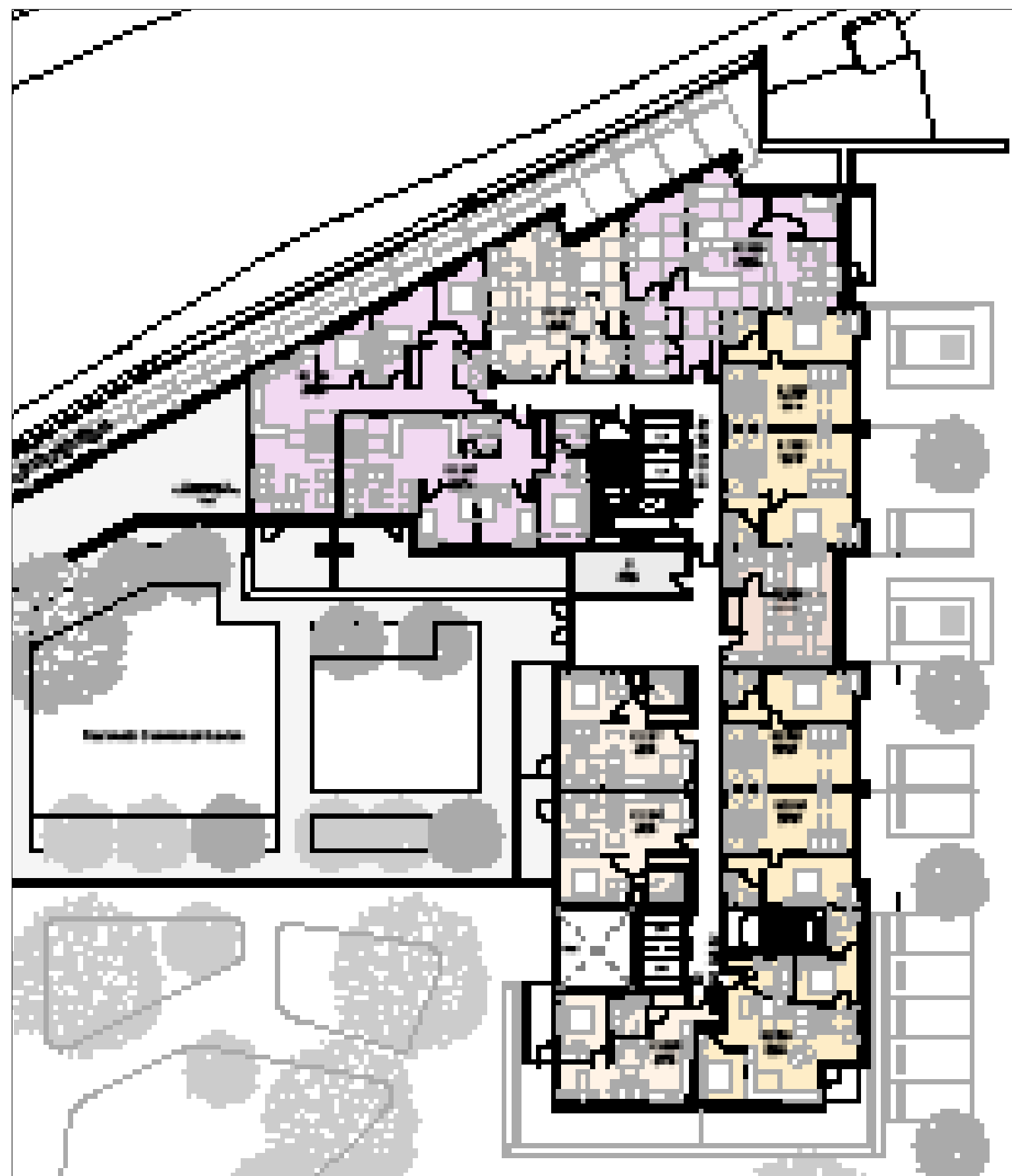
The communal gardens are shared between the residents of building B and building A, and provide an elevated, secure, sheltered external space. To the North an architecturally articulated raised tank provides a physical barrier, which serves both the development requirements and protects the external space from the noise and pollution of the railway track to the north of the site. To the south an expressed colonnade visually ties the two buildings together.

The southernly aspect of the garden creates a pleasant space for residents to come together and enjoy.

Level 01 headline figures:

- 13 x residential units
- 7 x units per core
- 1 x Studio unit
- 4 x 1Bed units
- 1 x 2Bed units
- 4 x 2Bed Duplex units
- 3 x 3Bed units

- 1 Bed unit
- 2 Bed unit
- 3 Bed unit



Building B - Level 01

4.2.4 Building B - Typical Floor - Level 02-10

The adjacent floor plan is the typical floor plan and apartment configuration for levels 02-10 within the building. The building layout is clearly separated into two individually accessed blocks. This is achieved by the use of a 'through-unit', which provides two independant communal corridors, which in turn provide access to the apartments. A maximum of 7 apartments are served by a single core.

Stacking apartments in this manner allows for simplicity in design. This results in communal corridors, lifts and stairways that are inclusive and are easy to navigate for all residents.

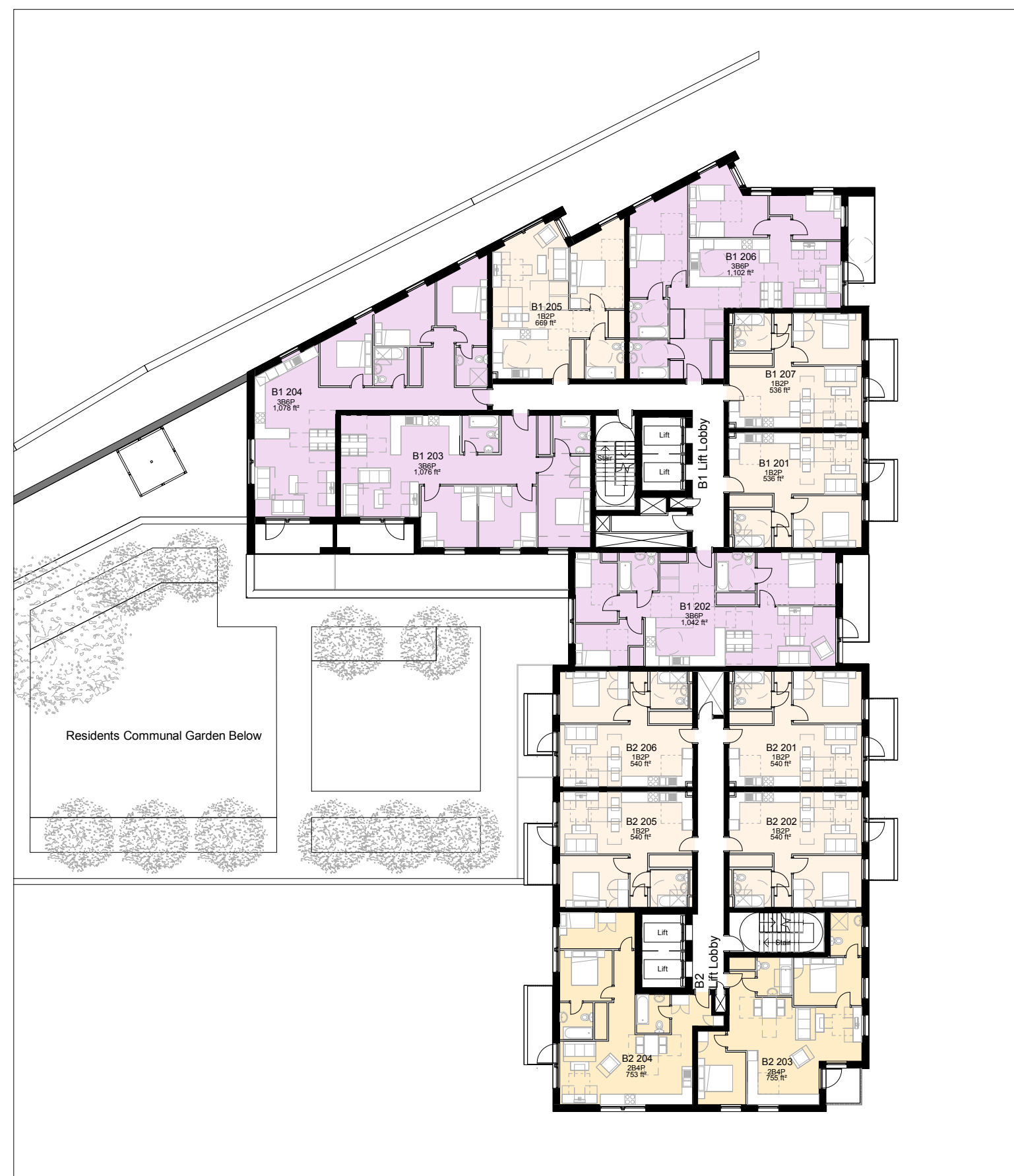
Apartment layouts and inverted corners have been design to minimise overlooking between neighbouring apartments. This has been acheived through use of a number of different screening techniques.

1. Moving window openings apart
2. Moving balconies apart
3. Obscured glazing to windows
4. Vertical privacy fins
5. Privacy screens to balconies

Level 02-10 headline figures:

- 13 x residential units
- 7 x units per core
- 7 x 1Bed units
- 2 x 2Bed units
- 4 x 3Bed units

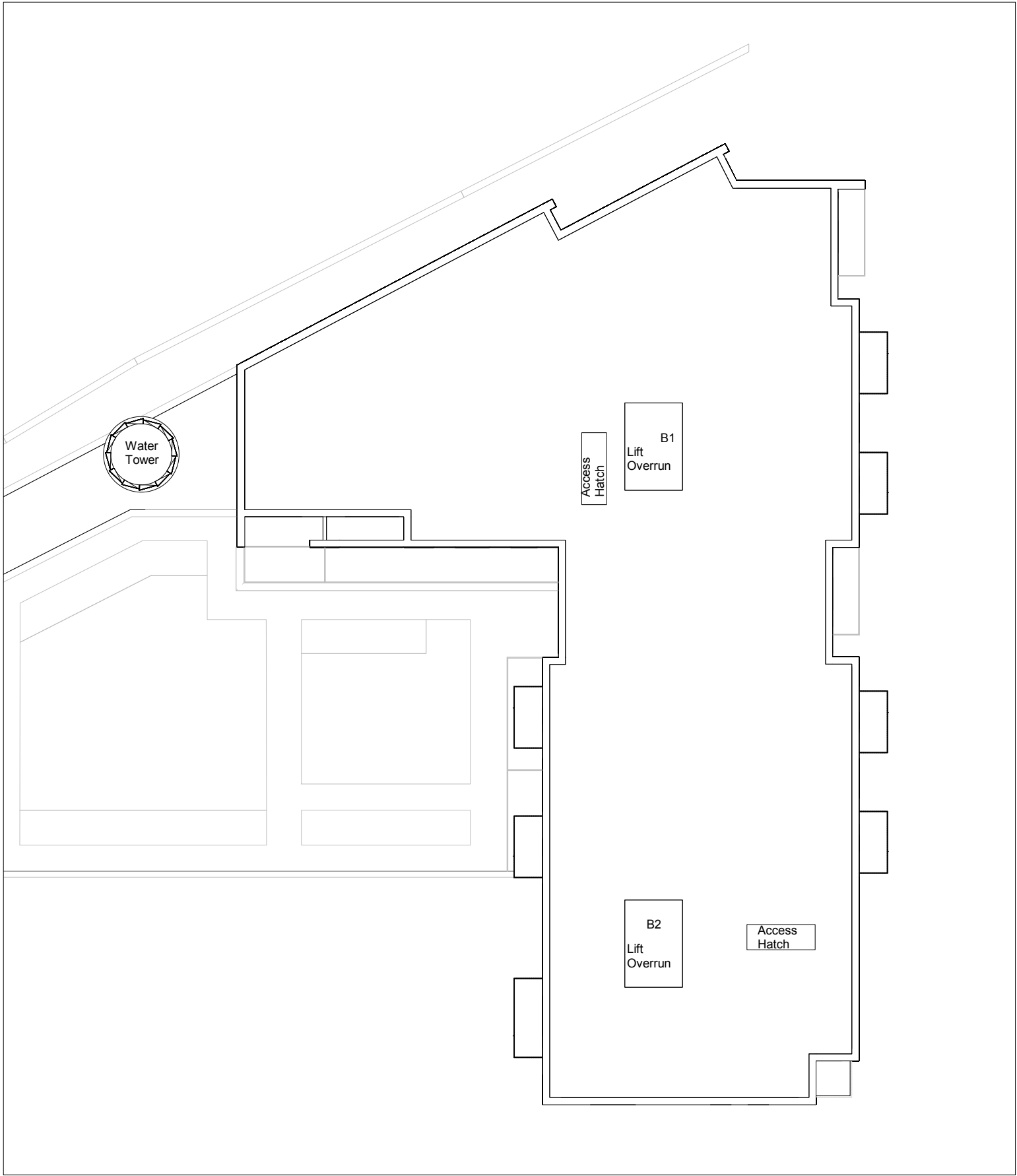
- 1 Bed unit
- 2 Bed unit
- 3 Bed unit



Building B - Level 02-10

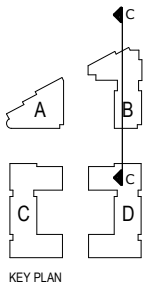
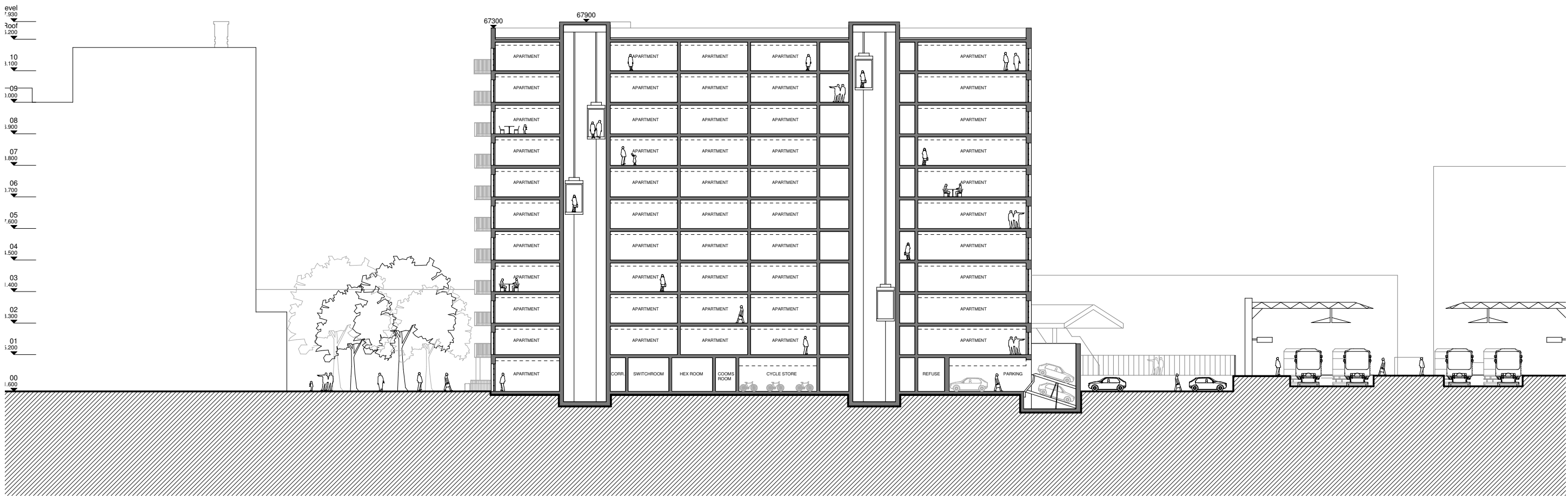
4.2.5 Building B - Roof Plan

The building B roof level is used for access and maintenance purposes only. Access is provided via maintenance hatches from cores B1 and B2.



Building A - Roof Plan

4.2.6 Building B - Section

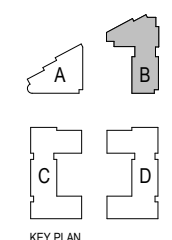
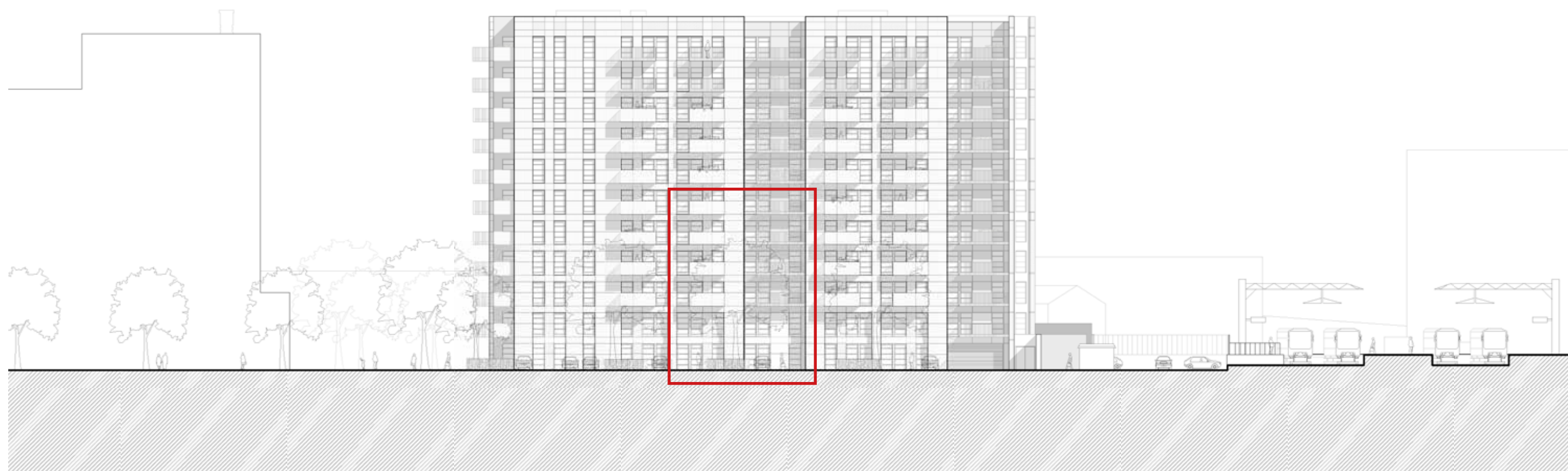


KEY PLAN

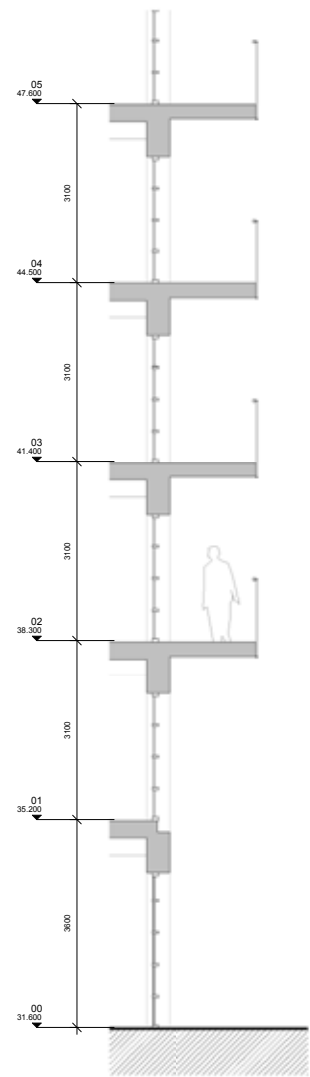
4.2.7 Building B - East Elevation

The adjacent typical facade detail captures the architectural language and materials for the western elevation of building B, fronting onto Viveash Close.

The location of the typical detail elevation can be seen on the below elevation.



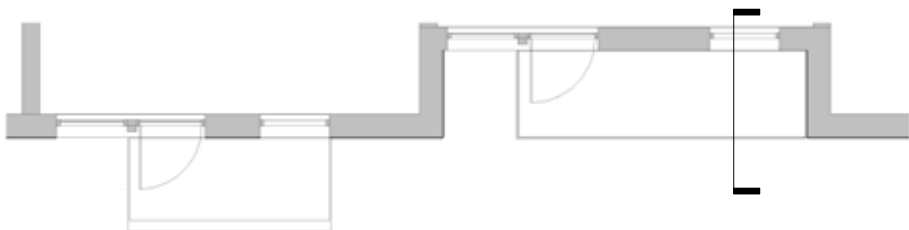
4.2.8 Building B - Typical Facade Detail



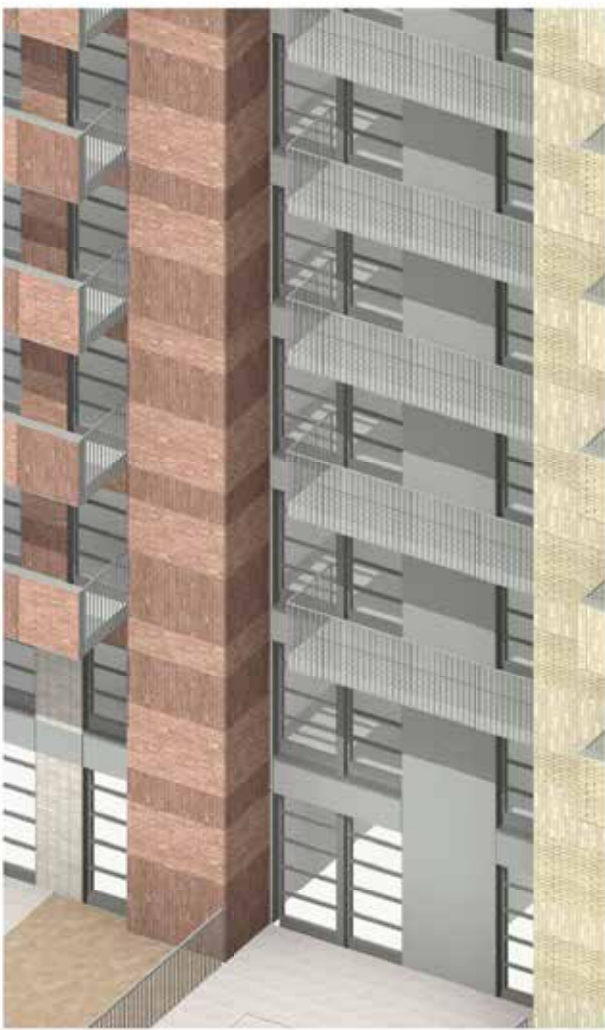
Facade Detail 07 Section



Facade Detail 07 Elevation



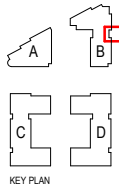
Facade Detail 07 Plan



Facade Detail 07 Axonometric View

FACADE DETAILS KEY

- A. Brick Slip - Horizontal Stacked Bond
- B. Brick Slip - Vertical Stacked Bond
- C. Brick Slip - Horizontal Running Bond
- D. Brick Slip - Vertical Running Bond
- E. Glazed white brick slip
- F. Glazed Brick Slip - Vertical Running Bond
- G. Grout and expansion joint lines
- H. Balcony - Brick Faced solid panel
- I. Balcony - Metal Handrail
- J. Balcony - Glass Handrail
- K. Glazed steel window / door frame with metal centre post
- L. Anodised metal sill detail
- M. Glazed shopfront panel with anodised aluminium frame and solid panels.
- N. Anodised aluminium feature fin
- O. Precast concrete breeze blocks. Custom 750 sq format.
- P. Curved brick nose detail with vertical and horizontal running bond details
- Q. Glazed shopfront panel with anodised aluminium frame and lower panels.
- R. Concrete framed arcade detail with brick cladding
- S. Green Wall to detail
- T. Feature cover plates to aluminium window frames, extending proud of glass line.
- U. Metal clad columns
- V. Glazed Trial Brick Feature Panel
- W. Painted metal panel



4.3.1 Building C - Overview

Building C is located to the South-West corner of the site, and fronts onto Nestles Avenue to the South, Gilbert Close to West, and Sandow Avenue to the North.

The building is subdivided into 3 blocks, each served by its own core served by a private entrance lobby at ground floor. The building massing steps down to the south from 9 storeys to 4 storeys. Building C sits on a two storey podium which is shared with Building D.

The podium base beneath building C typically comprises of duplex units, accessed via private pathways, communal lobby entrances providing access for residents in the apartments above, and workspace units fronting onto and accessed directly from new public realm along Sandow Avenue.

To the centre of the podium, and located between Buildings C and D is a communal residents garden. Residents from both Building C and D enjoy access to and use of the gardens. In addition residents from Building C enjoy access to a south facing rooftop sun terrace at level 08.

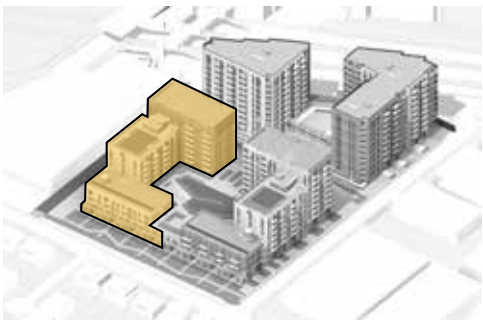
Building C headline figures:

- Min. height Ground + 1 Storey
- Max. height Ground + 9 storeys
- 3 x cores
- 130 x residential units
- 12 x Studios
- 50 x 1Bed units
- 53 x 2Bed units
- 5 x 3Bed Duplex Unit
- 78 x car parking spaces (0.6 per unit)
- 178 x long stay cycle spaces
- 4 x short stay cycle spaces
- 216 sq. m (2,323 sq. ft.) A3 commercial use

- GEA = 14,560 sq. m (156,724 sq. ft.)
- GIA = 13,875 sq. m (149,351sq. ft.)



Building C - Sandow Avenue - Coloured Elevation



Building C Location