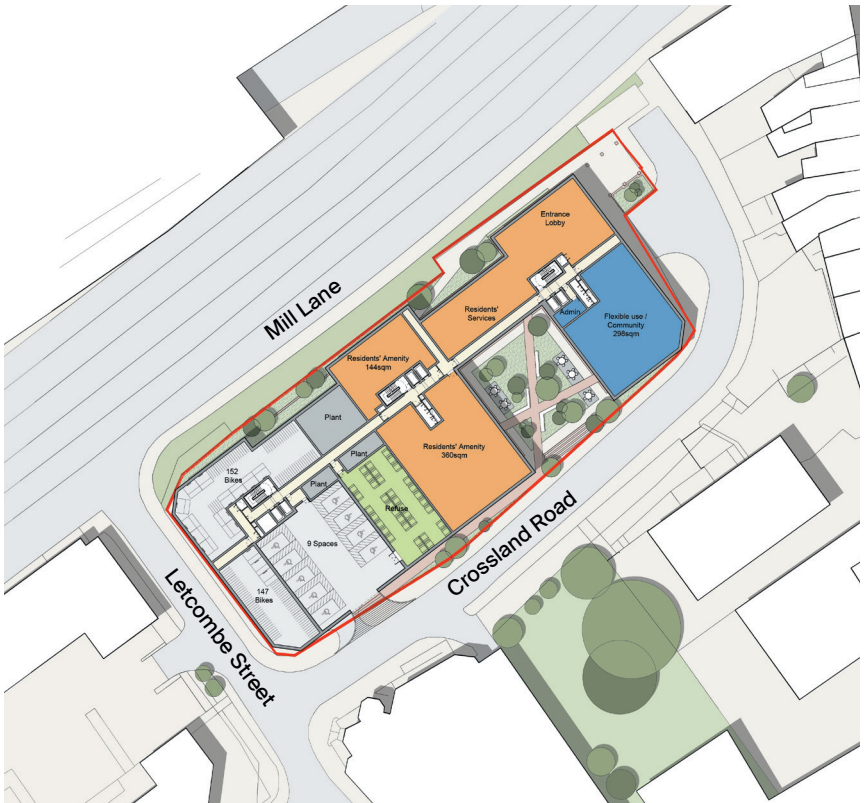


Scheme Summary

Levels	-	11
Units	-	175
Internal Amenity	-	504m ²
Flexible / Co working space	-	298m ²
Car Parking	-	9 spaces



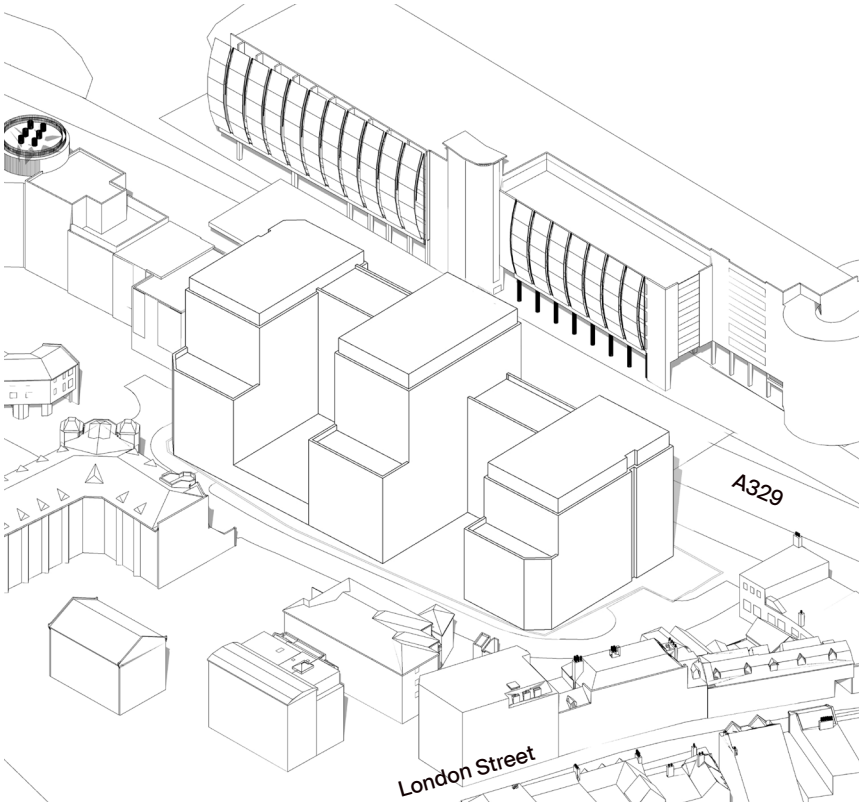
Ground Floor Plan



Typical Floor Plan



Roof Plan



Pre App 03 Massing

Scheme Summary

Levels	-	11
Units	-	216
Internal Amenity	-	513m ²
Flexible / Co working space	-	338m ²
Car Parking	-	8 spaces



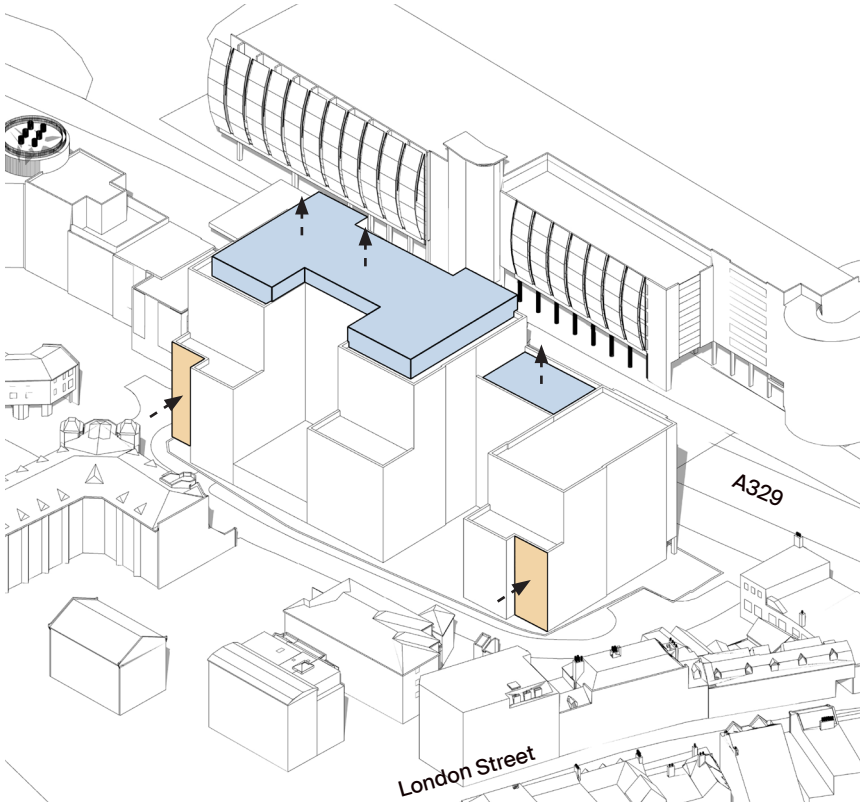
Ground Floor Plan



Typical Floor Plan



Roof Plan



Pre App 04 Massing

4.7 Pre Application 05 Proposals - November 2023 & Pre Application 06 Proposals- January 2024

Scheme Summary

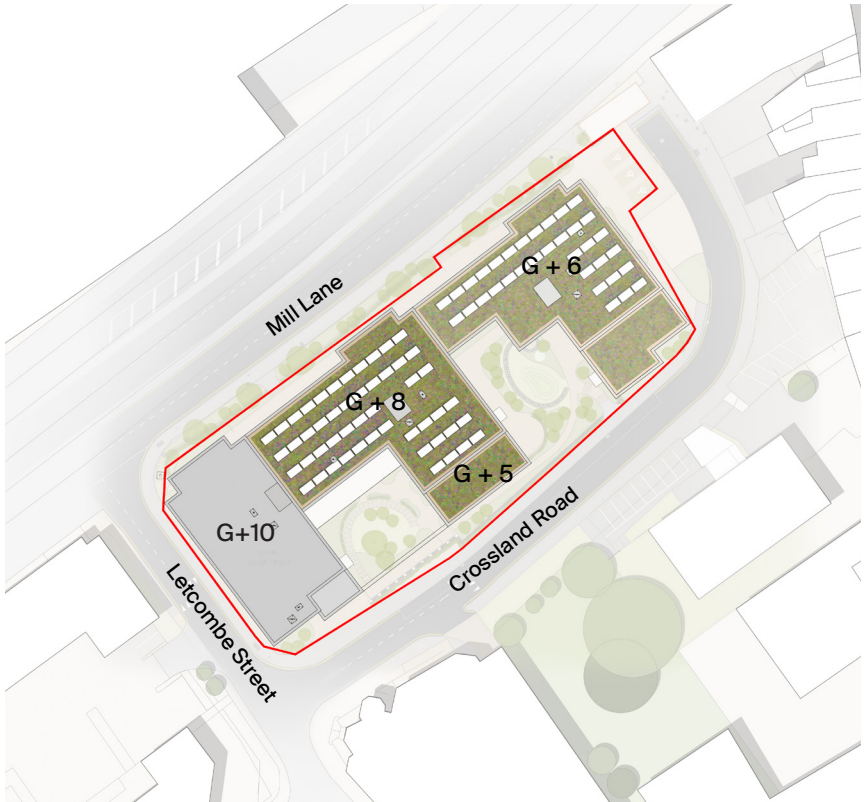
Levels	-	11
Units	-	216
Internal Amenity	-	830m ²
Flexible / Co working space	-	338m ²
Car Parking	-	3 spaces



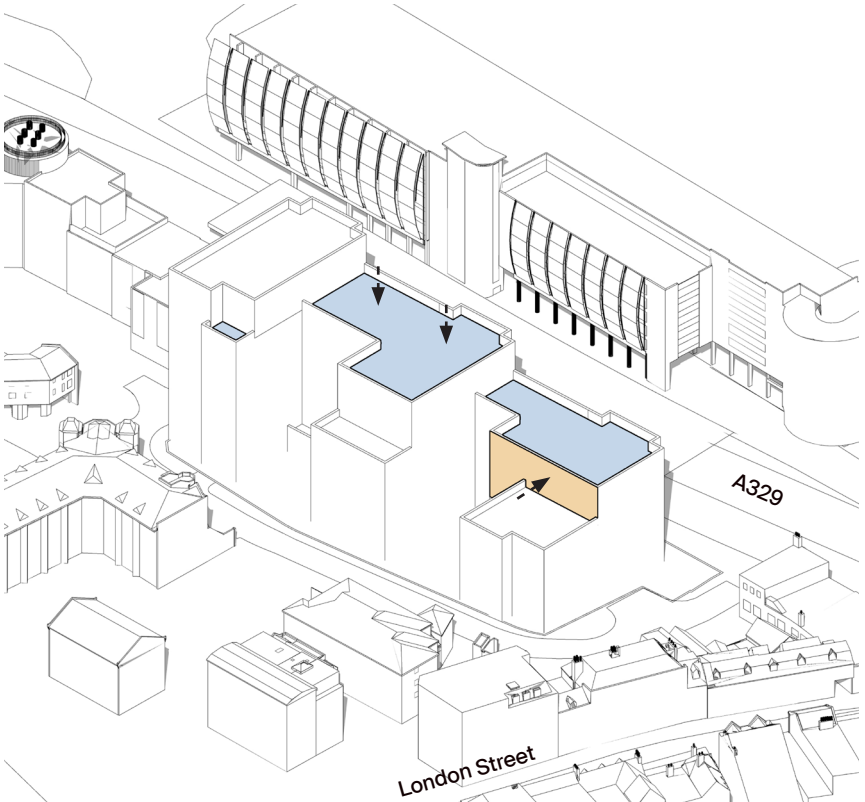
Ground Floor Plan



Typical Floor Plan



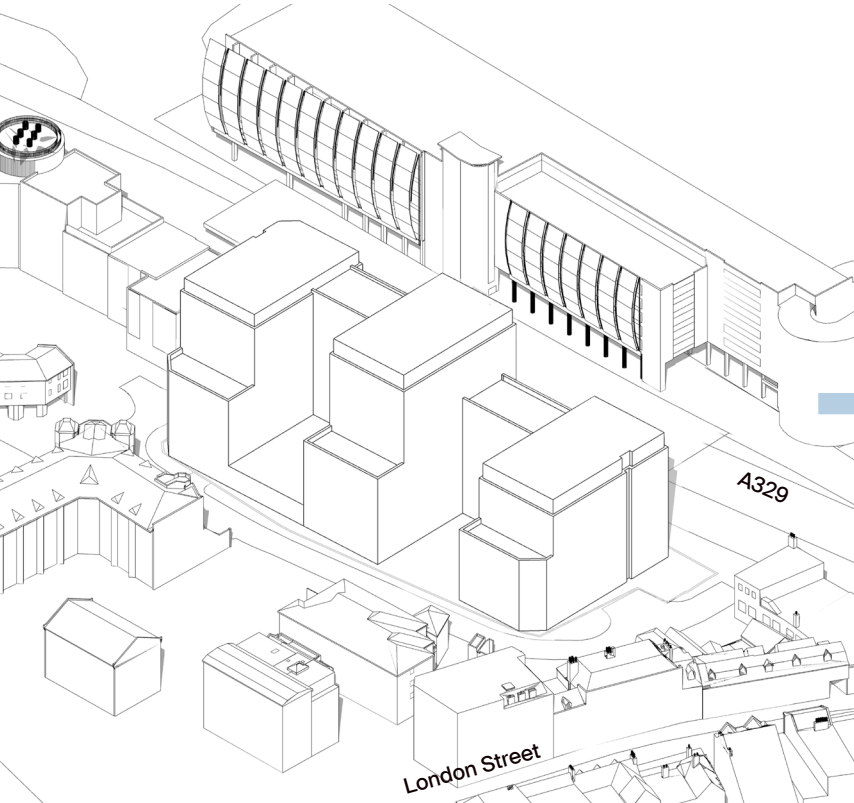
Roof Plan



Pre App 05 & 06 Massing

4.8 Massing Evolution Pre Application 03 to Pre Application 06

Pre Application 03

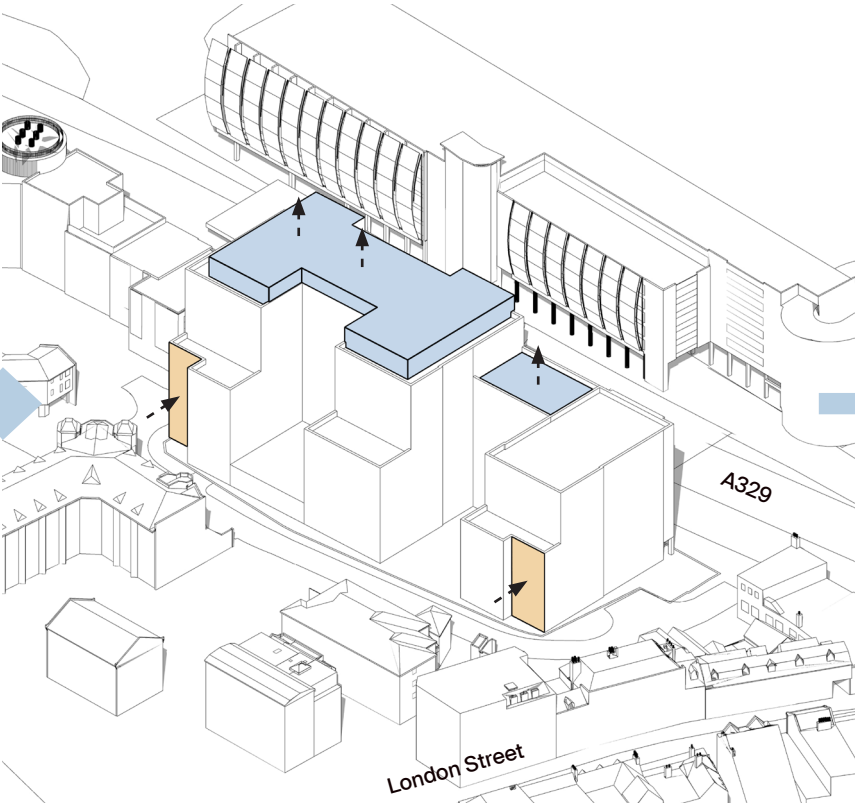


Key View Point

Key Moves

- Site layout revised to three finger approach.
- Overall height reduced to a maximum of 11 levels
- Massing reduced to the south in response to conservation area.

Pre Application 04

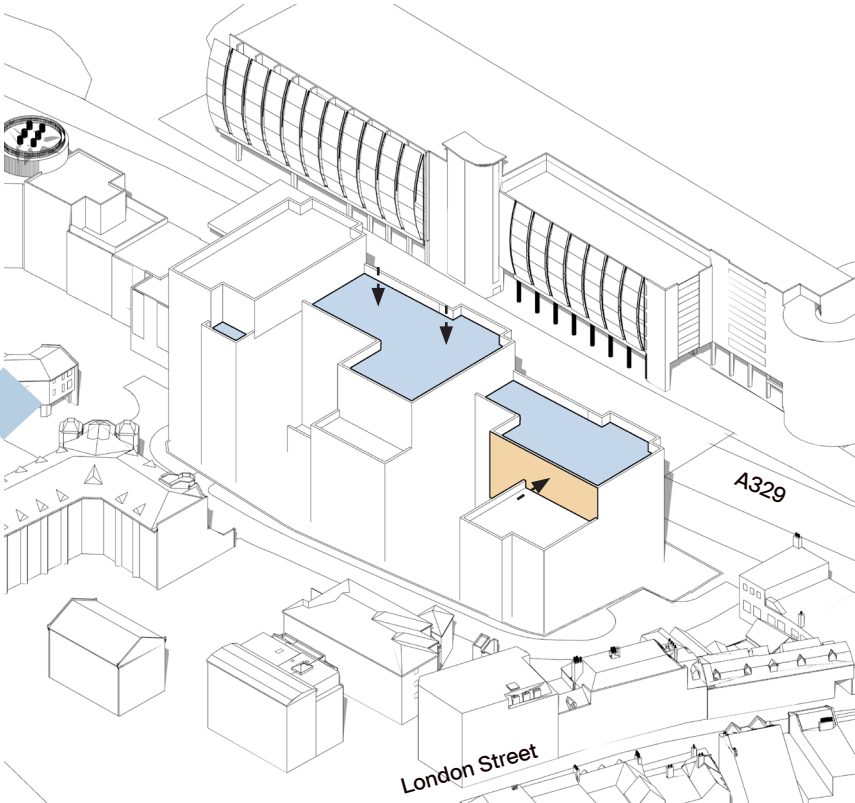


Key View Point

Key Moves

- Cores connected on upper most floor to provide two means of escape.
- Set backs introduced to upper level.

Pre Application 05 & 06

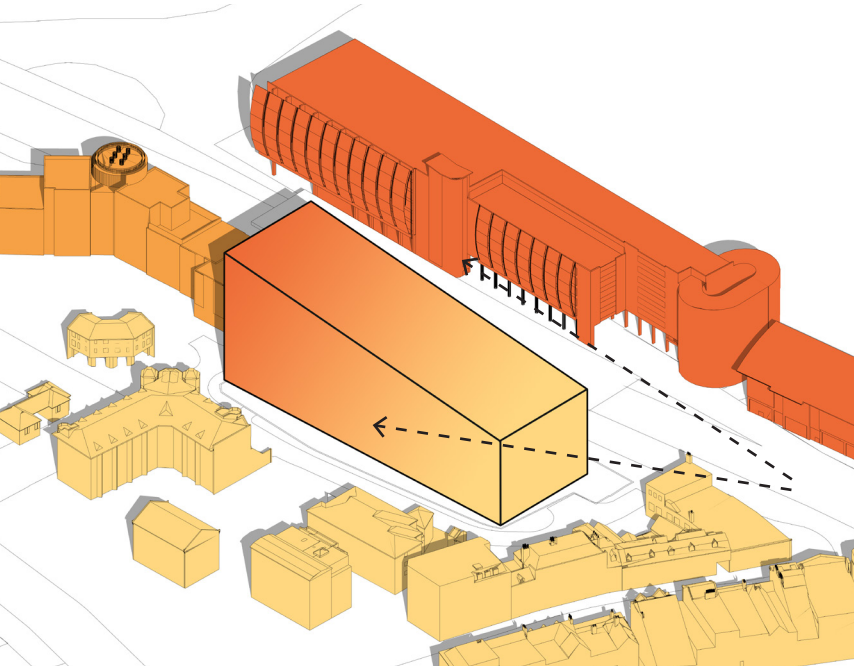


Key View Point

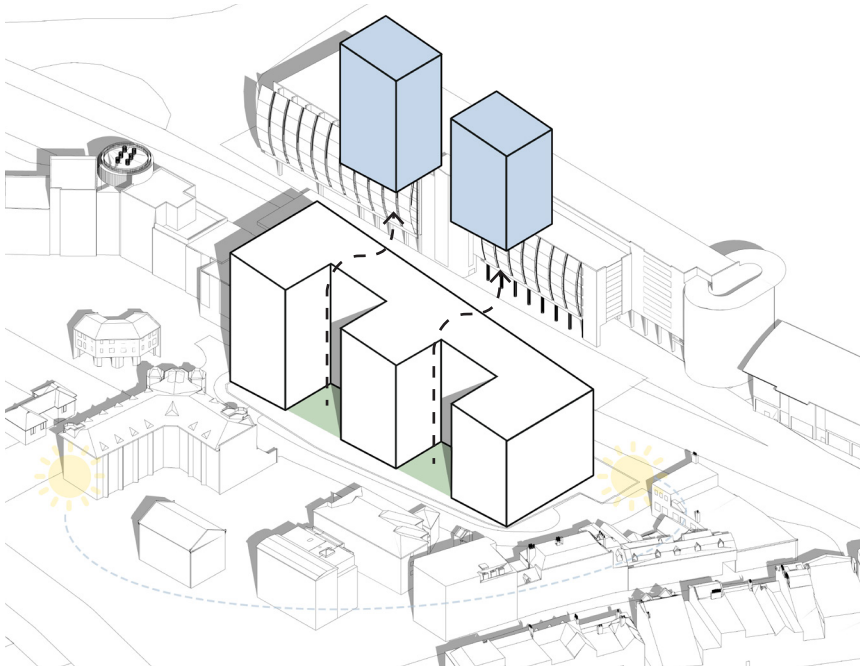
Key Moves

- Massing reduced to the central and eastern parts of the site.
- Set backs to south increased.
- Reduced massing to western finger.
- Podium removed to incorporate neighbourhood garden.

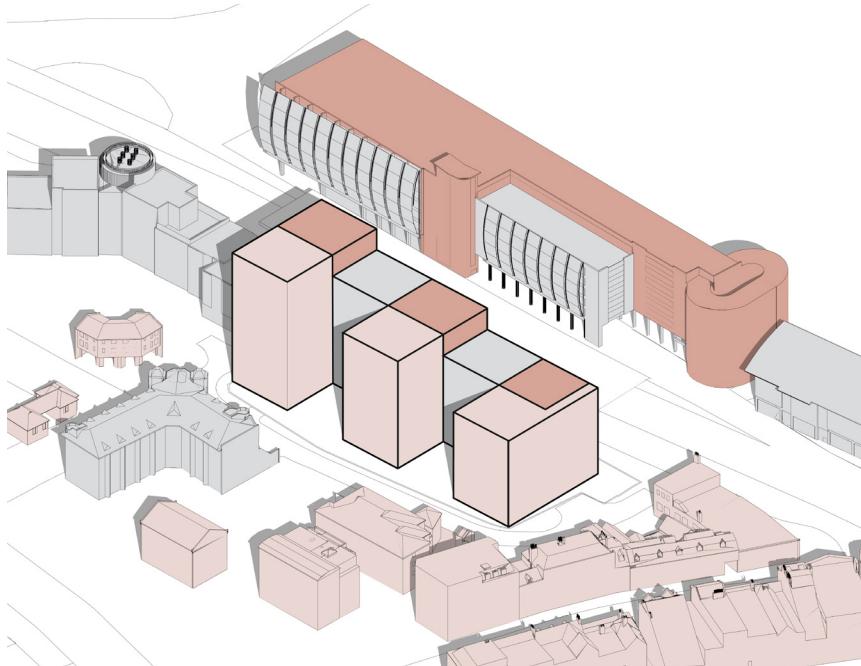
4.9 Building Form Principles



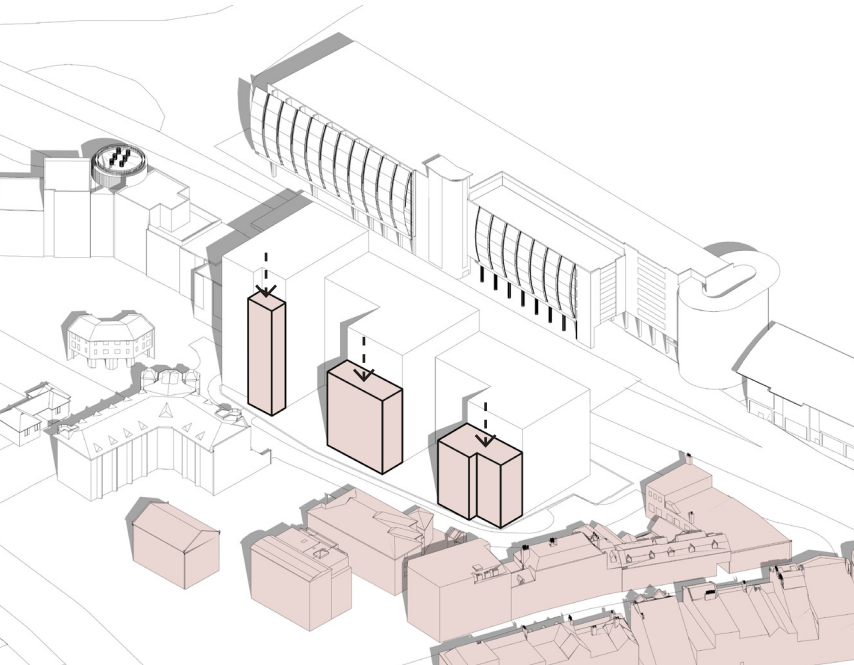
Height principles established based on analysis of the existing context and key local view points



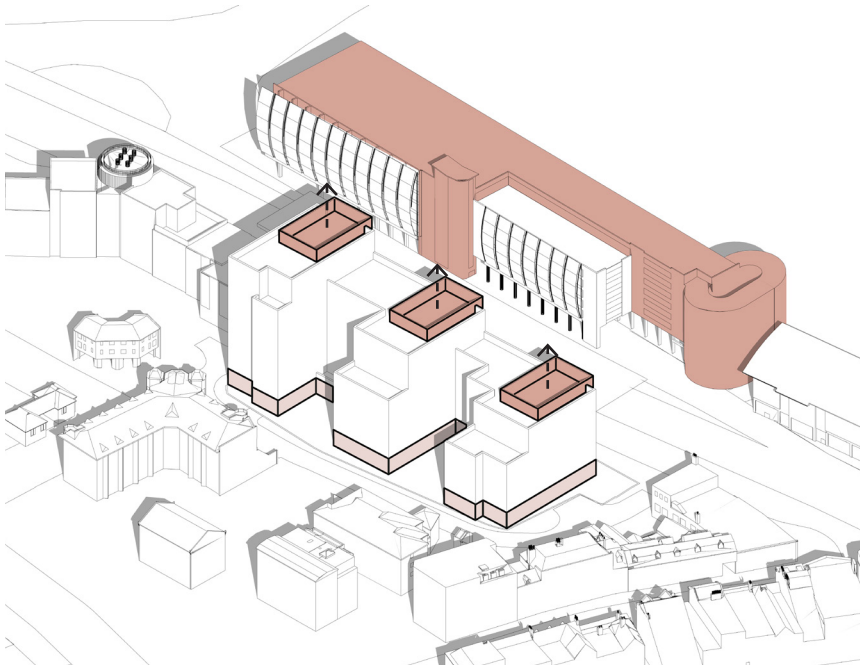
Mass removed to create efficient layouts around south facing courtyards



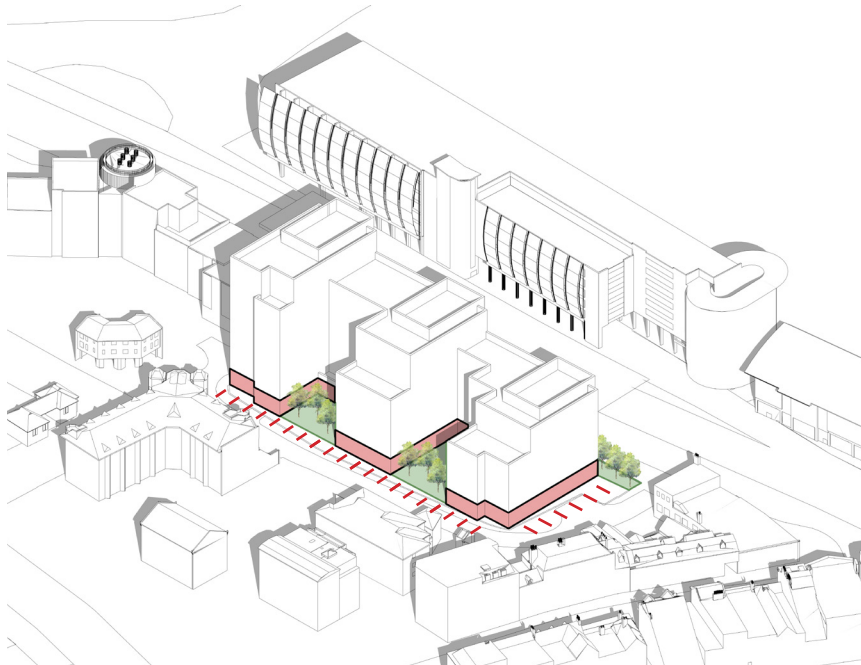
Building mass broken into different elements based on adjacent context conditions and character areas



Massing reduced to the south in response to the London Street conservation area



Introduction of ground floor plinth and further articulation through architectural details.



Street frontages enhanced through the introduction of high quality landscaping and active frontage