

Site Analysis  
Proposed Street Scenes  
Surrounding massing



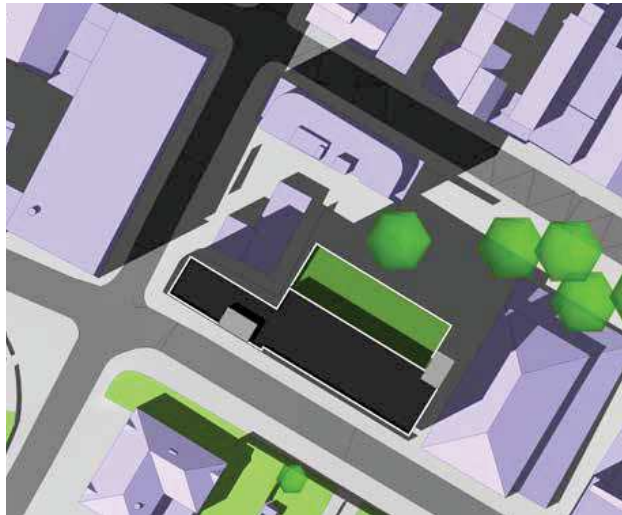
Design Development  
Overshadowing  
June 20th 2016



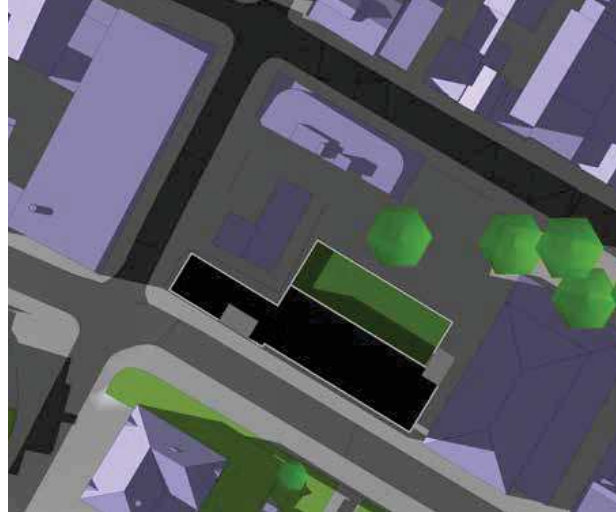
9am



12 Noon



3pm



6pm



12 Noon 3D



3pm 3D



# Design Development Overshadowing

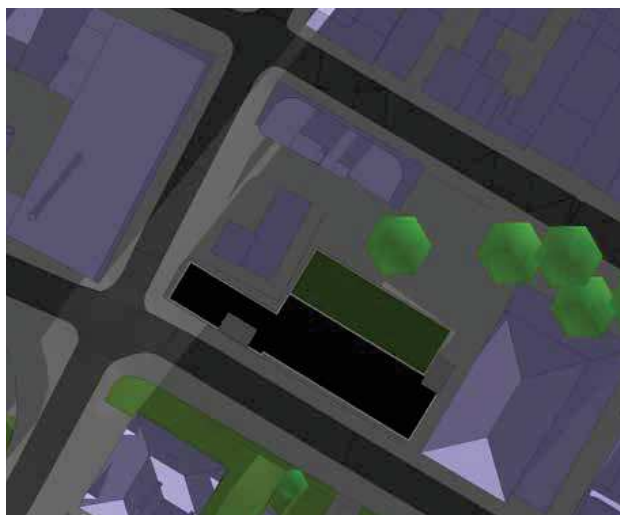
December 20th 2016



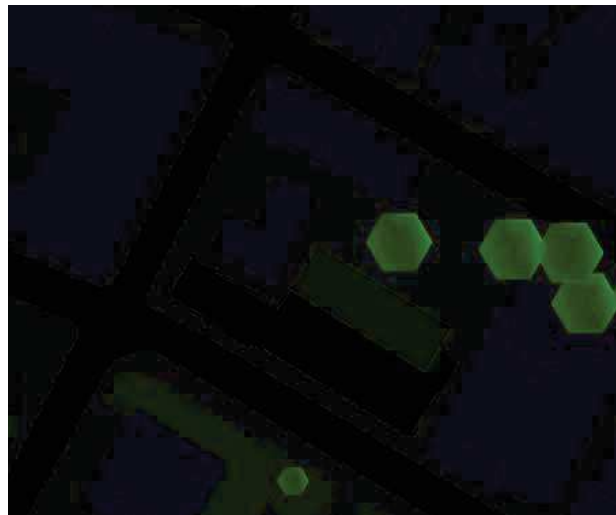
9am



12 Noon



3pm



6pm



12 Noon 3D



3pm 3D

Design Development  
Proposed Visual Sketch



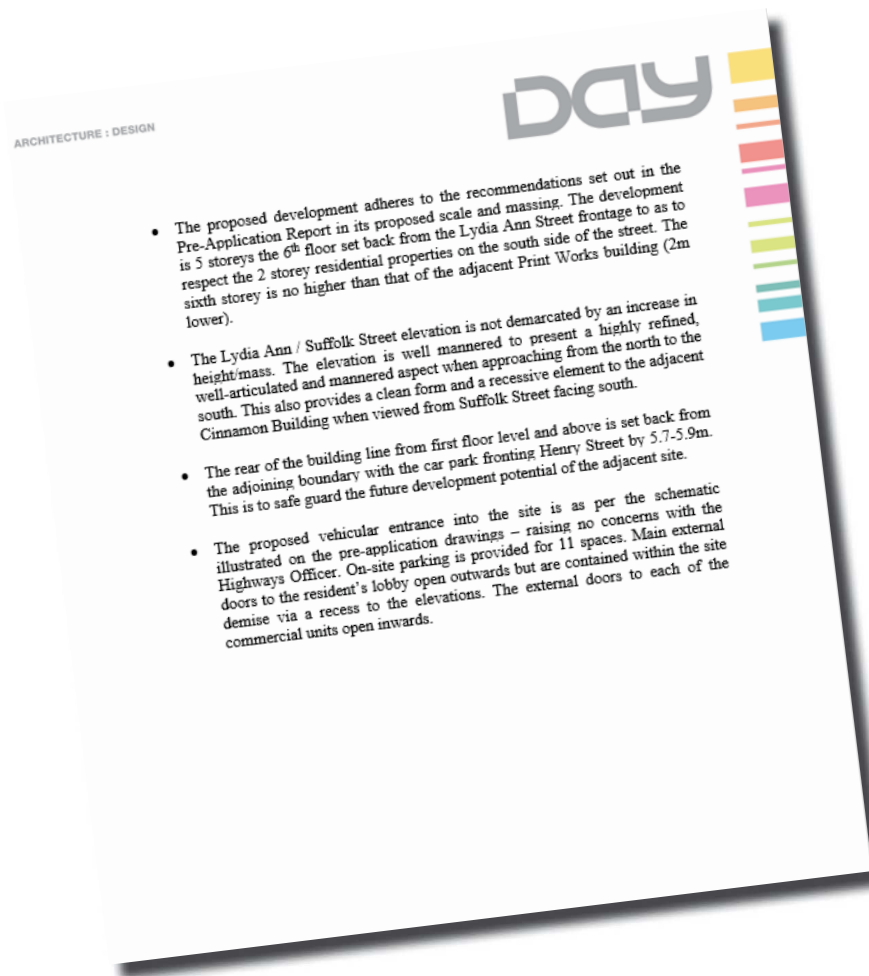


# 4.

## Design Proposal



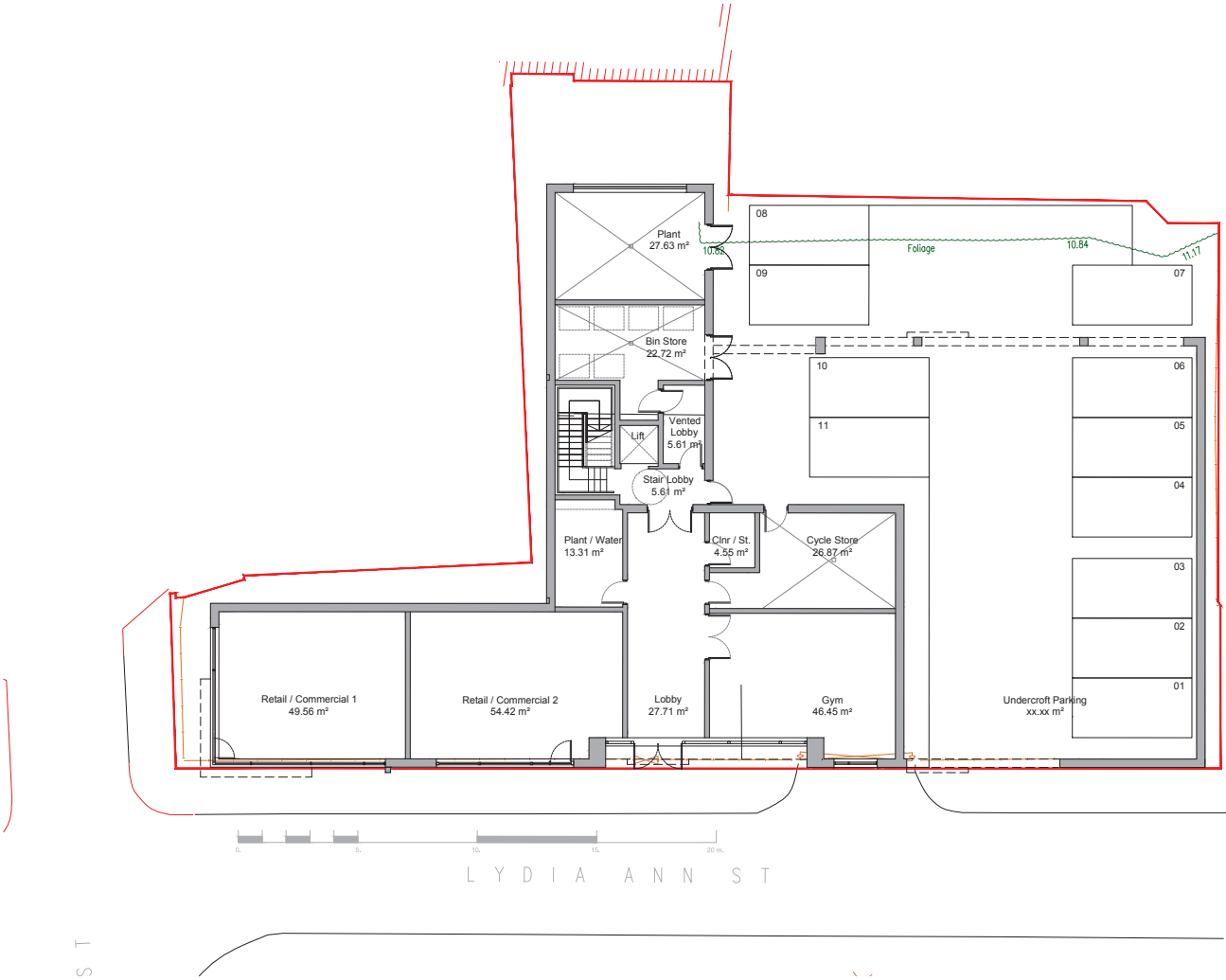
# Response from Formal Pre-Application Advice



Design Proposal  
 Proposed Plans  
 Ground Floor Plan



	1B	2B	MA
0	0	0	0
1	4	2	4
2	4	2	4
3	4	2	4
4	4	2	4
5	2	1	4
Total	18	9	20
47			



Ground Floor Plan inc. 11 Car Parking Spaces



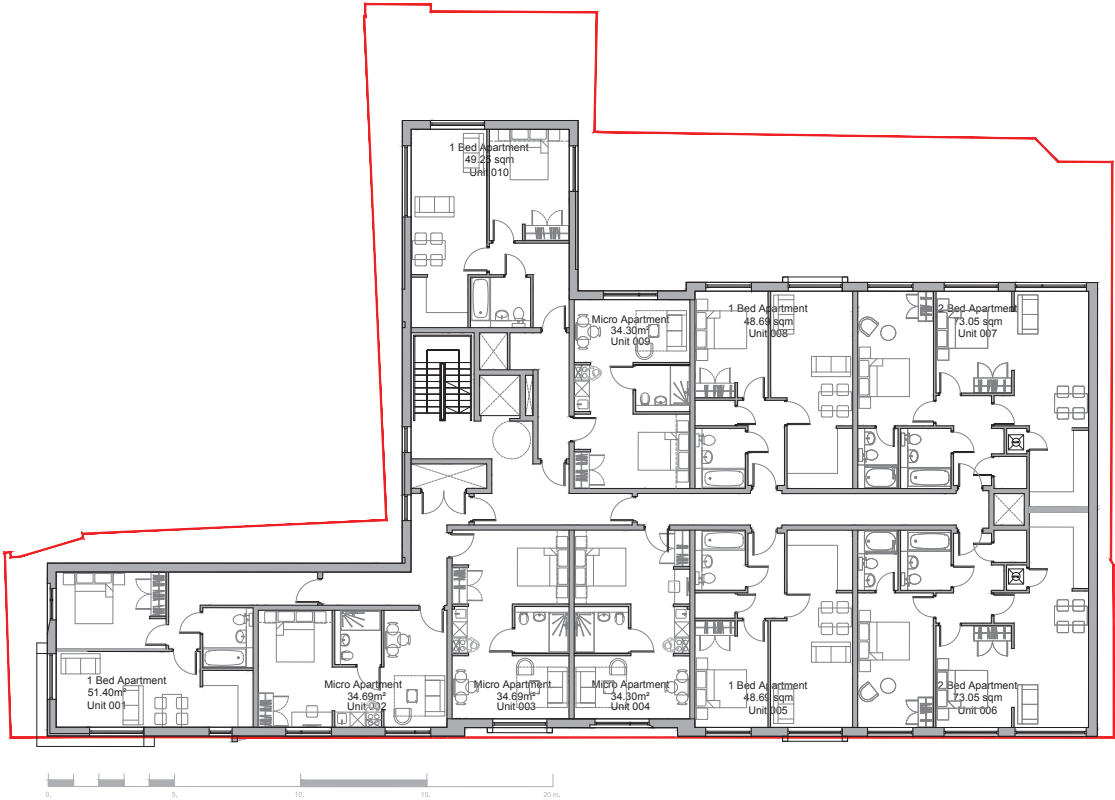
Design Proposal

# Proposed Plans

First - Fourth Floor Plan



	1B	2B	MA
0	0	0	0
1	4	2	4
2	4	2	4
3	4	2	4
4	4	2	4
5	2	1	4
Total	18	9	20
47			



First - Fourth Floor Plan

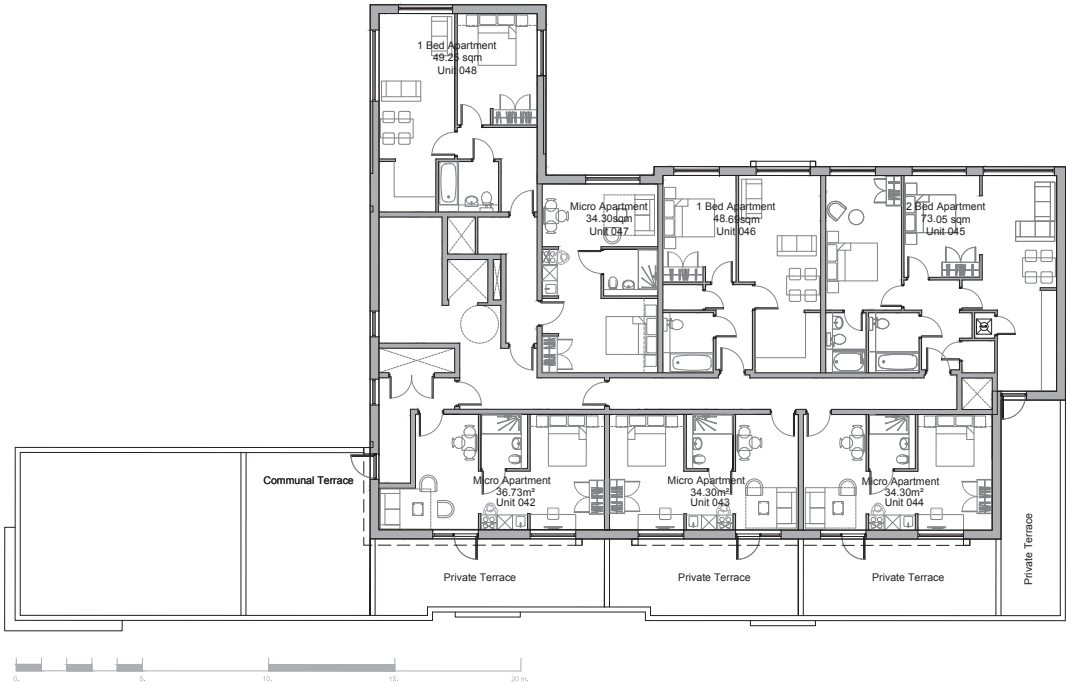
Design Proposal

Proposed Plans

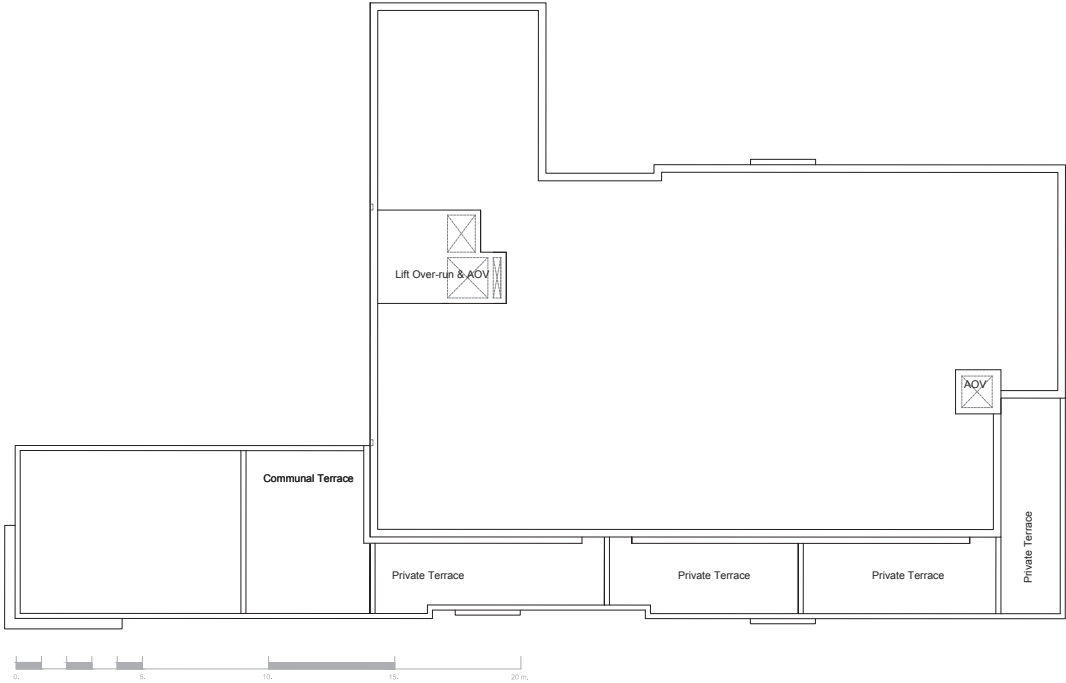
Fifth Floor Plan



	1B	2B	MA
0	0	0	0
1	4	2	4
2	4	2	4
3	4	2	4
4	4	2	4
5	2	1	4
Total	18	9	20
47			



Fifth Floor Plan



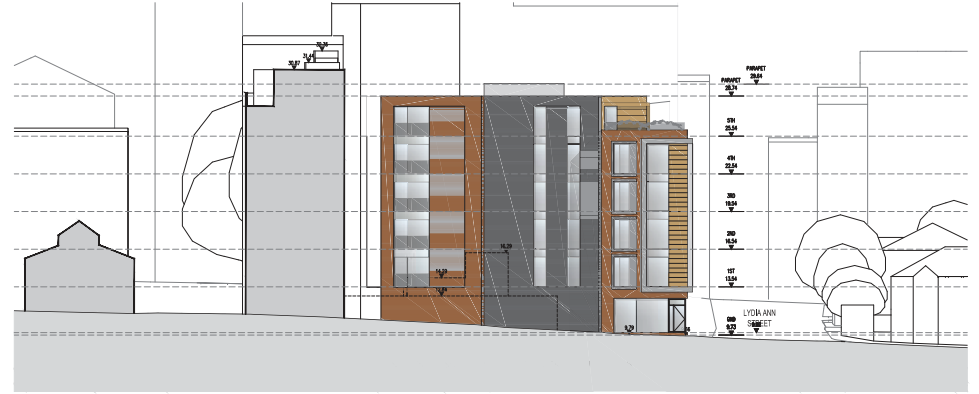
Roof Plan

# Design Proposal

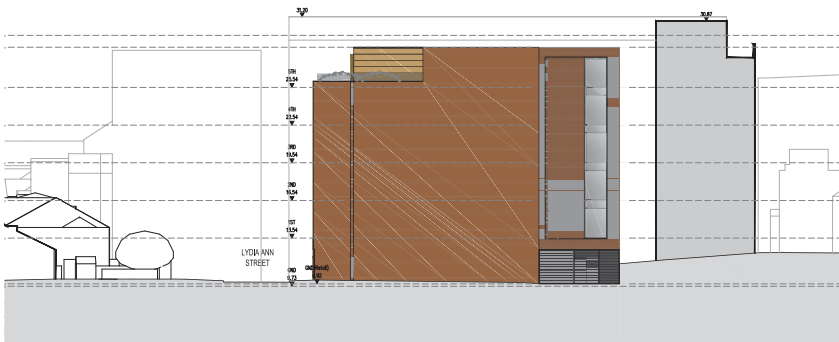
## Proposed Elevations



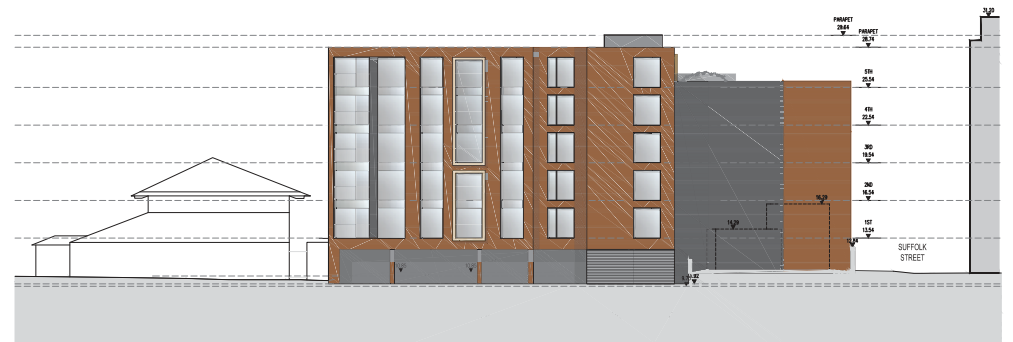
Lydia Ann Street Elevation



Suffolk Street Elevation



Side (East) Elevation



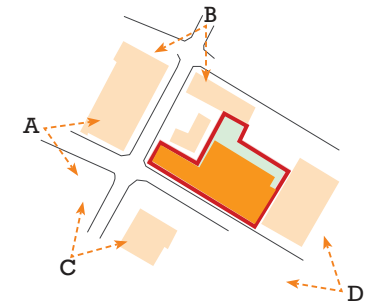
Rear North Elevation



Design Proposal  
Proposed Massing in Context



Design Proposal  
Serial Vision

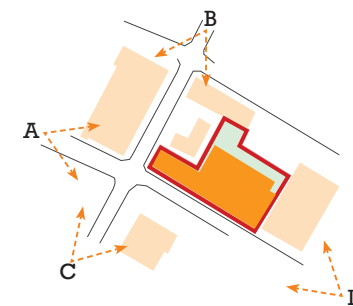


**A** Lydia Ann Street (West)



**B** Suffolk Street (North)

# Design Proposal Serial Vision



**C** Suffolk Street (South)



**D** Lydia Ann Street (East)

Design Proposal  
Proposed Visual







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