

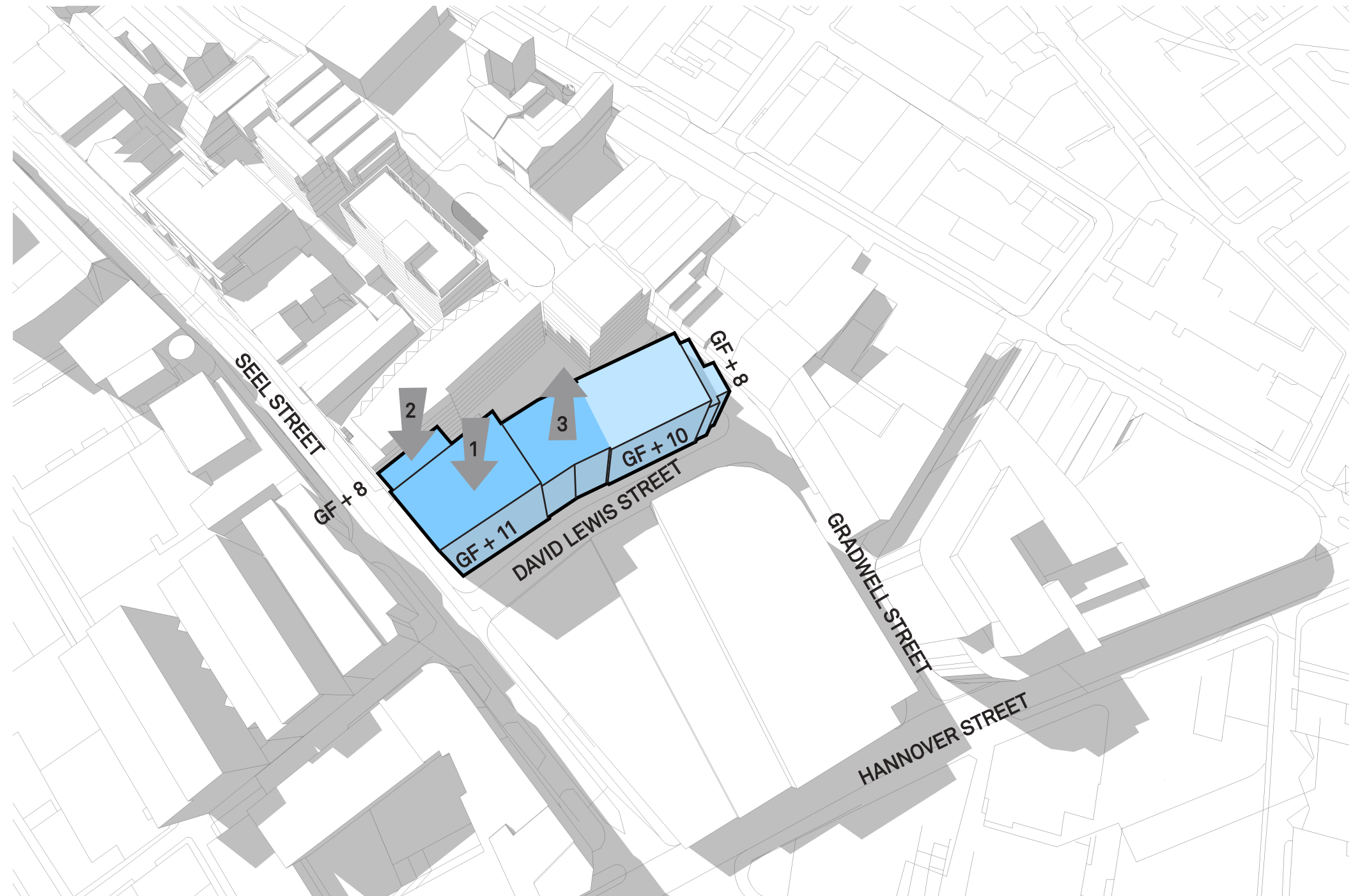
2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.12 Diagram 12 - design development 03

Concerns remained regarding the massing and scale of the proposal to Seel Street. Further concessions were made:

1. The Seel Street corner was reduced by another storey.
2. The previous increase adjacent to the Wolstenholme development was reverted to its previous height as not to be overbearing and potentially negatively impact upon the Wolstenholme development.
3. The central block was increased by 2no. storeys height as it was deemed the least sensitive area



2.0 DESIGN PROPOSALS

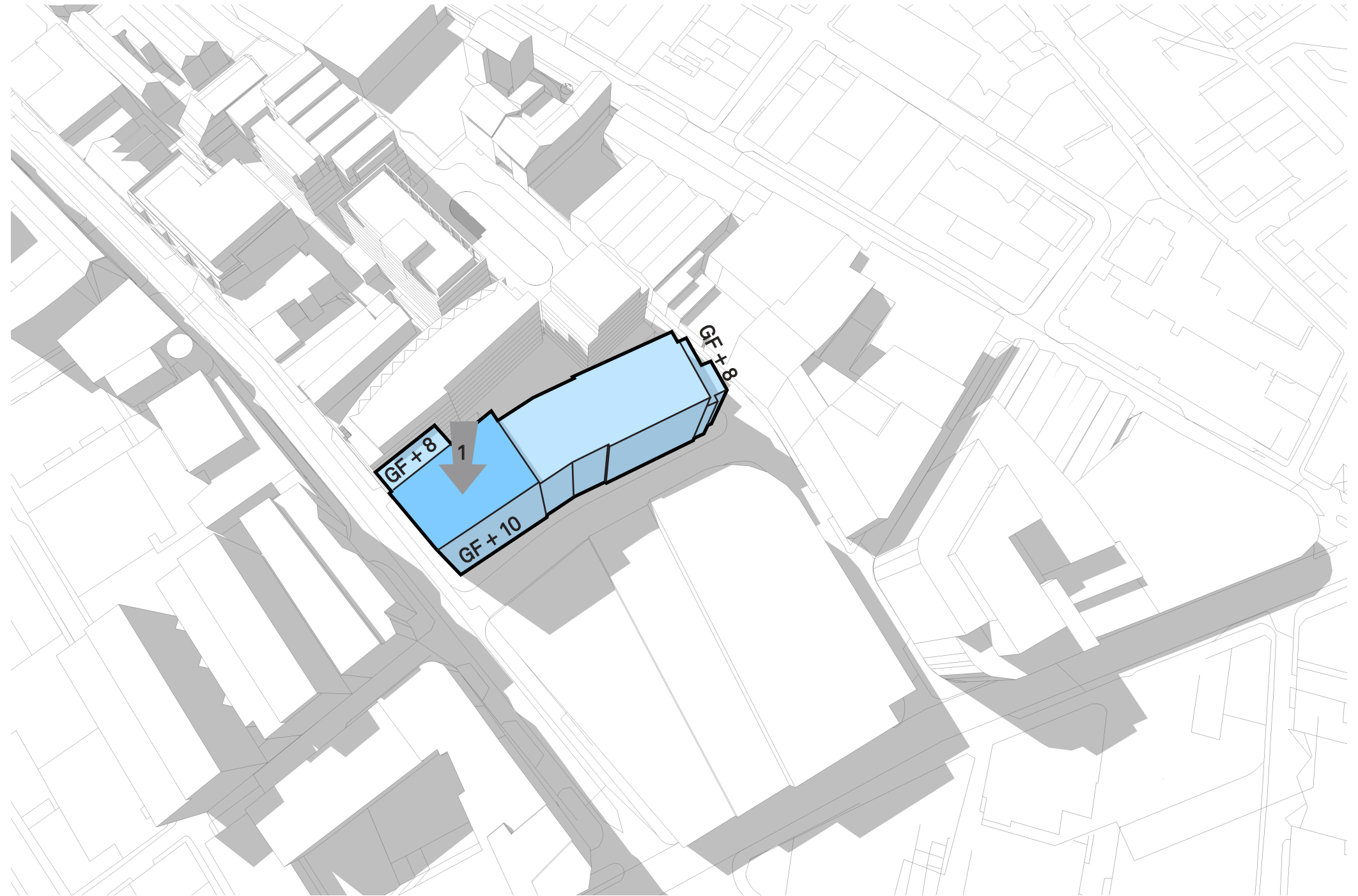
2.1 CONCEPT DESIGN DEVELOPMENT

2.1.13 Diagram 13 -final proposal

To fully address the concerns of height and massing to the Seel Street corner a further 1no. storey reduction was made, the detailing of the roof structure will provide the varied roofscape.

There are various benefits of this to the development:

1. Simplified access and maintenance, only 3no. roof areas over 2 levels.
2. Potential reduction in lifts required.

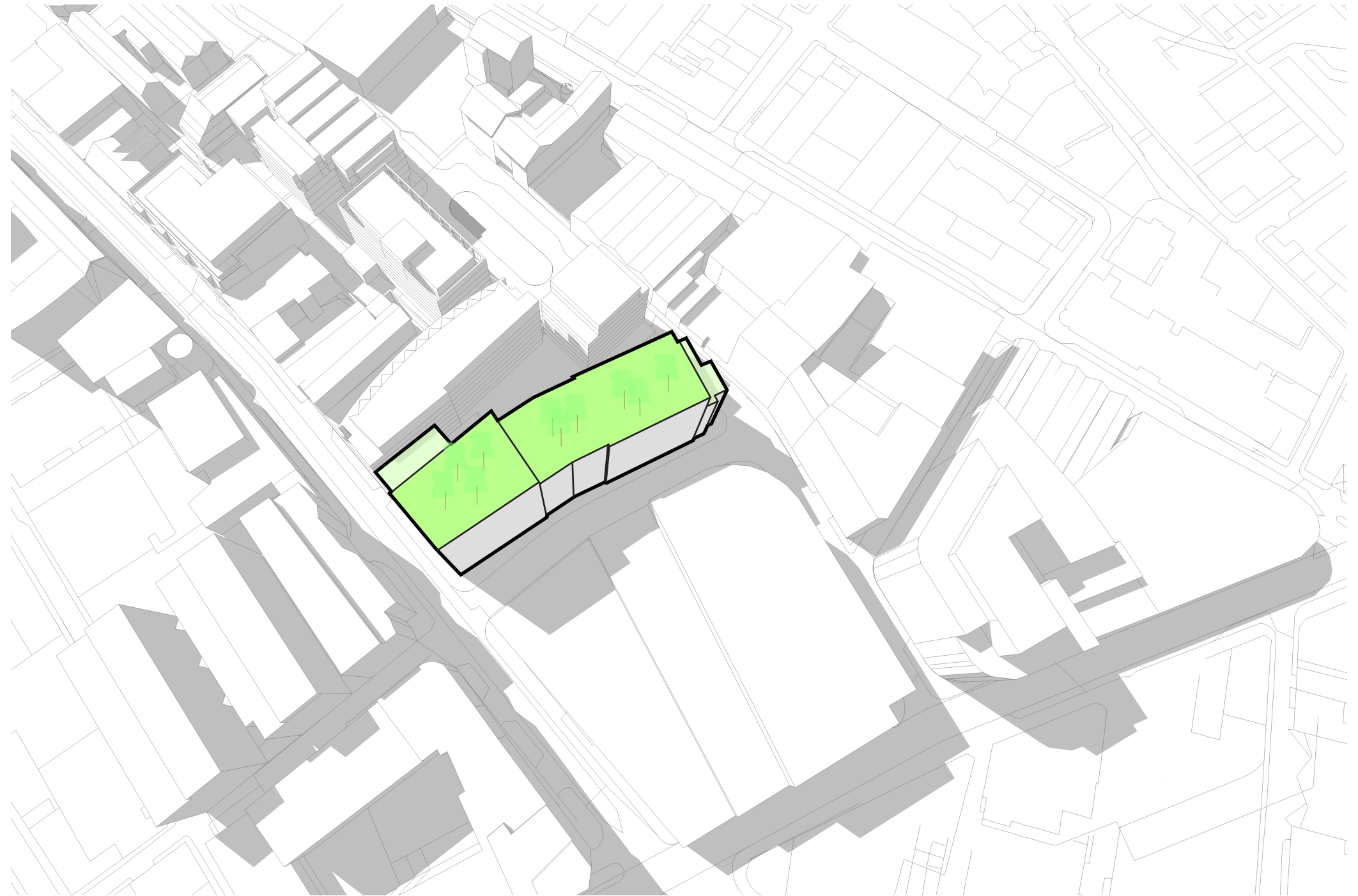


2.0 DESIGN PROPOSALS

2.1 CONCEPT DESIGN DEVELOPMENT

2.1.14 Diagram 14 - green space for all

Create high quality residential rooftop amenity space and improve the city centre environment.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.1 Massing View 01

View down Hannover Street from Church Street.



Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

Seel Street and Wolstenholme Square approved developments

Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.2 Massing View 02

View towards Hannover Street from Paradise Street.



Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS



Seel Street and Wolstenholme Square approved developments



Proposed 18-24 Seel Street Phase II



Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.3 Massing View 03

View down Parr Street from 33-45 Parr Street.



Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS



Seel Street and Wolstenholme Square
approved developments



Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.4 Massing View 04

View from 52 Duke Street towards Wolstenholme Square.



Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

Seel Street and Wolstenholme Square approved developments

Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.5 Massing View 05

View down York Street towards Duke Street and Wolstenholme Square beyond from the corner of Lydia Ann Street.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS



Seel Street and Wolstenholme Square approved developments



Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.6 Massing View 06

View down Seel Street from 51 Seel Street.



Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

Seel Street and Wolstenholme Square approved developments

Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.7 Massing View 07

View towards Wolstenholme Square from 68-70 Duke Street.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

Seel Street and Wolstenholme Square approved developments

Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.8 Massing View 08

View across Wolstenholme Square towards Hannover Street.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS



Seel Street and Wolstenholme Square approved developments



Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS


2.2.9 Massing View 09

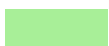
View down Seel Street towards Hannover Street from the corner of Concert Square.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

 Seel Street and Wolstenholme Square approved developments

 Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.10 Massing View 10

View up Seel Street from Hannover Street.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS



Seel Street and Wolstenholme Square approved developments



Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.11 Massing View 11

View from the corner of Gradwell Street/
Campbell Street.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

Seel Street and Wolstenholme Square approved developments

Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS

2.2.12 Massing View 12

View from the corner of Gradwell Street/
Campbell Street.



2.0 DESIGN PROPOSALS

2.2 MASSING VIEWS



Seel Street and Wolstenholme Square approved developments



Proposed 18-24 Seel Street Phase II



2.0 DESIGN PROPOSALS

2.3 PROPOSED VISION



Design intelligence, commercial flair.



2.3.1 View from the corner of Seel Street and David Lewis Street

2.0 DESIGN PROPOSALS

2.3 PROPOSED VISION



Design intelligence, commercial flair.



2.3. View from the corner of Gradwell Street and David Lewis Street



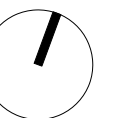
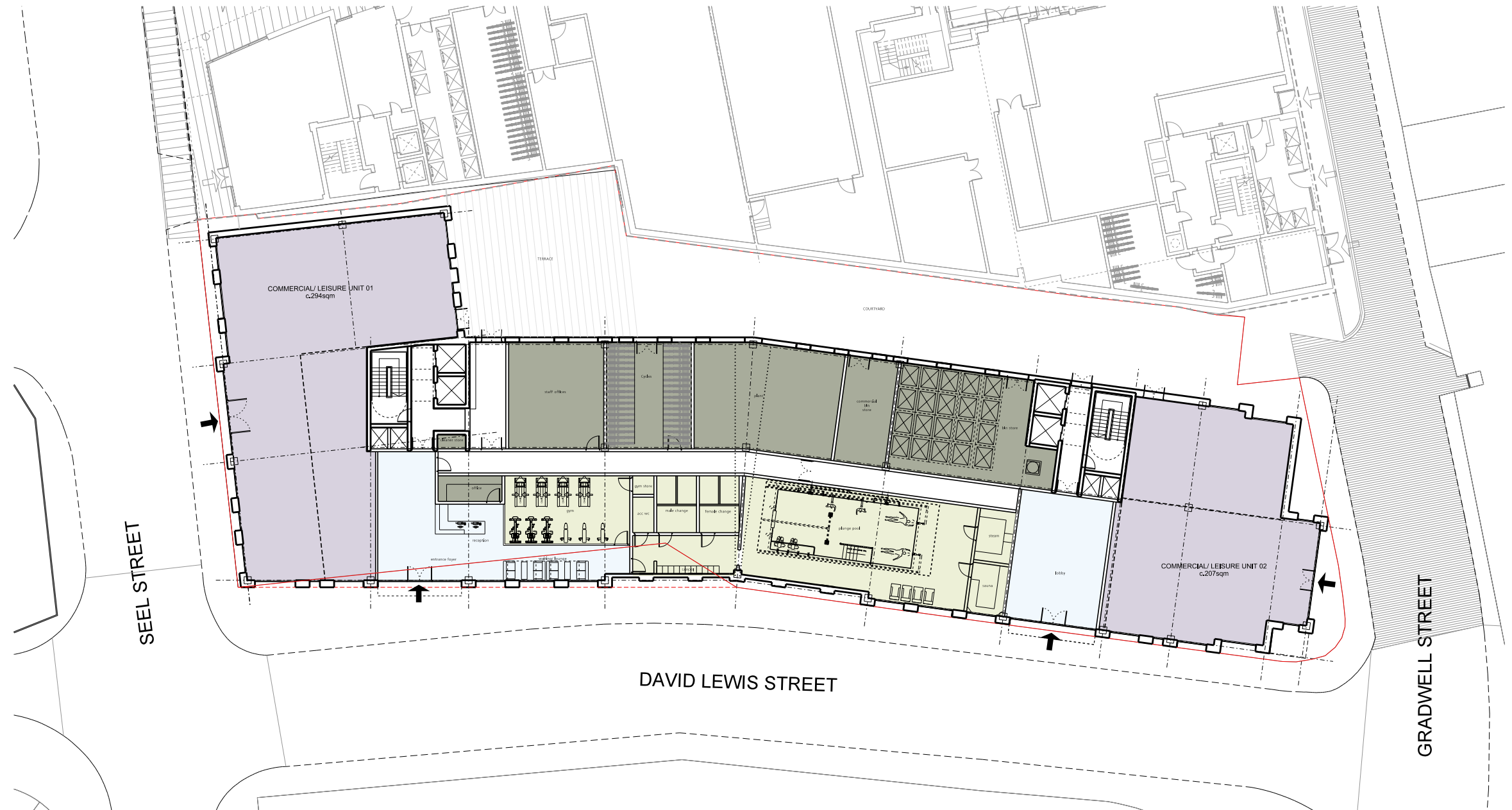
Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.4 PROPOSED PLANS

2.4.1 Ground Floor Plan

Commercial unit 01 /02
Residential amenity
Plant / refuse / cycle stores

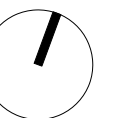


2.0 DESIGN PROPOSALS

2.4 PROPOSED PLANS

2.4.3 Ninth to Tenth Floor Plan

11 x 1 beds
5 x 2 beds

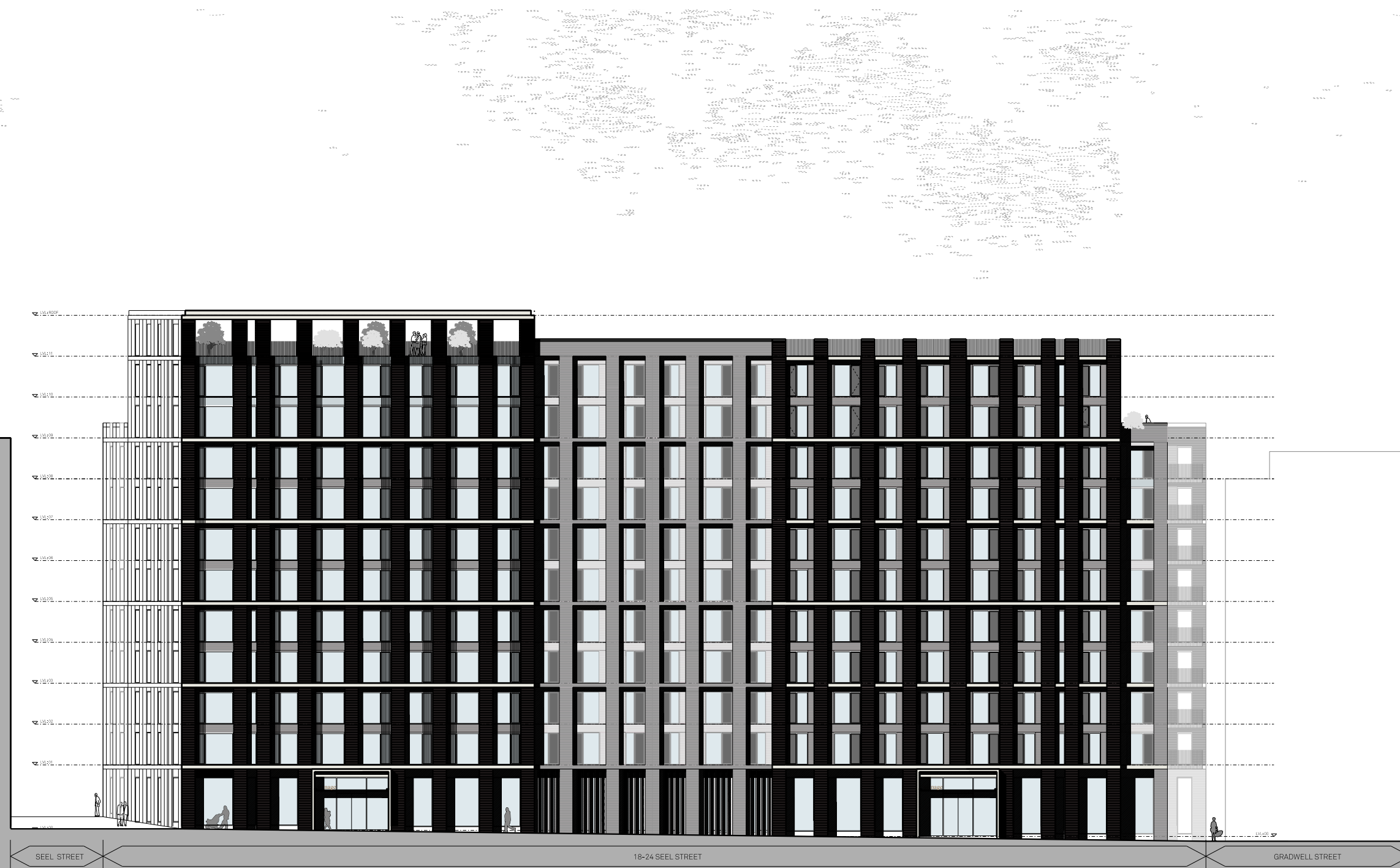




Design intelligence, commercial flair.

2.0 DESIGN PROPOSALS

2.5 PROPOSED ELEVATIONS



2.0 DESIGN PROPOSALS

2.5 PROPOSED ELEVATIONS



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2.5 PROPOSED ELEVATIONS



2.0 DESIGN PROPOSALS

2.5 PROPOSED ELEVATIONS



2.0 DESIGN PROPOSALS

2.5 PROPOSED ELEVATIONS



2.0 DESIGN PROPOSALS

2.6 MATERIALITY



David Lewis Street Elevation