

# 6.0 DESIGN DEVELOPMENT

## 6.5 VISUAL IMPACT

Key Plan:



Design intelligence, commercial flair.



Proposed View



Proposed View with context of  
neighbouring scheme



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# 7.0 DESIGN CRITERIA

## 7.1 BUILD-TO-RENT: BEST PRACTISE

With increased institutional investment in residential schemes, many funders are looking to the Urban Land Institute's Build to Rent: A Best Practice Guide as a measure of quality.

FCH broadly follow this guidance when designing schemes which covers the following topics:

- Site Layout
- Scale
- Place Making
- Public Realm
- Form and Layout
- Density
- Front of House Areas
- Back of House Areas
- Building Envelope
- Sustainability
- Construction
- Fit-out Specifications
- Management

The guide summarises that there is not a one size fits all solution and place-making is at the heart of good communities.

Great emphasis is put on the quality of public space and communal areas, which makes good business sense when considering long term investment, where voids should be minimised in an increasingly competitive market.



“It is proven that where a resident knows at least one of their neighbours, they are 75% more likely to remain in their home.”

# 8.0 DESIGN PROPOSAL

## 8.1 PROPOSED SITE PLAN

### Proposed Site Plan

The building within the wider streetscape context.

KEY  
- - - - - Existing Site Boundary





# 8.0 DESIGN PROPOSAL

## 8.2 PROPOSED FLOOR PLANS

8.2.1 Block A  
Proposed Ground Floor Plan



Key: Block A

