

REVISED PROPOSAL

Ground Floor Plan

Typical Floor Plan

Upper Floor Plan



ACCOMMODATION

GROUND FLOOR PLAN

The ground floor is designed to provide active frontage along Parkhouse Street and into the new courtyard space. The breakthrough towards the Burgess Park from Parkhouse Street enables a view to the residential entrance and the courtyard space. This helps to provide 'eyes on the street' along these routes and spaces to create a safer and more lively environment. Users of both the upper floors of the commercial spaces and residents will be drawn to the courtyard space, whilst services like refuse and loading are located off the road to minimise the impact on the public realm.

TOTAL ACCOMMODATION

- 27% 1 bedroom units
- 18% 3 bedrooms units
- 55% 2 bedrooms units

Wheelchair accessible units will be provided as two bedroom units, along with one accessible car parking space for the affordable rent wheelchair unit.

TYPICAL FLOOR PLAN

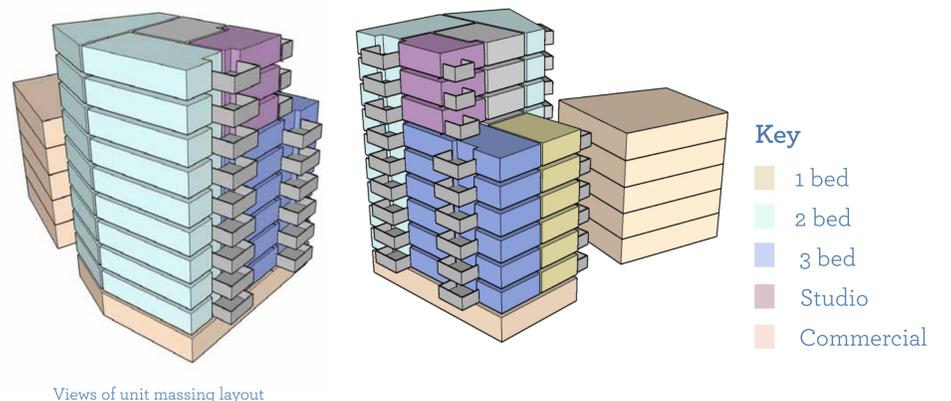
The typical upper floor plan shows the commercial space as a single space, which could be subdivided into smaller spaces and studios, depending on the future occupiers.

The typical layout of the residential block illustrates that the homes are designed to maximise the living room views.

All homes have dual frontages to provide cross ventilation and maximise daylight and sunlight.

3 bedroom dwellings have 10sqm of private outdoor amenity space, whilst 1 and 2 bedroom apartments have a minimum of 7sqm of private outdoor space. The studios have 5sqm of private amenity space.

A communal terrace is accessible from the 7th floor offering an extra 105sqm communal outdoor amenity space



Views of unit massing layout

ACCOMMODATION			TOTAL
1 STUDIO UNITS	TYPE 01	42SQM	3
1 BEDROOM UNITS	TYPE 01	52SQM	6
2 BEDROOM UNITS	TYPE 02	75 SQM	9
2 BEDROOM UNITS	TYPE 03	77 SQM	9
3 BEDROOM UNITS	TYPE 04	90SQM	6
TOTAL RESIDENTIAL UNITS			33
COMMERCIAL CREATIVE SPA			1089 SQM
TENURE	NO OF UNITS	PERCENTAGE	
AFFORDABLE - SOCIAL RENTED	10	30%	
AFFORDABLE - INTERMEDIATE	2	6%	
MARKET SALE	21	64%	



1. Large Specimen Tree



2. Smaller Courtyard Trees



3. Shared Surface Paving



4. Rain Garden Planting



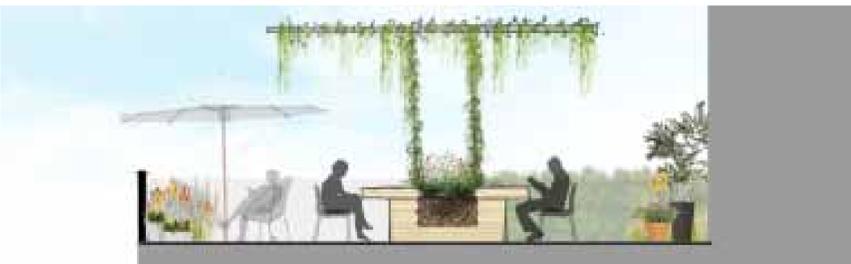
5. Lighting effects



6. Ivy Screen

PUBLIC REALM

The open space design aims to celebrate its close proximity to Burgess Park by drawing in soft landscaped gestures from the Park to Parkhouse Street. This includes planters with a mixture of herbaceous planting and an ivy screen. The ivy screen creates a vertical landscape that requires low maintenance and provides a green feature all year round. The choice of materiality and furniture aims to compliment the wider context's aspirations to create a creative quarter by providing interactive and comfortable spaces and a safe and vibrant environment for residents.



Section through roof terrace illustrating the pergola structure



7. Outdoor Dining



PRIVATE AMENITY

A terrace on the 8th floor provides private amenity space for residents. A pergola structure covered in climbing plants provides pleasant space for outdoor working and dining, whilst an adjacent decked area provides views out over the park.



Elevation illustrating timber furniture



8. Timber fencing



Detailed plan illustrating the open space between the proposed building & Burgess Park



9. Timber Seating

THE BOUNDARY

The shared space fronts onto the park and is designed as a single piece of timber furniture. The lower section incorporates seating as steps and a bug hotel. The structure is designed as a playful feature so that it can be used by all age groups. The upper section consists of a simple timber screen which provides a secure boundary to the communal space whilst allowing views to the mature parkland.



Bug Wall



Bat Boxes



Bird Boxes

BIODIVERSITY

Bird and bat boxes will be installed along the Burgess Park boundary to provide nesting and roosting places.

A bug wall will also be included to provide additional habitats for invertebrates.

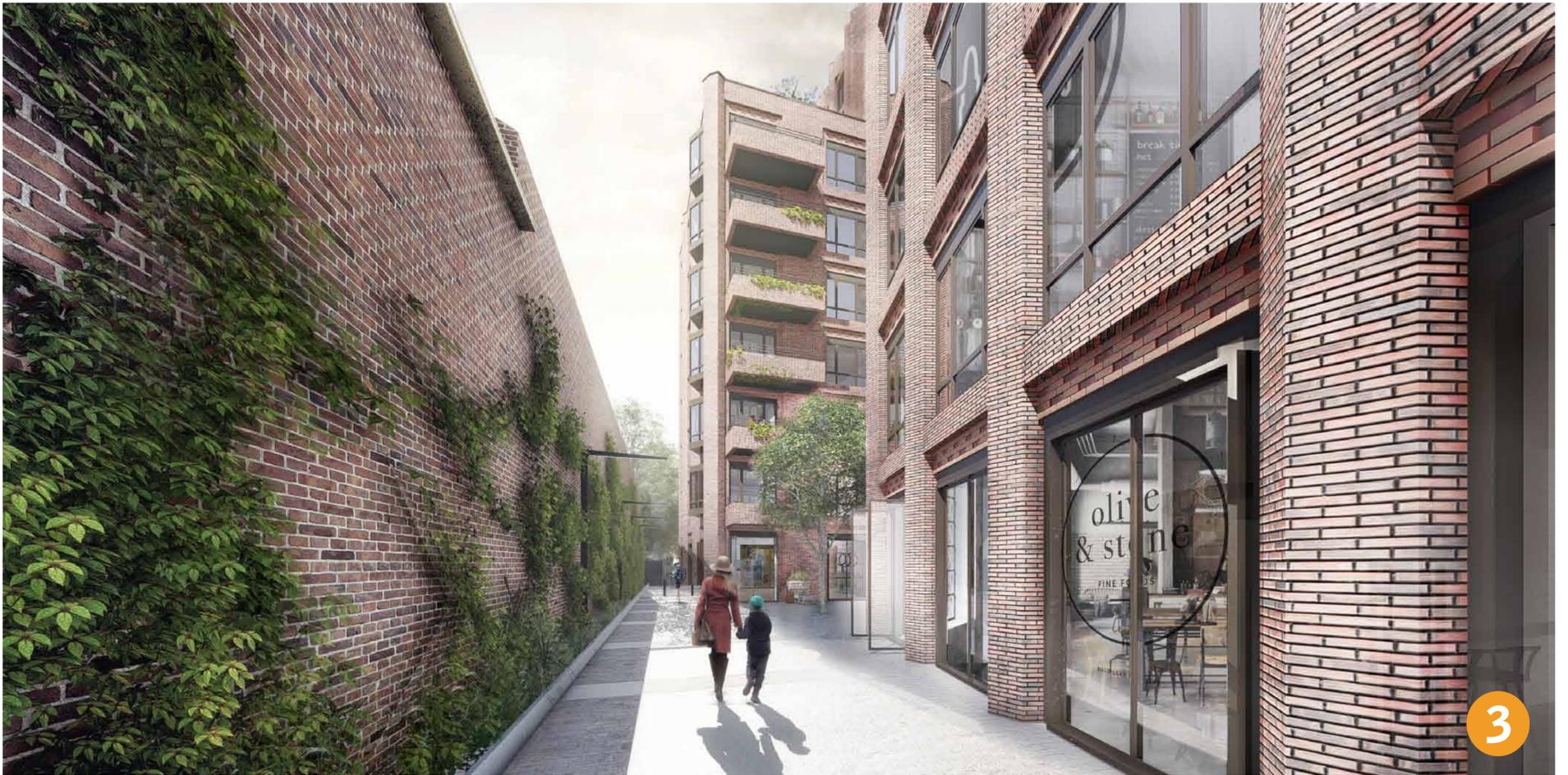


View Parkhouse Street (looking east)

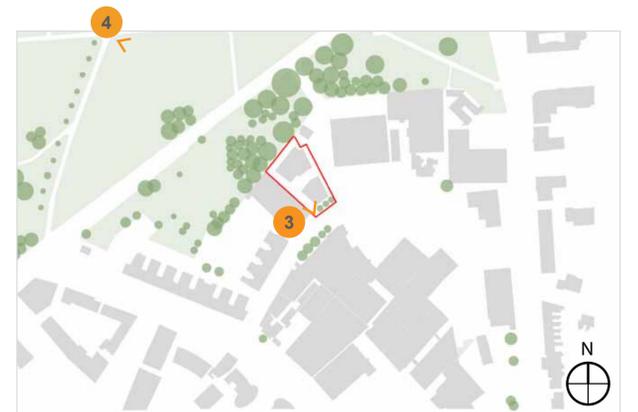


View Parkhouse Street (looking west)





View Along The Future "Green Link"



View from Burgess Park

