Key Plan:





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Proposed View

.

Proposed View with context of

neighbouring scheme

Key Plan:





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Proposed View

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Proposed View with context of

neighbouring scheme

Key Plan:





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Proposed View

Sposed view

Proposed View with context of

neighbouring scheme

Key Plan:





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Proposed View

Proposed View with context of

neighbouring scheme

Key Plan:





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Proposed View

Proposed View with context of

neighbouring scheme

Key Plan:





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Proposed View

Proposed View with context of

neighbouring scheme

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.



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3.0	Form and layout	36
3.1	Form	36
3.1.1	Low density - suburban	38
3.12	Medium density - urban	38
313	High density - central	39
32	Layout	40
32.1	Single aspect arrangement	41
322	Solar orientation	42
	· Case Study: The US lenant experience	43
3.3	Access	43
331	Front of house	44
332	Residents' shared areas	45
333	Residents' private areas	48
334	Back of house	50
-	E	-
3.4	Envelope	50

ULI UK Residential Council

Suburban Urban Suburban Suburban

Zone 1 - Front of House			
Vehicular drop off		۲	
Main entrance canopy			
Draught lobby		0	
Double height entrance lobby			
Single height entrance lobby	.0	0	
Access control for night porter			
Main reception desk, concierge facilities	0		
Lounge seating			
Television and information display screens	10		
Fireplace or focal point		۲	
Access to administration office		۲	
Leasing suite			
Access to furnished show apartment			
Direct access to adjacent commerical facilities			

•

Zone 2 - Residents' shared areas

Zone 2 - Residents' shared areas			
Post room			1
Residents' information screens			
ATM			1
Vending facilities			i
Central lift lobby and circulation areas			i
Goods lift			
Passenger lifts with dual access to loading bay			é
High lift car ceilings			1
Single core building linked to Front of House			•
Multiple cores, linked to Front of House			
Loading bay			ė
Furniture holding area			ł
Refuse stores, and recycling stations	0	•	è
Waste chutes to compactors			0
Business/IT lounge (Cyber café)			0
Club or games room with range of facilities			
Meeting and conference rooms			ą
Dining and entertaining suites	- 0	٠	4
Cinema room			e
Library		•	
Multi-function rooms	- 0		
Fitness gym		•	0
Treatment rooms			•
Changing rooms			0
Internal swimming pool			0
External swimming pool			
Sauna and steam rooms		0	6
Crèche and nursery facilities		•	
Gardens	.0	0	
Roof terrace		•	9



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

Courtvard gardens					
Allotment gardens		ĩ			
Glasshouse gardens					
Parasols, tables, chairs and loungers					
Pet drinking and grooming facilities			10		
Outdoor food preparation ranges					
Barbeques and grills					
Fireplaces and fire pits					
Tennis court		0			
Cycle maintence workshop					
Cycle rental					
Car club rental	0				
		1			
Zone 3 - Residents' private areas					
Studio suites					
One bed apartment	.0				
One bed, plus study apartment		0			
Two bed apartment	.0				
Three bed apartment	0				
Duplex apartment		0			
Townhouse					
Unfurnished		0			
Furnishings rental		0	٠		
Standard ceiling height					
Higher ceiling height		0	٠		
Balconies					
Balconettes		0	٠		
Bay windows		0	٠		
Equal bedroom sizes	.0	0	٠		
Walk-in wardrobes		۲	٠		
Wardrobe furniture	.0	۲			
Open plan (domestic fire suppression sprinkers)		0	٠		
Washing machine in utility cupboard/room		۲	٠		
Resident's storage off parking areas		۲	٠		
Resident's storage on residential floors	.0	0	٠		
Car parking spaces	0	۲			
Secure motorbike and scooter parking	0		٠		
Secure cycle parking	0	۲	٠		
Zone 4 - Back of House					
Management team administration offices	in.	-	-		
Maintenance manager's office and stores		-	2		
Deliveries and holding storage to reception	-		2		
Postman's access to rear of post boxes	0		2		
Maintenance and cleaning facilities	in the	-	2		
Plant rooms	-	-	2		
Centralised plant		-	2		
semanala pran	4	-			

8.0 DESIGN PROPOSAL8.1 PROPOSED SITE PLAN





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8.0 DESIGN PROPOSAL **8.2 PROPOSED FLOOR PLANS**



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