

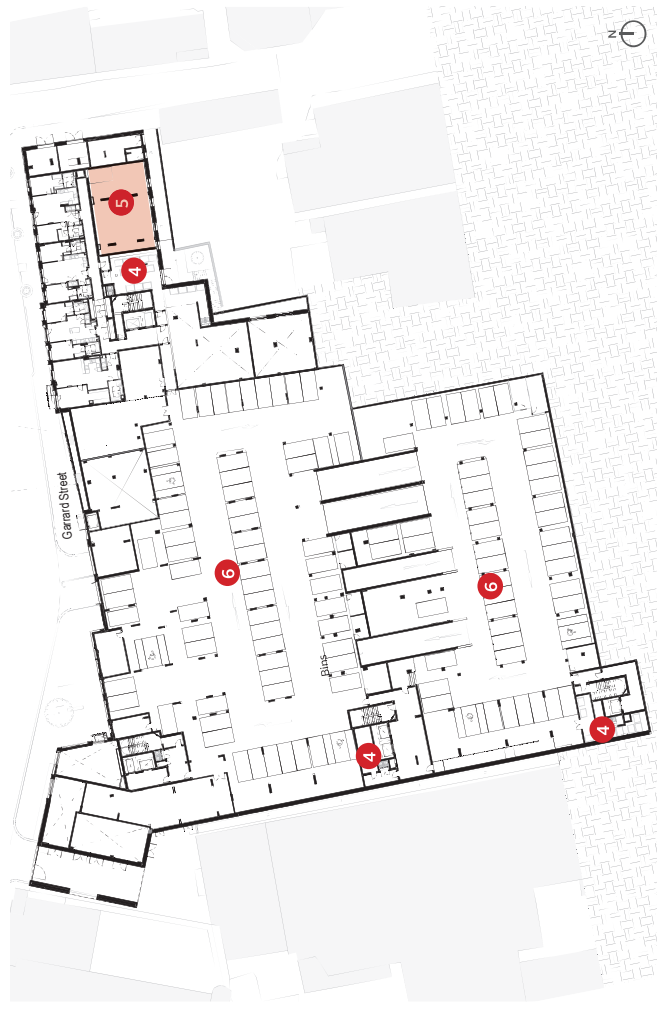
5.PROPOSALS



Lower Ground Floor at level 39 AOD

- 1 Secondary residential entrance
- 2 Entrance to car park
- 3 Entrance to service area and courier/delivery drop off
- 4 Recycling and refuse

- 5 Class E, Sui Generis, F.1, F.2 Active frontage including parameter for north site
- 6 Cycle and car parking
- 7 Move in/move out lift
- 8 Access to management/amenity hub
- 9 Plant

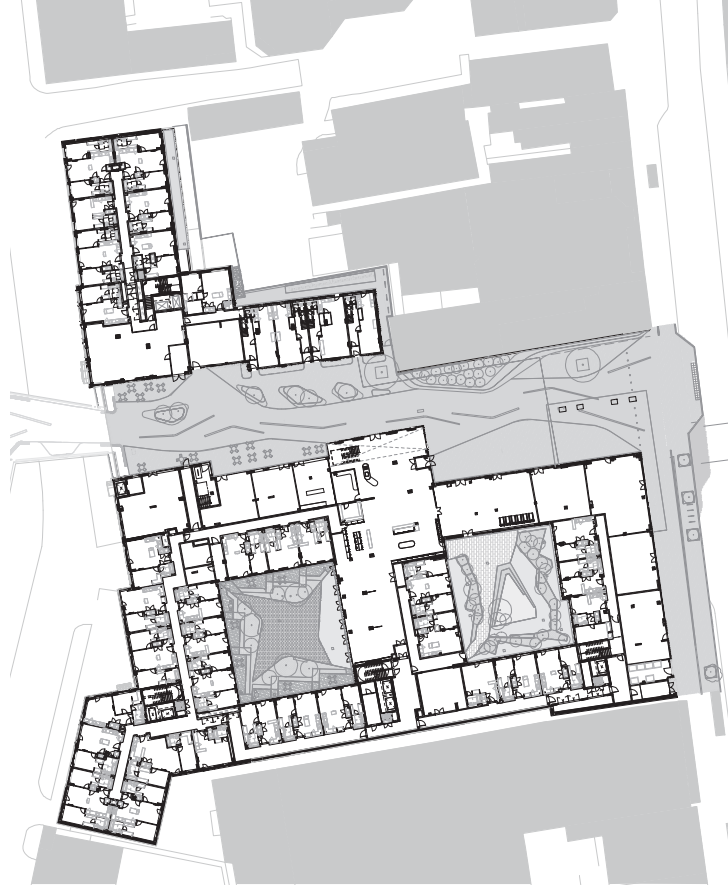


Mezzanine Floors at level 41.3 - 42.1 AOD

5.PROPOSALS

Ground Floor

The central leg of the ground floor provides a double height and welcoming entrance from Friars Walk. It accommodates amenity space, lounges, front of house and management activities. An ancillary/coffee/meeting area is located immediately to the right of the entrance and further activates the elevation. Residential amenity, retail space, residential units, courtyards and back of house complete the ground floor. The potential for visual connection between Friars Walk and the southern courtyard will enhance the scheme.



Ground Floor at level 45.6 AOD

First Floor

Residential units take up the majority of the floor area. First floor amenity space is located on the central leg of Plot E directly above the amenity and entrance foyer below. It provides direct access to the two roof terraces and first-floor residential units.



First Floor Level Residential Floor Plan

5.PROPOSALS

On the upper floors, residential units are stacked vertically around 1.5m wide corridors. This ensures that service risers, structural columns and the like are arranged so that units can be efficiently and elegantly planned. The cranked footprint of the main legs of the building increases the distance between the north elevation of Plot E and the line of the consented parameters on the north site, enhancing daylight to the

units overlooking Garrard Street. In addition, the cranked plan minimises the number of single-aspect north-facing units. To the courtyard, amenity and privacy is maintained with a 21m face-to-face distance between legs of Plot E.

Each of the three cores has lifts, stairs and refuse chutes. A good lift provision is provided with five lifts for Plot E and two in Plot F, all designed to meet CIBSE guidelines.



Level 02-05 Residential Floor Plan

On Plot E, each floor has dedicated residential storage and janitor's rooms are provided on intermediate levels in both blocks. Rooftop amenity is provided on Level 6 on Plot E and Level 11 on Plot F.



Level 07 Residential Floor Plan

5.PROPOSALS

5.2
RESIDENTIAL LAYOUTS: EXEMPLAR UNITS



Unit Schedule:

Studio: 37m²



S M L
1 Bed Unit: 50m² 50m² 55m²



S M L
2 Bed Unit: 67m² 70m² 79m²

