

4.3.5 Building C - Third Floor - Level 03

The adjacent floor plan shows the third floor arrangement of Building C. the layouts differs slightly from the second floor below. Corridor access to the residents communal gardens is provided on the second floor below which allows more generous corner residential units to be provided.

Level 03 headline figures:

- 21 x residential units
- maximum 7 x units per core
- 2 x Studio units
- 9 x 1Bed unit
- 10 x 2Bed unit

- Studio unit
- 1 Bed unit
- 2 Bed unit



Building C - Level 03

4.3.6 Building C - Typical Floor - Level 04-07

The adjacent floor plan shows the typical floor arrangement for the typical floor in Building C, levels 04 - 07. Due to the stepped massing of the buildings, which is explained in further detail in section 3 'Masterplan Proposals', at level 04 the floorplate of the building reduces. On these levels there are 14 residential units, served by two separate cores and communal corridors. The residential apartments on this level stack with the units below.

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 04-07 headline figures:

- 14 x residential units
- maximum 7 x units per core
- 1 x Studio units
- 7 x 1Bed unit
- 6 x 2Bed unit

- Studio unit
- 1 Bed unit
- 2 Bed unit



Building C - Level 04-07

4.3.7 Building C - Eighth Floor - Level 08

The adjacent floor plan shows the typical floor arrangement for the eighth floor in Building C. Due to the stepped massing of the buildings, which is explained in further detail in section 3 'Masterplan Proposals', at level 08 the floorplate of the building reduces. On this level there are 7 residential units, served by one separate core. A second core, core C2, provides access for residents to access the south facing residents communal terrace. The residential apartments on this level stack with the units below.

Level 08 headline figures:

- 7 x residential units
- 7 x units per core
- 1 x Studio units
- 1 x 1Bed unit
- 5 x 2Bed unit

- Studio unit
- 1 Bed unit
- 2 Bed unit



Building C - Level 08

4.3.8 Building C - Ninth Floor - Level 09

The adjacent floor plan shows the typical floor arrangement for the ninth floor of Building C. On this level there are 7 residential units, served by one core. The residential apartments on this level stack with the units below.

Level 09 headline figures:

- 7 x residential units
- 7 x units per core
- 1 x Studio units
- 1 x 1Bed unit
- 5 x 2Bed unit

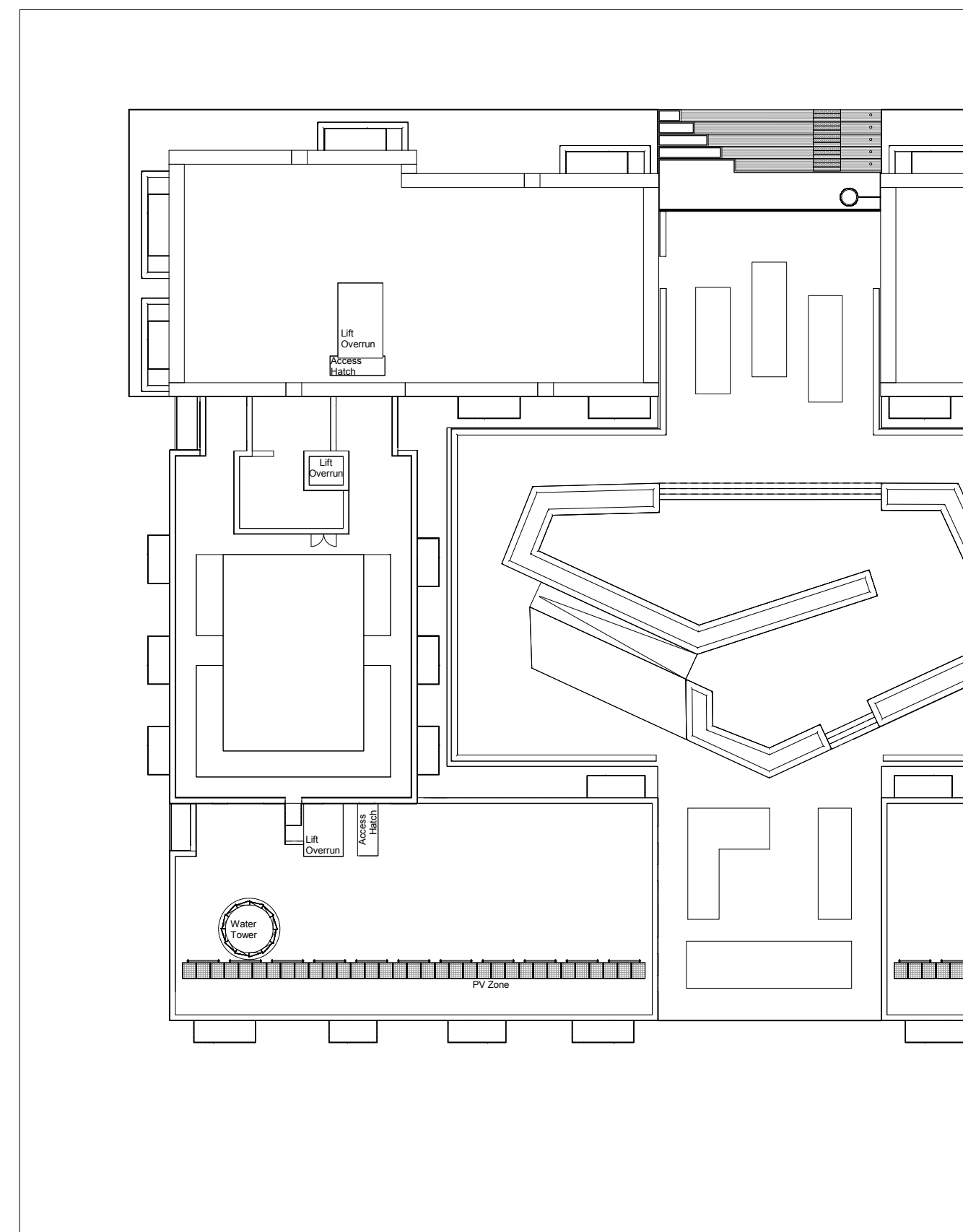
- Studio unit
- 1 Bed unit
- 2 Bed unit



Building C - Level 09

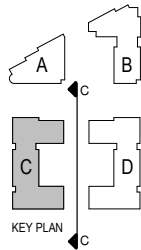
4.3.9 Building C - Roof Plan

At the upper roof level an access and maintenance hatch from core C1 provides maintenance only access to the upper roof level. Level 08 terrace is accessible to residents via cores C1 and C2. The lower roof level is accessible for maintenance purposes only via an access hatch from core C3.



Building C - Roof Plan

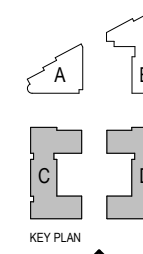
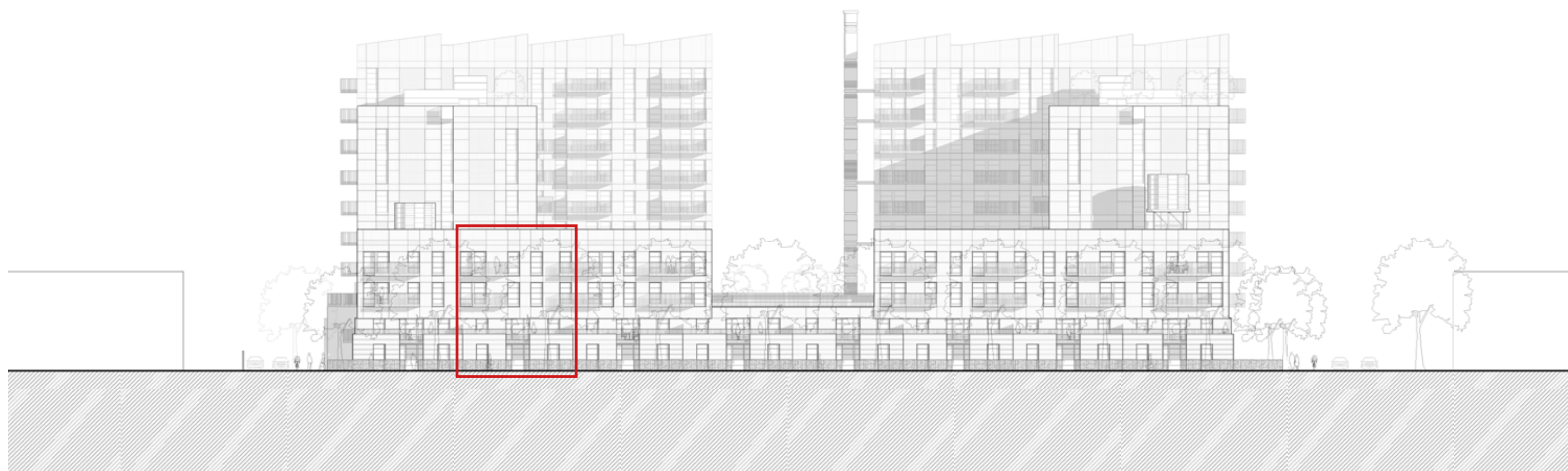
4.3.10 Building C - Section



4.3.11 Building C - South Elevation

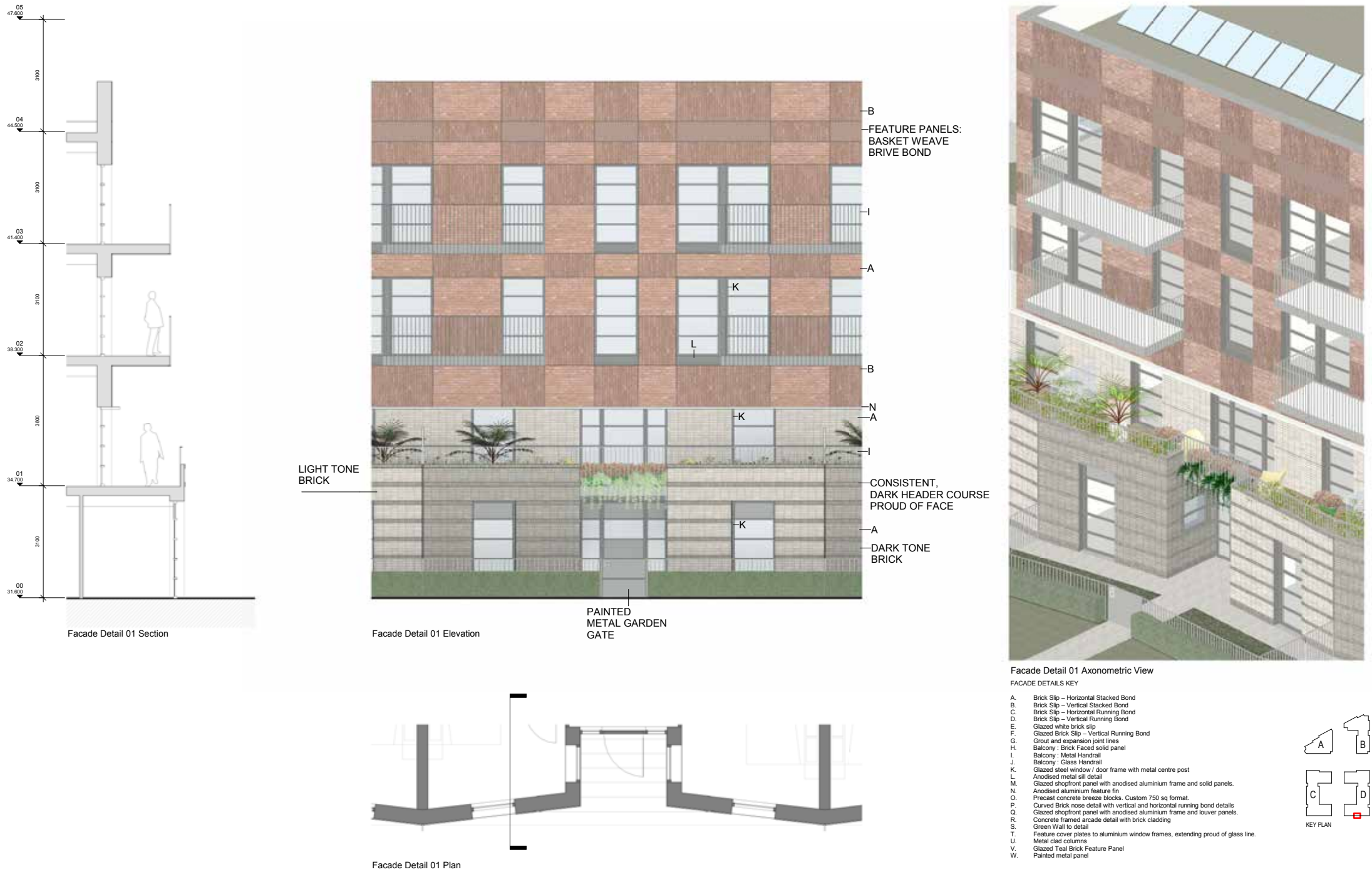
The adjacent typical facade detail captures the architectural language and materials for the southern elevation of building C, fronting onto Nestles Avenue.

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



Nestles Avenue - South Elevation

4.3.12 Building C - Typical Facade Detail



4.3.13 Building C - View along Nestles Avenue



View along Nestles Avenue

4.3.14 Building C - Nestles Avenue Frontage



Nestles Avenue Frontage

4.4.1 Building D - Overview

Building D is located to the South-East corner of the site, and fronts onto Nestles Avenue to the South, Viveash Close to the East, 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 D sits on a two storey podium which is shared with Building C.

The podium base beneath building D 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 D enjoy access to a south facing rooftop sun terrace at level 08.

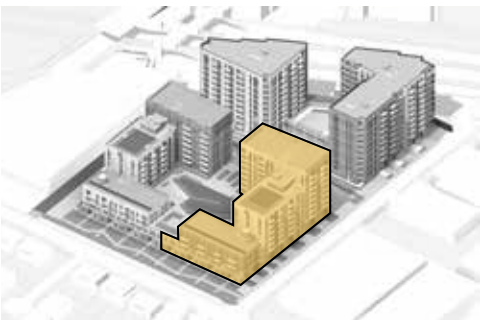


Building D - Viveash Close - Coloured Elevation

Building D headline figures:

- Min. height Ground + 3 storeys
- Max. height Ground + 9 storeys
- 3 x cores
- 122 x residential units
- 10 x Studio units
- 49 x 1Bed units
- 53 x 2Bed units
- 10 x 3Bed Duplex units
- 73 x car parking spaces (0.6 per unit)
- 185 x long stay cycle spaces
- 4 x short stay cycle spaces

- GEA = 14,426 sq. m (155,281 sq. ft.)
- GIA = 13,753 sq. m (148,037 sq. ft.)



Building D Location

4.4.2 Building D - Ground Floor - Level 00

The ground floor podium beneath building D contains secure residents parking, secure residents cycle parking, along with local bin stores at each lift core.

Residents living in ground-first floor duplex units enjoy a private front garden, private pathway along with off-street driveway parking. Three entrance lobbies to the apartments at level 02-10 are recessed from the building edge to help emphasise the entrance location.

Workspace units are double height and enjoy views out over the new public realm and landscaping along Sandow Avenue.

Level 00 headline figures:

- 10 x residential units
- All units accessed from street
- 3 x 2Bed Duplex unit (lower level)
- 7 x 3Bed Duplex unit (lower level)
- 2 x B1 Office Workspace units

-  B1 Office Workspace unit
-  Residential Entrance Lobby
-  Back of House (BOH)
-  2 Bed Duplex unit
-  3 Bed Duplex unit



Building D - Level 00