

5.PROPOSALS

Ground Floor

The ground floor provides a high and welcoming entrance from Friars Walk with nearby amenity space. An ancillary/ coffee/meeting area is located immediately to the right of the entrance foyer to further activate the perimeter whilst bicycle storage and management facilities occupy the central core. Residential units, courtyard space and back of house facilities complete the ground floor.



Ground Floor at level 45.6 AOD

First Floor

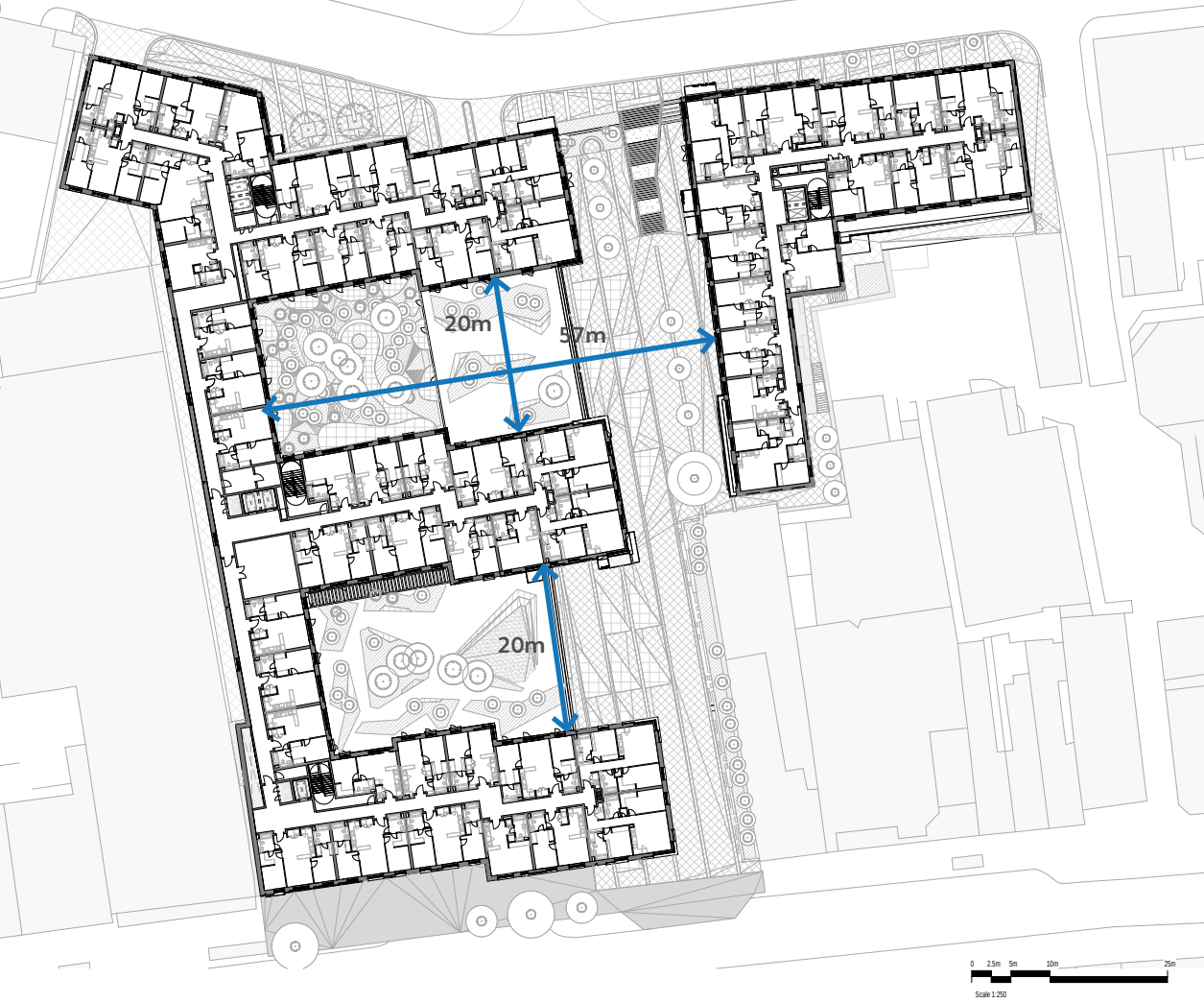
Residential units take up the majority of the floor area, with a number of units given direct access to the first-floor south courtyard roof terrace. First-floor amenity space is located on the central leg of Plot E directly above the amenity and entrance foyer below. It provides direct access to the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



First Floor Level Residential Floor Plan

On the upper floors, residential units are stacked vertically around 1.5m wide corridors. This stacking 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.



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 02-05 Residential Floor Plan

Level 06 Residential Floor Plan

5.PROPOSALS

5.2
RESIDENTIAL LAYOUTS: EXEMPLAR UNITS



Unit Schedule:
Studio: 37m²



1 Bed Unit: S M L
 42m² 50m² 55m²



2 Bed Unit: S M L
 67m² 70m² 79m²





Unit Mix

Plot E		
Studio	35 units	9%
1 Bed	169 units	41%
2 Bed	152 units	46%
3 Bed	14 units	4%
Total	370 units	
Plot F		
Studio	22 units	13%
1 Bed	76 units	45%
2 Bed	70 units	42%
Total	168 units	
Cumulative Total		
Studio	57 units	11%
1 Bed	245 units	46%
2 Bed	222 units	41%
3 Bed	14 units	2%
Total	538 units	