

## 7.0 DESIGN PROPOSAL | 7.8 Communal Areas Layout



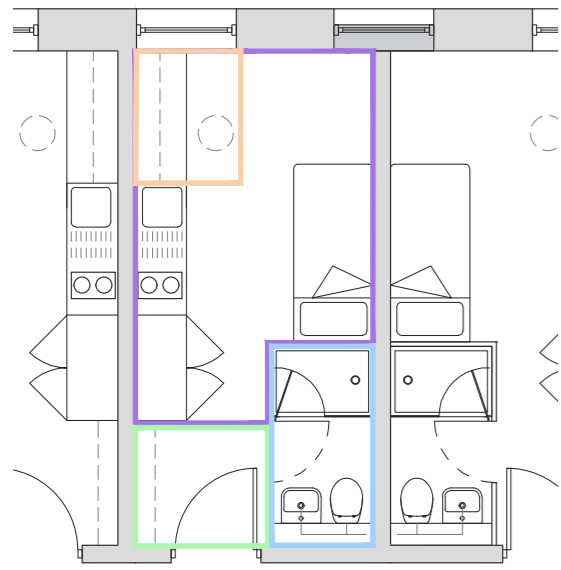
The section of the ground floor plan on this page shows the zones within the communal area. The precedent images on the page adjacent illustrate some of the design influences and the materials that are being considered for the internal

spaces within the development. The communal amenity will be of high quality, with a range of amenities and integrated within the building design.

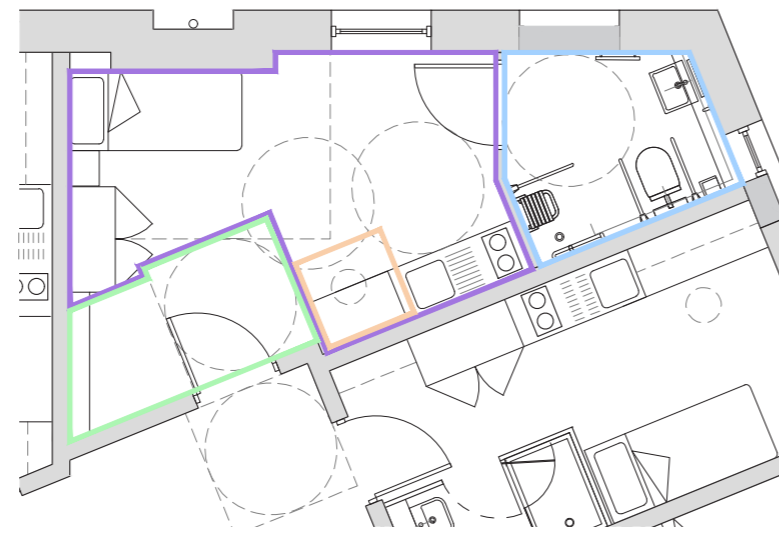


1. Lobby / reception area
2. Lobby / reception area
3. Lounge / TV area
4. Seating and break out spaces with views out

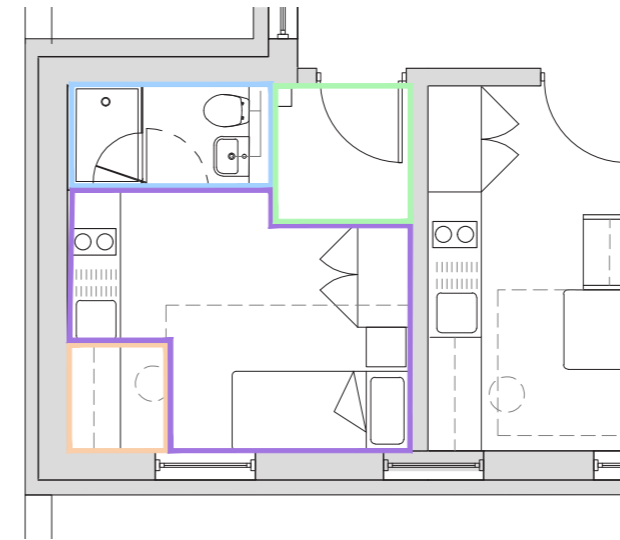
## 7.0 DESIGN PROPOSAL | 7.9 Typical Studio Typologies



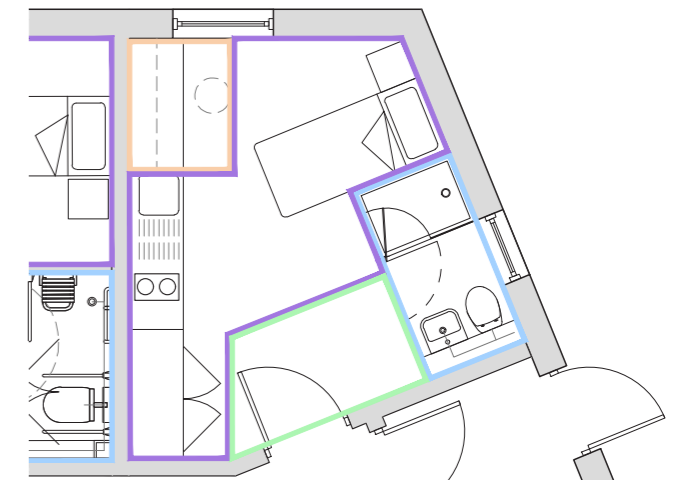
Studio Type A1 -15.1sq.m



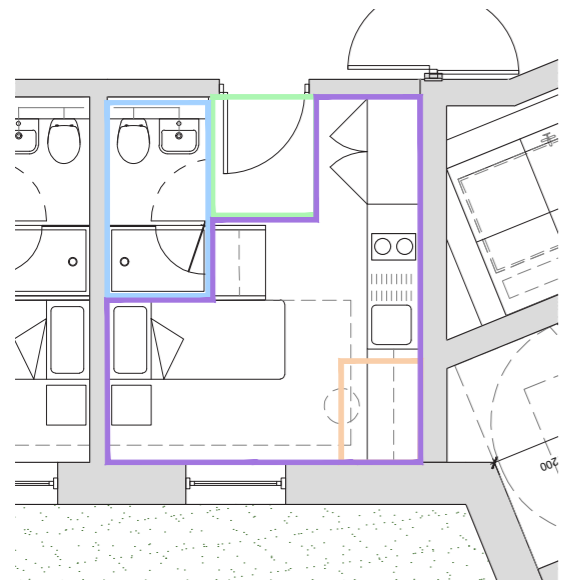
Studio Type ACC A -22sq.m



Studio Type B2-16.1sq.m



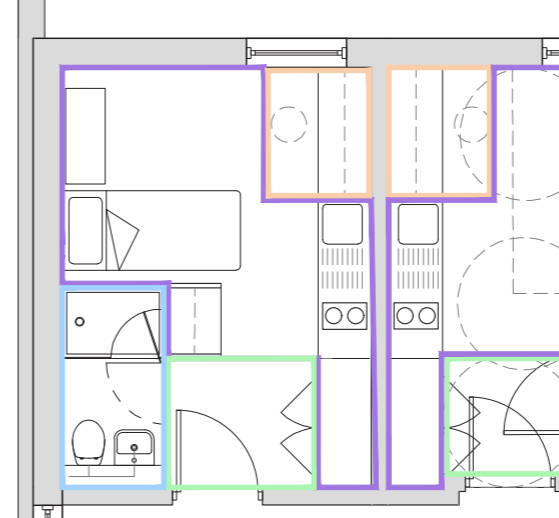
Studio Type E -16.7sq.m



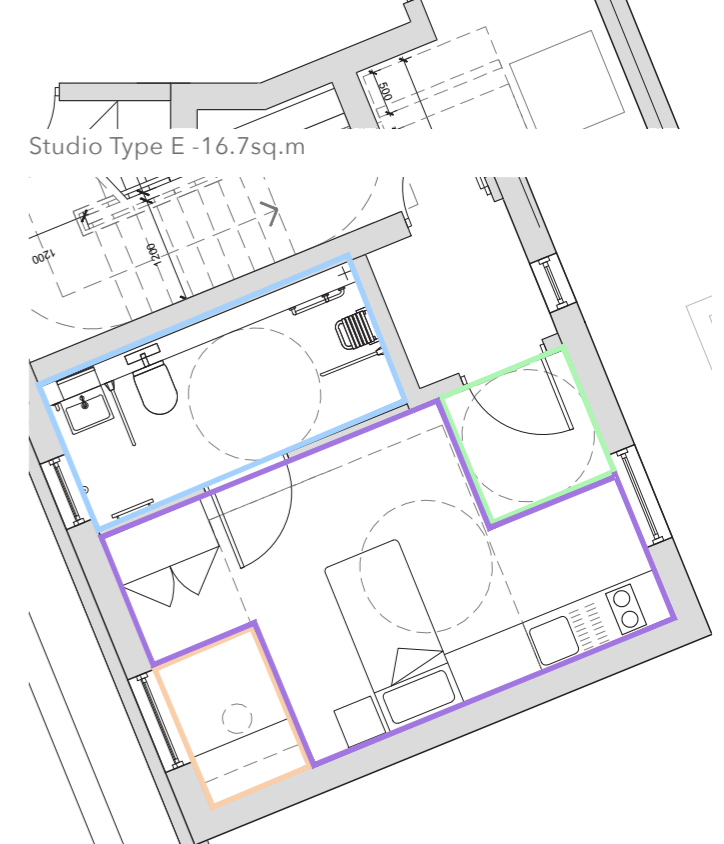
Studio Type B1 -15sq.m



Studio Type A2 -15.8sq.m



Studio Type D-16.6sq.m



Studio Type ACC H -25.6sq.m

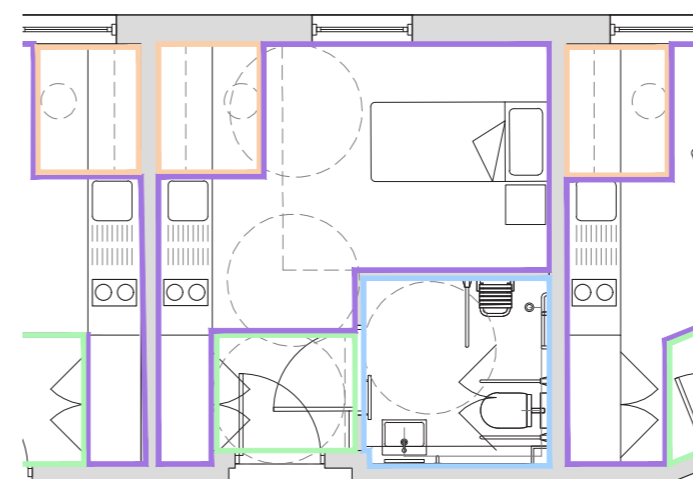
The plans above show the layouts of a selection of studio's. The studio types may differ on each floor plate in relation to the fenestration/elevational design. All units are 1 bedroom studios. The mix provides 8 accessible units (10%), all of which can accommodate hoist installation. This exceeds the LPG - PBSA requirement of 5% wheelchair accessible with a further 5% adaptable.

**KEY:**

- Entrance space
- Sleeping - minimum 7.5sq.m
- Study space 1m<sup>2</sup>
- Bathroom - minimum 2.5sq.m



Studio Type ACC B -21sq.m



Studio Type ACC G-21sq.m

All of the studios benefit from generous floor to ceiling level windows maximising natural light, and are ventilated to ensure good air flow and air quality. Each studio incorporates a WC, shower and basin, along with a compact and efficient kitchenette. Integrated storage space, including a working desk space is provided within each studio. All Studios are a minimum of 15sq.m. The average size is 16.1sqm across the development.

All units within the building are easily accessible with level thresholds and lift access to all levels.

# SCALE HEIGHT

## 8.0 SCALE + HEIGHT | 8.1 Proposed Elevations



Accessible Studio Type B

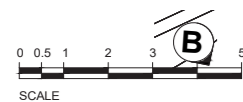


The drawings above illustrates the proposed north-east elevation along High Road (Elevation A-A) and the proposed north-west elevation along Packet Boat Lane (Elevation B-B).

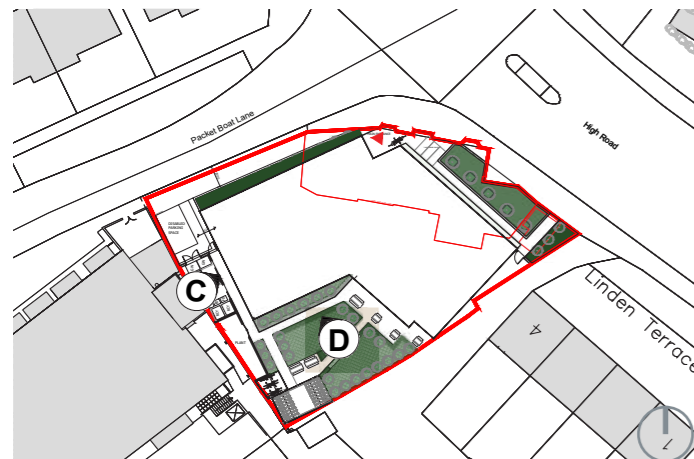
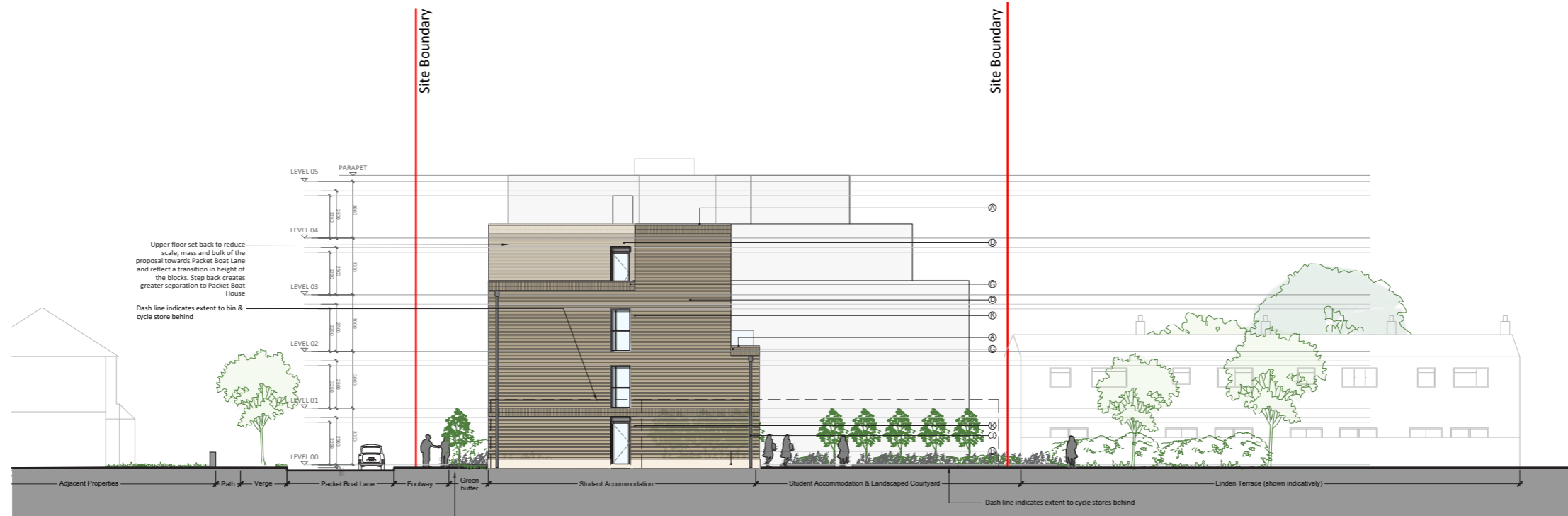
The facade elevations are split into separate blocks by the dark grey vertical recessed bands, with each block defined in either a beige or light brown coloured brick. The elevations express a vertical emphasis accentuated by the tonal brickwork which breaks up the elevations and massing of the elevations. Regular well proportioned

window openings extenuate the verticality and allow maximum daylight into studios. The upper floors are set back to reduce the impact and scale of the proposal from the street-scape. Upper floors are clad in a lightweight white cladding which limits the visual impact, and complements the brick tones on the lower floor levels.

The footprint and overall massing of the scheme has remained largely the same of the original approval with very slight variations to the set backs and the fenestration to reflect the updated plans.



## 8.0 SCALE + HEIGHT | 8.1 Proposed Elevations



The drawings above illustrates the proposed west side elevation (Elevation C-C) and the proposed south east elevation (Elevation D-D).

The elevations contains slot windows which provide natural light into the circulation corridors at each floor level. The materiality on the upper levels vary and the floors are set back to reduce the visual impact, scale, massing and bulk of the proposal.

Elevation D-D is set back at Level 02 and above to create a small flat roof section. A glass balustrade runs across the roof at second floor level. The materiality on the upper levels vary and the floors are set back to reduce the visual impact, scale, massing and bulk of the proposal.

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