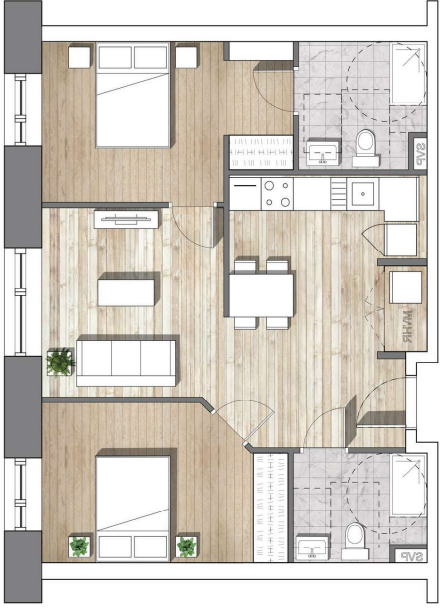
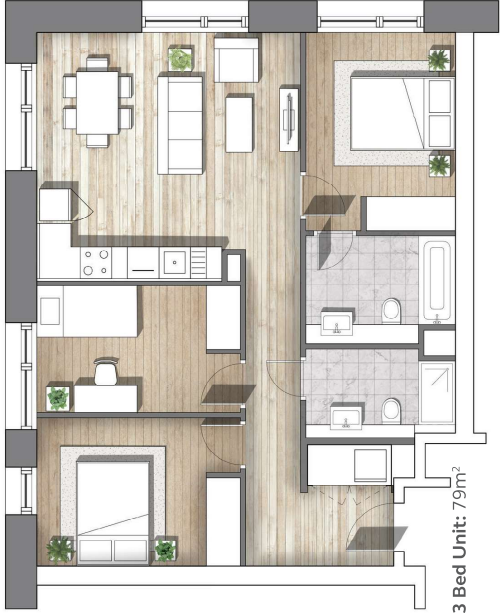


5.PROPOSALS



Unit Mix

|                         |                  |     |
|-------------------------|------------------|-----|
| <b>Plot E</b>           | 41 units         | 10% |
| Studio                  | 195 units        | 47% |
| 1 Bed                   | 168 units        | 40% |
| 2 Bed                   | 11 units         | 3%  |
| 3 Bed                   |                  |     |
| <b>Total</b>            | <b>415 units</b> |     |
| <b>Plot F</b>           | 23 units         | 12% |
| Studio                  | 81 units         | 45% |
| 1 Bed                   | 80 units         | 43% |
| 2 Bed                   |                  |     |
| <b>Total</b>            | <b>184 units</b> |     |
| <b>Cumulative Total</b> |                  |     |
| Studio                  | 64 units         | 11% |
| 1 Bed                   | 276 units        | 46% |
| 2 Bed                   | 248 units        | 41% |
| 3 Bed                   | 11 units         | 2%  |
| <b>Total</b>            | <b>599 units</b> |     |

# 5.PROPOSALS

## 5.3 AMENITY



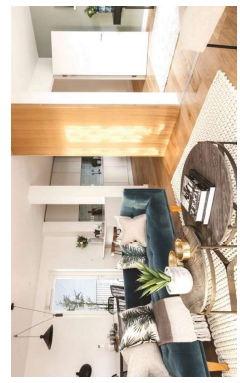
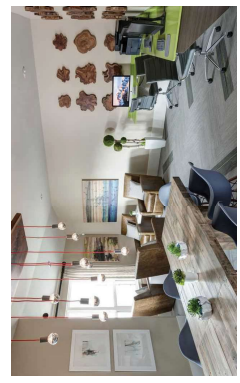
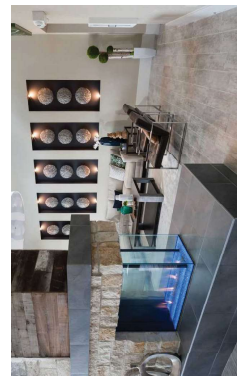
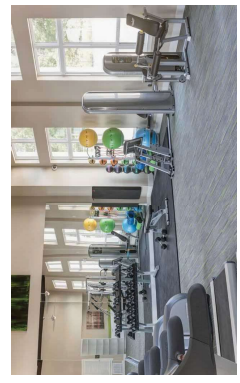
To maximise benefits to the residents and for ease of management, the entrance area, concierge, waiting and lounge area will have a strong sense of welcome and 'home'. The amenity is located to reinforce the vibrancy of the development.

The images below are from a previous Lincoln schemes and demonstrate the quality of the spaces envisaged for Station Hill.

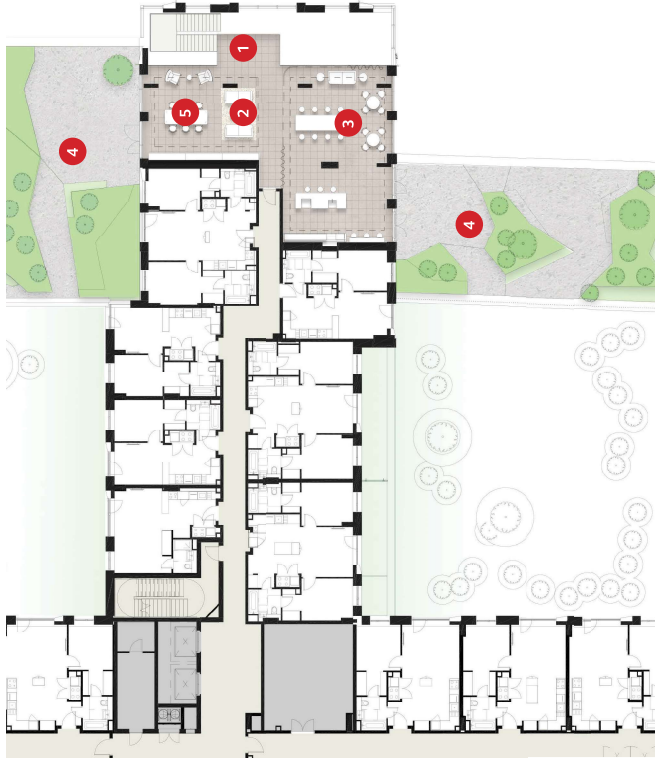


Indicative layout of ground floor amenity to Plot E

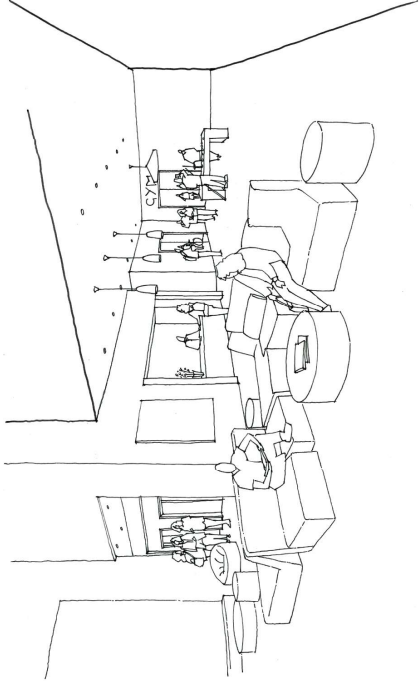
- 1 Entry Foyer & Reception
- 2 Café
- 3 Staff Welfare & BOH
- 4 Residents Post Room
- 5 Garden Lounge
- 6 Function Kitchen
- 7 Toilets
- 8 Residents Gym
- 9 Parcel Storage Room
- 10 Primary Lift Lobby
- 11 Potential Visibility of Courtyard from Friars Walk



# 5.PROPOSALS



- 1 Amenity Landing
- 2 Gallery Seating/Pre-Function
- 3 Function Lounge
- 4 Terrace
- 5 Library



Indicative concept sketches of amenity areas

## Balconies

The vast majority of units are provided with balconies unless they have level access to external courtyards. Two types of balconies are proposed: Juliet and projecting. Projecting balconies are at higher levels or on south-facing façades. The consequence of this is that the tops of buildings are given additional articulation and identity with the balconies making a strong contribution to the legibility of the base-middle-stop design strategy. All balconies have metal railings.

# 5.PROPOSALS

## 5.4 ACCESSIBILITY

The applicant has a policy that requires inclusive design to be a part of its brief to its designers and the scheme has addressed the fundamentals of inclusive access in:

- Setting out the site
- Setting out the levels across the site
- Locating the buildings on the site and access to the key entrances
- Relating the building to the local transport infrastructure including the train station, bus routes and car parking provision

The landscape, architecture and the accommodation provided has been designed to meet the accessibility needs of all potential users with the project designed in accordance with the Building Regulations Part M, BS 8300 and best practice. This is a significant improvement on the Approved Outline Consent.

### Car Parking

Designated disabled parking bays will be located in close proximity to the main core from within the car park. These are shown on the plans.

### Landscape & Public Realm

All public footways, pathways, ramps and the access route will be designed in accordance with the Building Regulations with all areas of external paving having a smooth, walkable surface. A level approach will be provided to the main entrances and the car parks to the stair and lift cores.

### Main Entrance & Ground Floor

The main concierge and management hub will have disabled access toilets and a concierge desk designed in accordance with Part M. External doors will have a minimum clear opening of 1000mm. The ground floor levels have been designed to be step-free and designated apartments will be wheelchair adaptable to meet the specific requirements of residents.

### Vertical Circulation

Passenger lifts are sized for wheelchair users with minimum internal dimensions of 1600x1350mm. In addition to the passenger lifts, common stairs are provided which will comply with Part M requirements.

### Internal Circulation

Internal corridors are 1500mm or wider with a with a turning circle of 1800mm provided at junctions. All internal corridor doors have a minimum clear opening of 850mm.

### Apartments

The entrance doors into apartments will incorporate an accessible threshold and will have a minimum clear door opening width of 775mm.

A W/C will be provided within the entrance level of the apartments. Access to and around the W/C will comply with Part M. All electrical switches and socket outlets will be mounted within the prescribed height limits.

## 5. PROPOSALS

### Pedestrian Access Plot E & F

The main point of access for the residents and visitors will be the Friars Walk entrances to Plots E and F. On Plot E the entrance will be a double-height space where tenants and visitors will be greeted by a concierge.

The entrance to Plot F will also have a generous lobby with adjacent amenity space but at a more modest scale than E. There will be a secondary entrances from Garrard Street through secure lift lobbies to both buildings. A means of escape exit is provided for Plot E onto Friar Street.

### Entrance Lobby

Both entrance lobbies are located on the most prominent locations on each block. They will be highly-visible on approach to the buildings from key vistas and their glazed elevations will provide a welcoming focal point. Upon arrival to Plot E, residents and guests enter a secure lobby. The lobby has been carefully designed to ensure that the tenants and visitors have direct visibility of the reception, concierge and the amenity spaces beyond.

The lobby also provides a generous waiting area as well as direct connections to all amenities on the ground floor such as the post room and parcel storage. Tenants from Plot F will collect parcels from Plot E. Post boxes will also be provided in Plot F's entrance lobby.



Lower ground floor



Ground floor