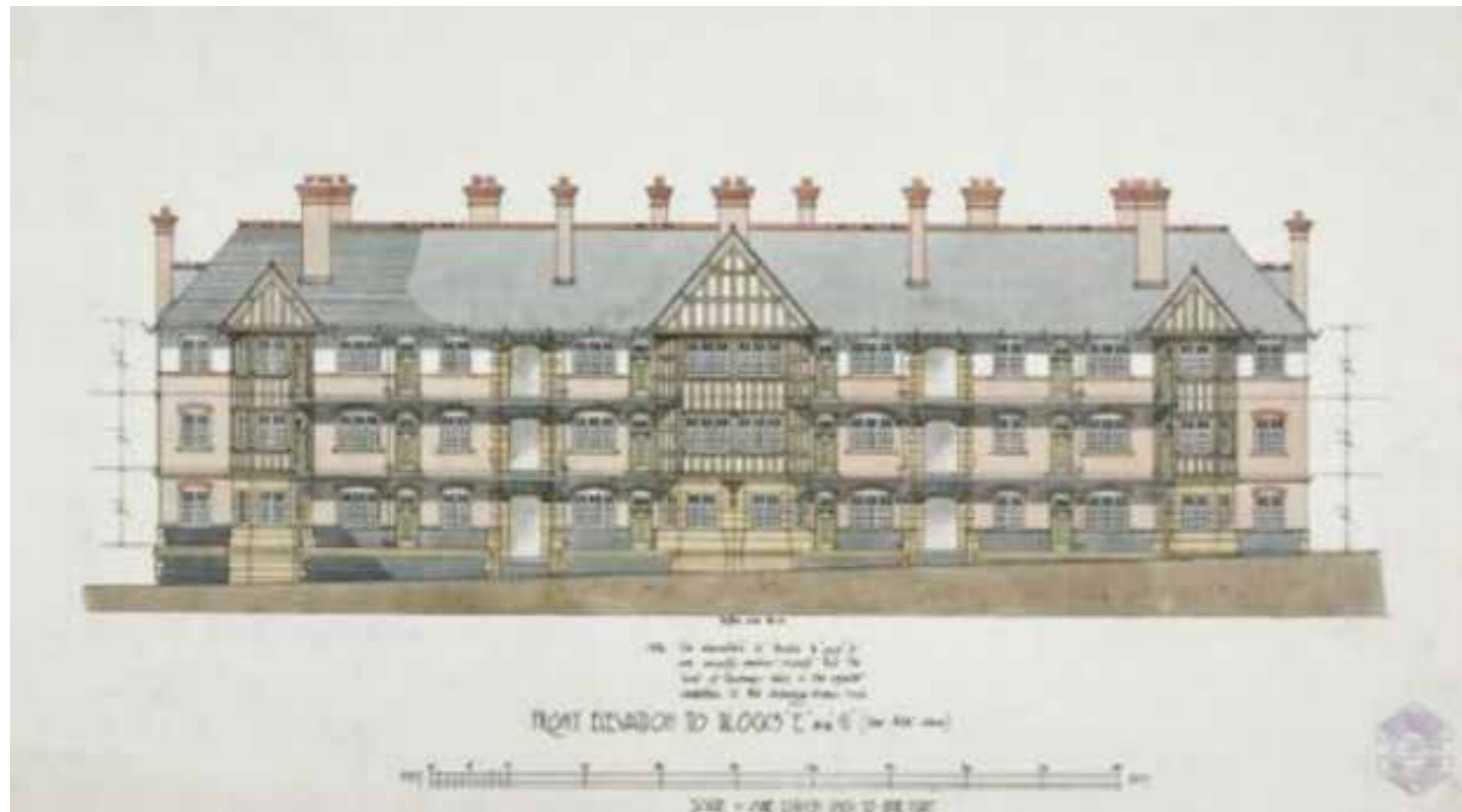




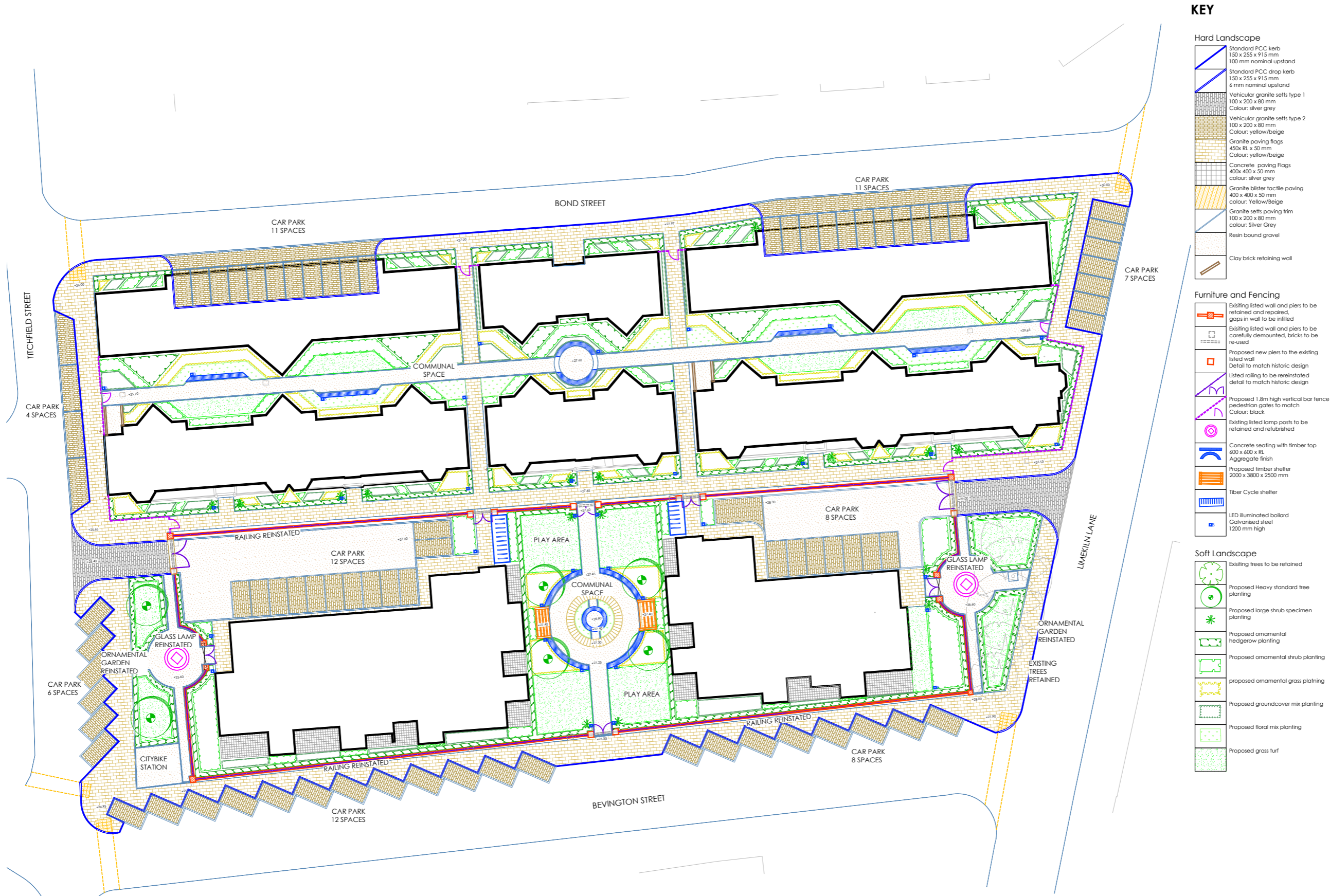
## 5. Design Proposal



Design Proposal

# Landscape Plan - Urban Green

Design and Access statement Added as Apendix



# Design Proposal

## Proposed Site Plan



# Design Proposal

## Proposed Roof Plan



# Design Proposal

## Preservation of Historical Aspects

- Eldon Grove, East, Central and West blocks (grade II listed); Refurbished and preserved, Converted into 45no. apartments.

- Railings and Piers (grade II listed); Preserved and forming the boundary of landscaped areas and front Courtyard.

- Street Lamps (grade III listed); Reinstated in original position as a key feature of the approach landscaped areas.

- Roman Catholic Church of Our Lady of Reconciliation of De La Salette (grade II listed) Key vista preserved across front of Eldon Grove.

- Front open play area maintained preserving views of the grove and highlighting its significance.

- Modern interpretations of Pavilions installed in historically accurate locations



Key vista preserved across front of Eldon Grove to Church.



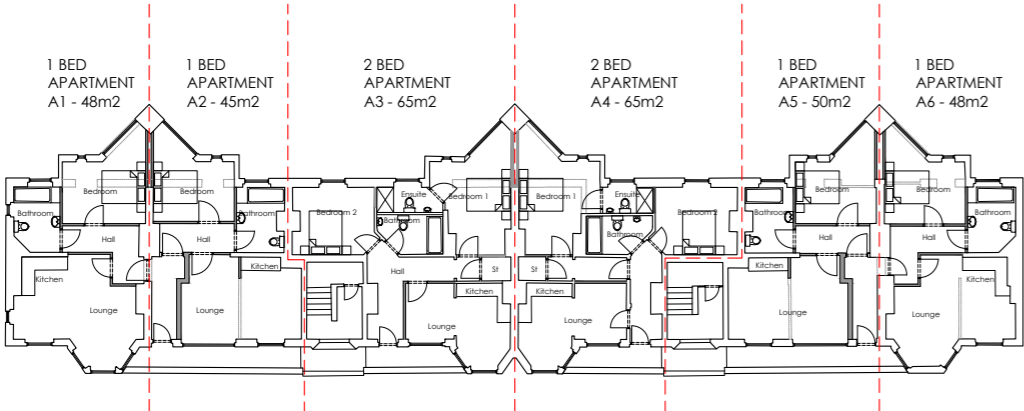
Hand-drawn architectural site plan of a residential development. The plan shows a grid of building footprints, some labeled 'IB' (Industrial Building) and others '2B' (Two-Storey Building). Key features include:

- Streets:** BOND ST. (top), BEVINGTON ST. (bottom), LIMINGTON ST. (right), and GTY BIKE HUB (bottom left).
- Boundaries:** RAILWAY FENCE LINE (top right), UNDERGROUND PARKING (top left), and EX. RAILWAY (bottom center).
- Visual Openness:** Three orange rectangular boxes highlight areas labeled 'Visual Openness'.
- Green Dashed Lines:** Indicate sightlines and movement paths throughout the site.
- Red Dashed Lines:** Indicate specific visual connections between buildings and open spaces.
- Other Labels:** BIN/CYCLIST, EX. PARKING, 9 SPACES, 6 SPACES, 7-3 REDUCED, FRONT GARDENS TO GPR ARTS, RAILINGS TO PLANTERS, WAY AREA, and GTY BIKE HUB.

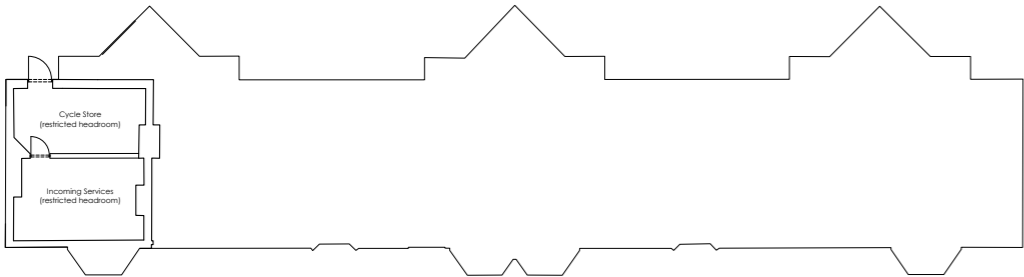
Design Proposal

# Blocks A-C (Existing Refurb)

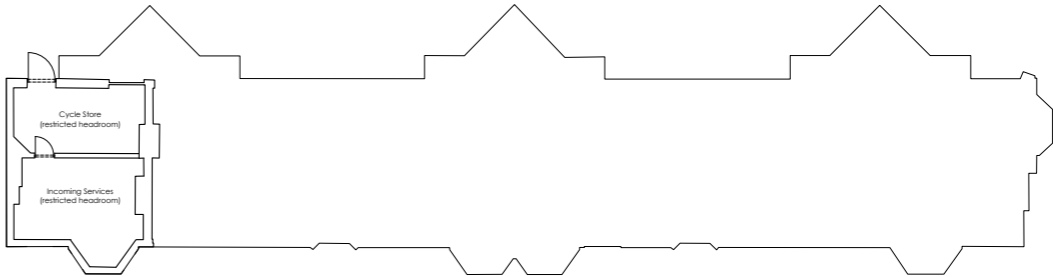
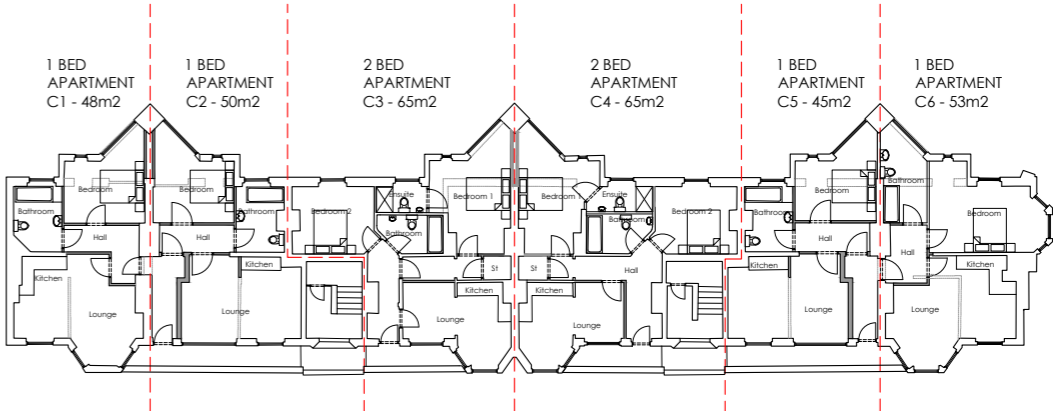
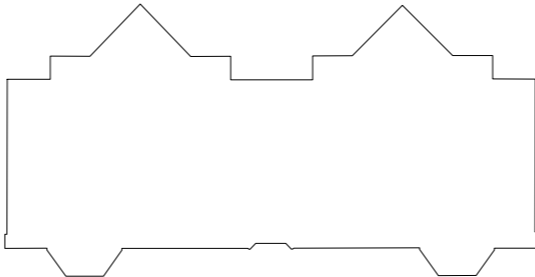
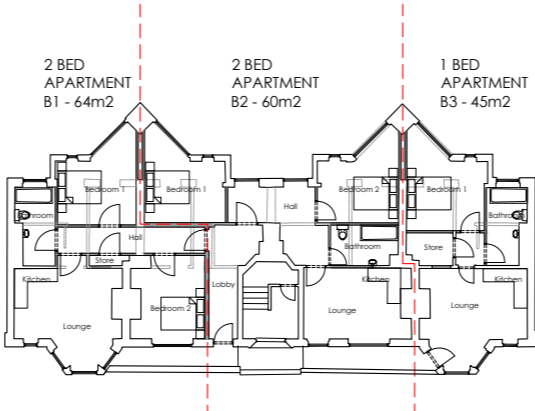
Lower Ground - Ground and Schedule



GROUND FLOOR



LOWER GROUND FLOOR



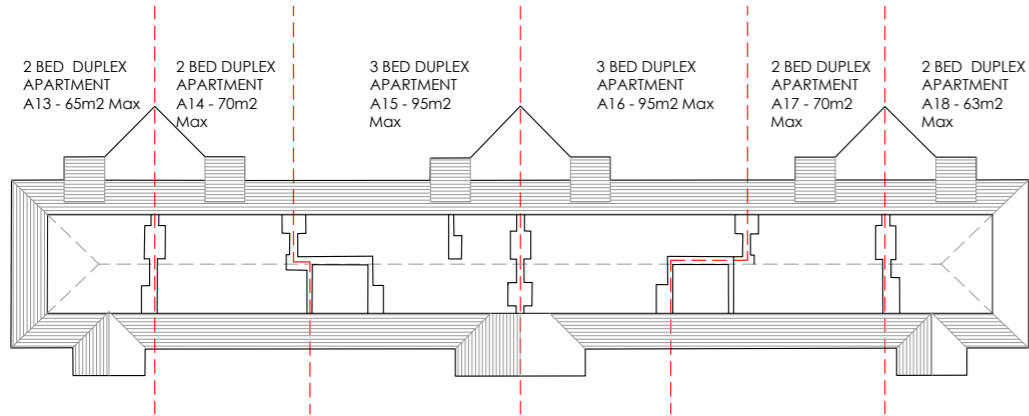
	Refurb Block A				Refurb Block B				Refurb Block C				Totals per floor
	1 bed Apartment	2 Bed Apartment	2 bed duplex	3 Bed Duplex	1 bed Apartment	2 Bed Apartment	2 bed duplex	3 Bed Duplex	1 bed Apartment	2 Bed Apartment	2 bed duplex	3 Bed Duplex	
Lower Ground	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground	4	2	0	0	1	2	0	0	4	2	0	0	15
First	4	2	0	0	1	2	0	0	4	2	0	0	15
Second/Third	0	0	4	2	0	0	1	2	0	0	4	2	15
TOTAL	8	4	4	2	2	4	1	2	8	4	4	2	45

	No	%age
Total 1 bed	18	40.0%
Total 2 bed	21	46.7%
Total 3 Bed	6	13.3%
Total Units	45	100.0%

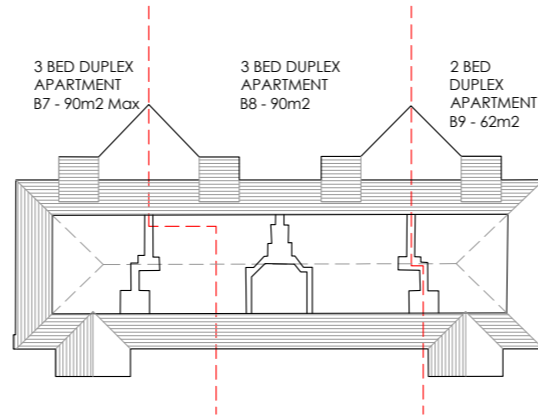
SCHEDULE OF ACCOMMODATION

Design Proposal  
Blocks A-C (Existing Refurb)  
First - Third

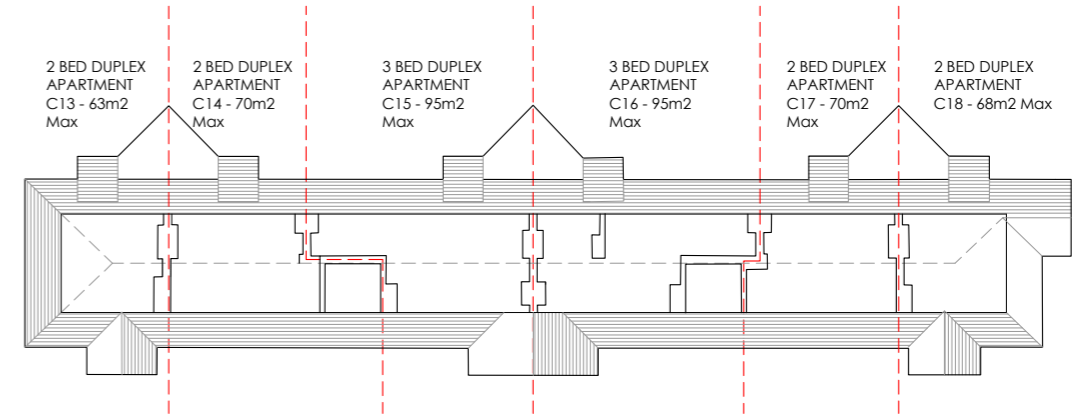
## BLOCK A



## BLOCK B

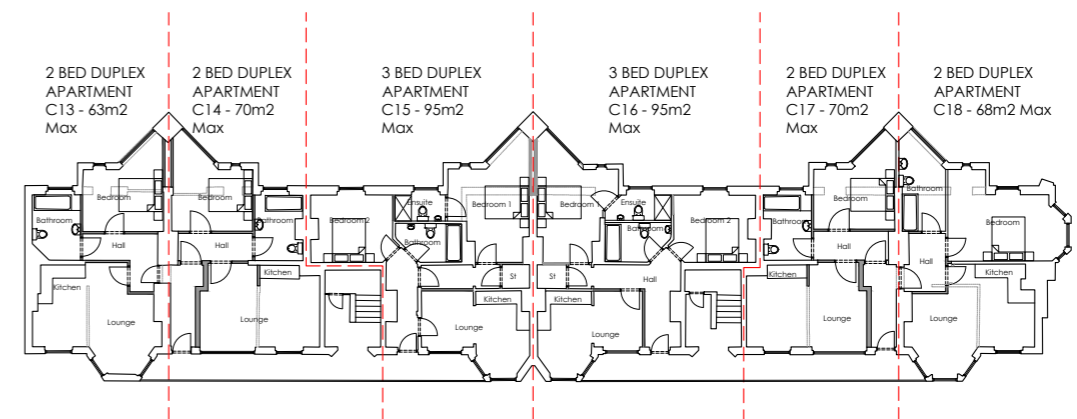
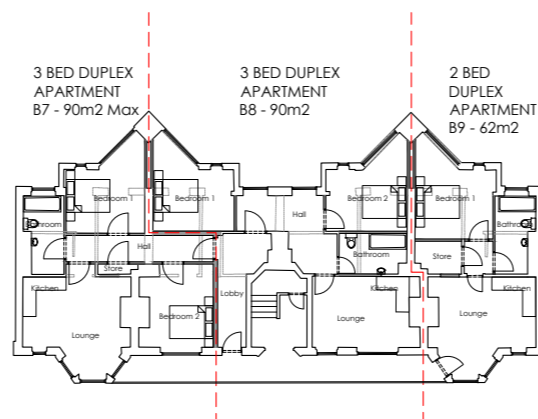
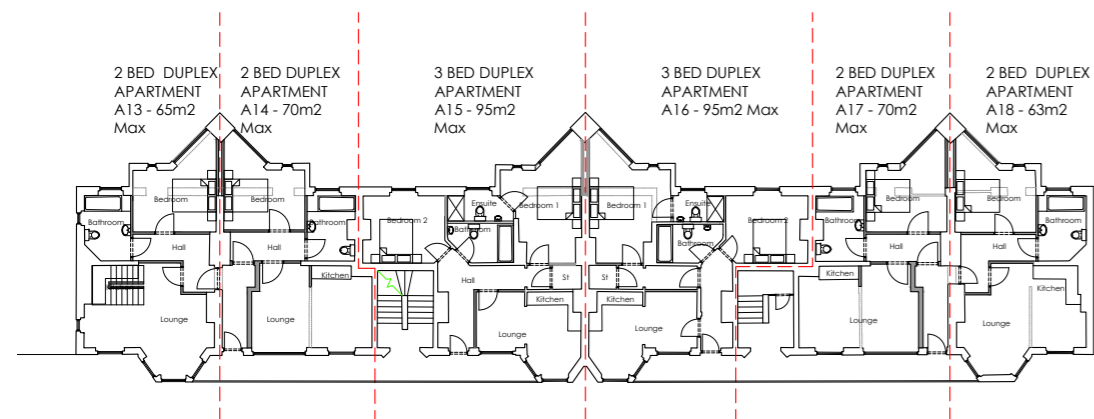


## BLOCK C



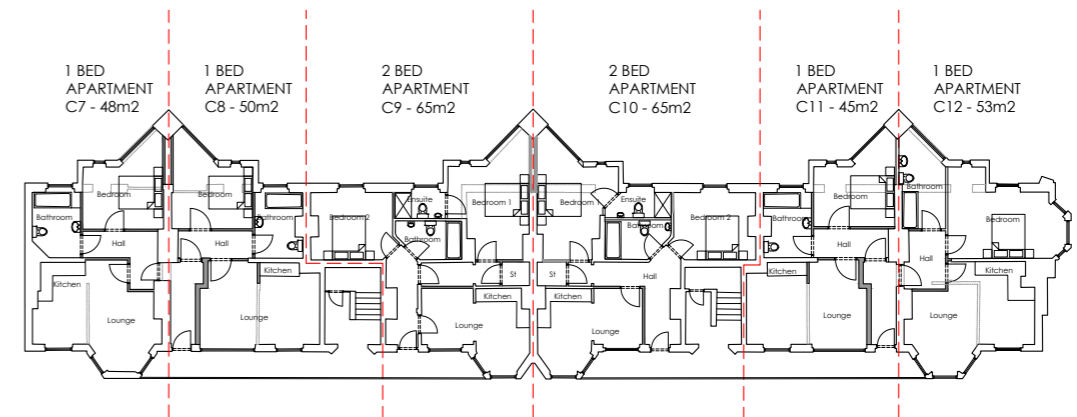
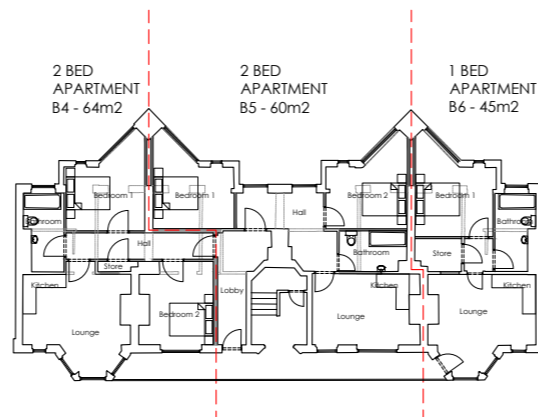
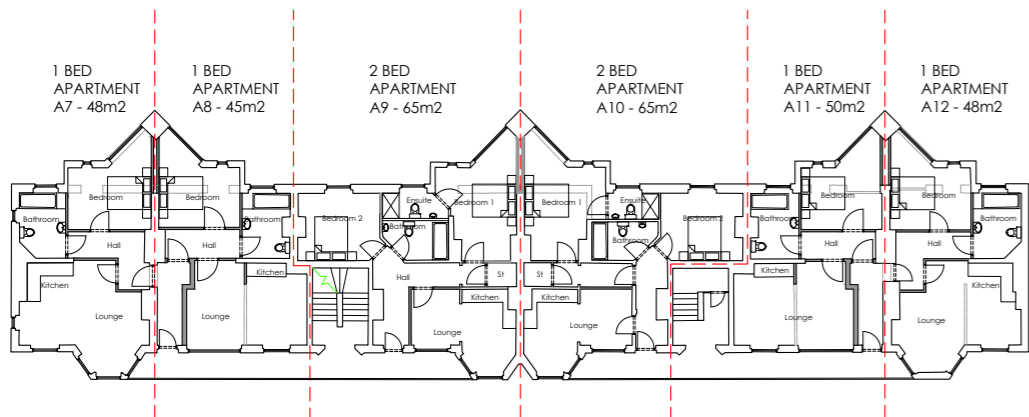
### THIRD FLOOR

**NOTE:** LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES



## SECOND FLOOR

**NOTE:** LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES



FIRST FLOOR