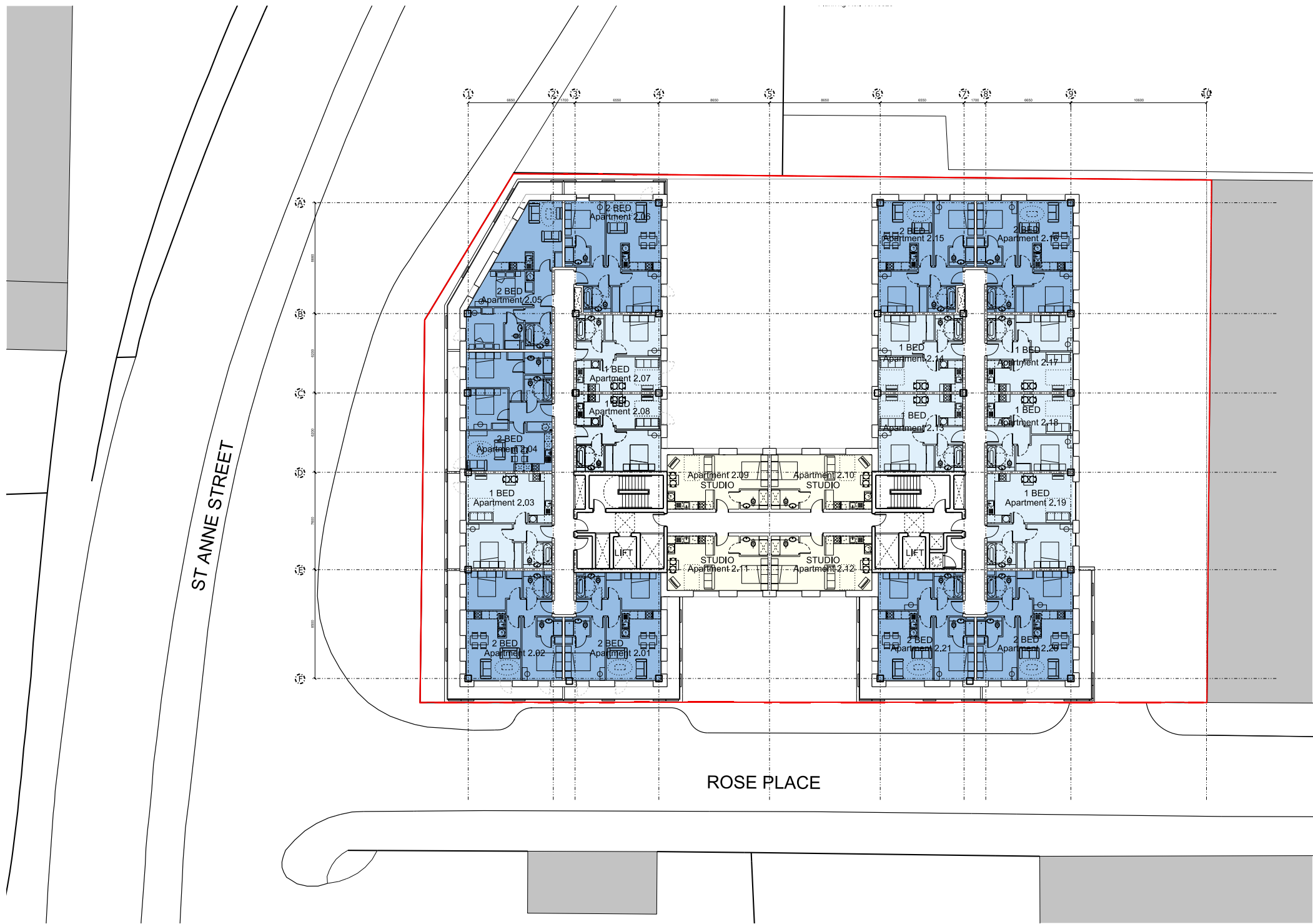


# 6.0 DESIGN PROPOSAL

## 6.1 PROPOSED FLOOR PLANS

### 6.1.3 - 2ND TO 5TH FLOOR PLAN

2nd to 5th floors repeat the residential layout of the 1st but also complete the block with 4no. studio's in the central spine. The double block form generates eight corner units per floor, meaning only nine single-aspect units per floor. Positioning of the cores also means that internal corridors are short. A further benefit of the double block form is that balconies can be wrapped around eight sides in total, affording all flats good contact with the outside.



# 6.0 DESIGN PROPOSAL

## 6.1 PROPOSED FLOOR PLANS

### 6.1.4 - 6TH FLOOR PLAN

The 6th floor plan repeats the layout of the main blocks of the floors below. However the central spine which joins the two blocks becomes a communal roof terrace for the enjoyment of the residents, helping to provide varied amenity space for the residents. At this level the residents will be able to enjoy great views south towards the famous city centre skyline.

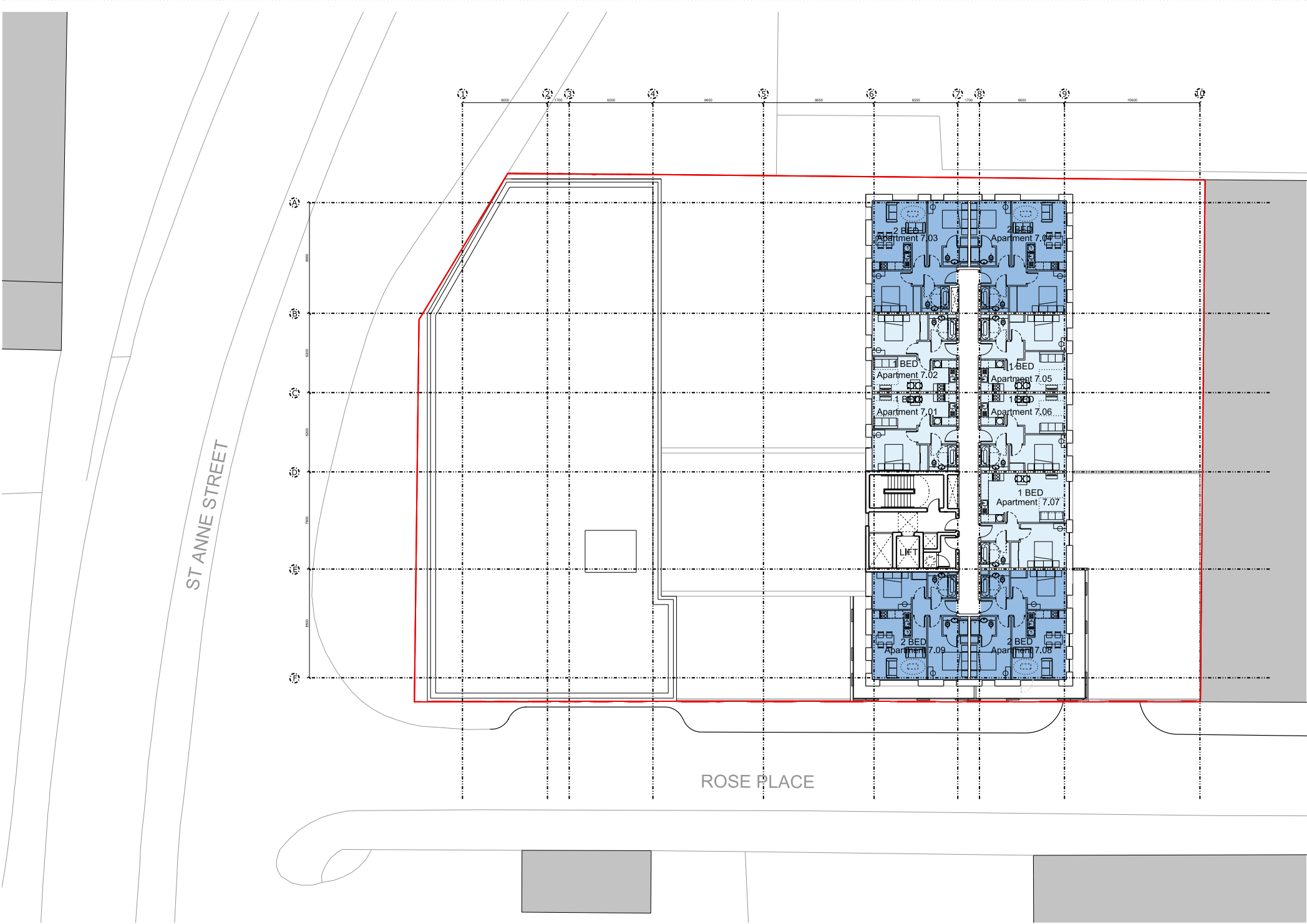


# 6.0 DESIGN PROPOSAL

## 6.1 PROPOSED FLOOR PLANS

6.1.5 - 7TH FLOOR PLAN

At the 7th floor the building reduces in mass leaving only the block to the east which repeats the layout of the floors below. This produces the step down to St. Anne Street providing variation and a dynamic building form.

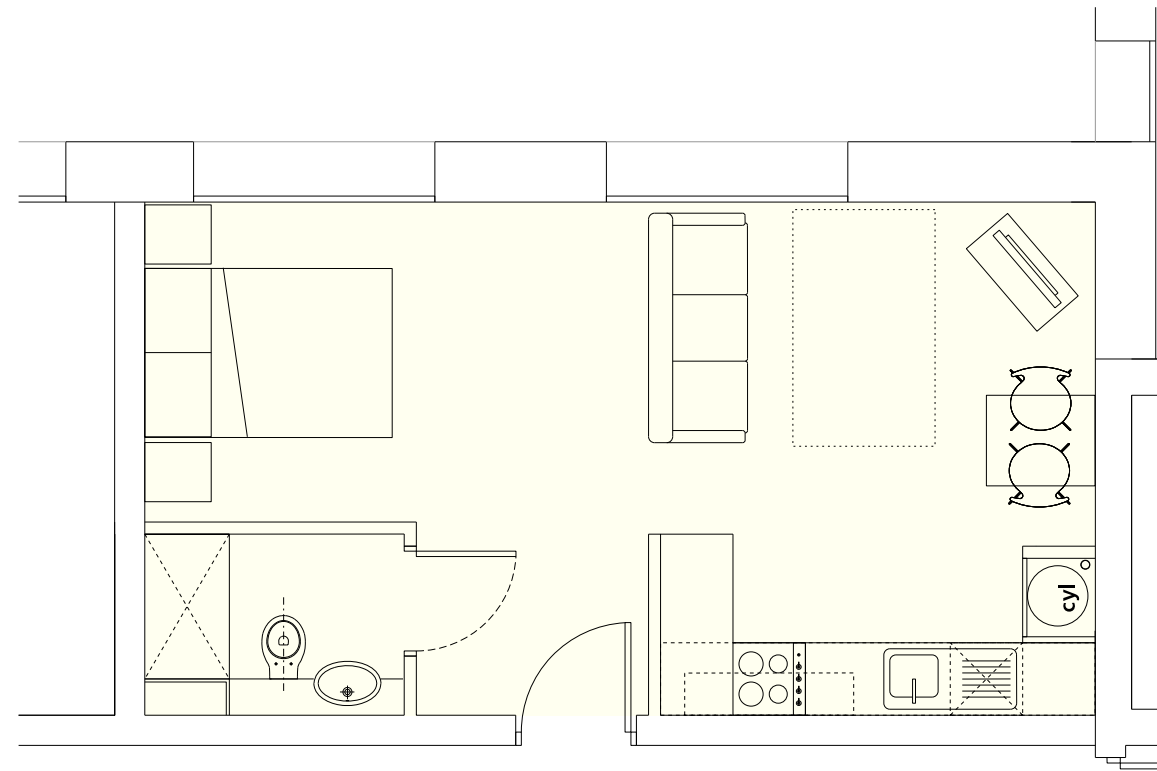


# 6.0 DESIGN PROPOSAL

## 6.2 APARTMENT LAYOUTS

### 6.2.1 Typical Studio Apartment Layout:

There are 16no. studio apartments across the scheme measuring c.33 sqm. The studios include a shower room with toilet and sink, a kitchenette, living space and sleeping space for a double bed.

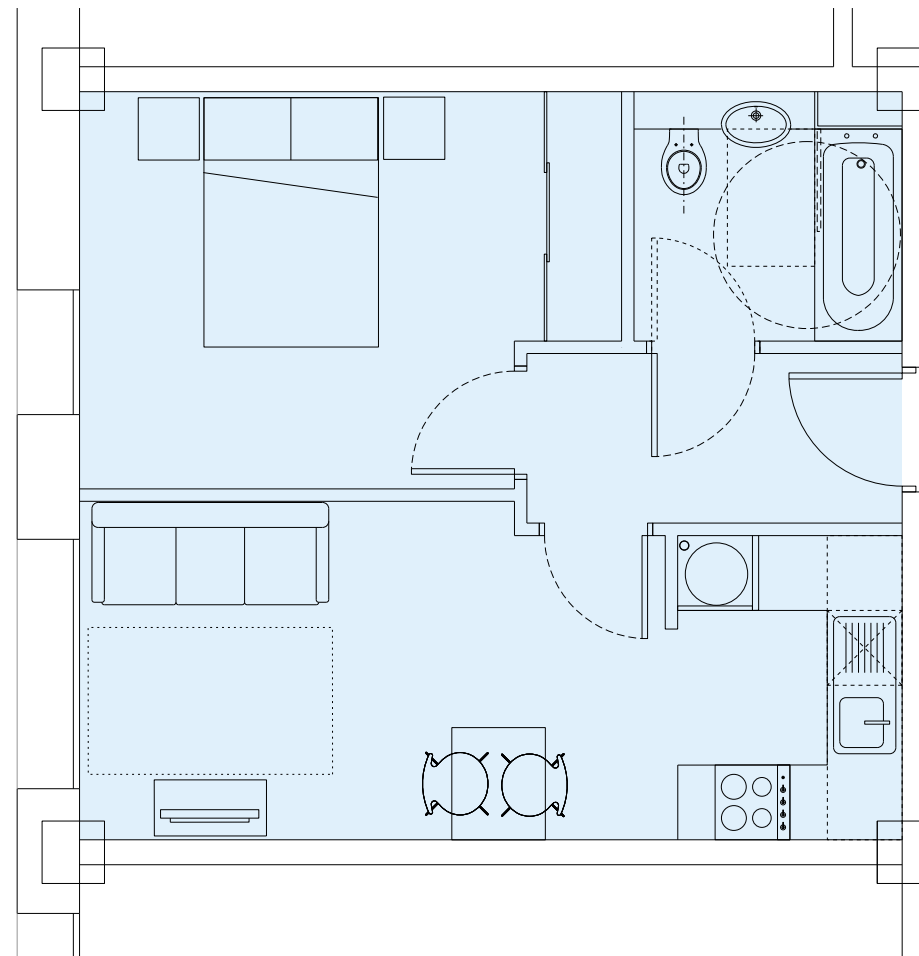


# 6.0 DESIGN PROPOSAL

## 6.2 APARTMENT LAYOUTS

### 6.2.2 Typical 1 Bedroom Apartment Layout:

There are 53no. 1 bed apartments across the scheme measuring c.40 sqm. Every 1 bed apartment has a large open plan kitchen, living and dining space with built-in storage. There is a large master bedroom with ample storage and a generous bathroom.

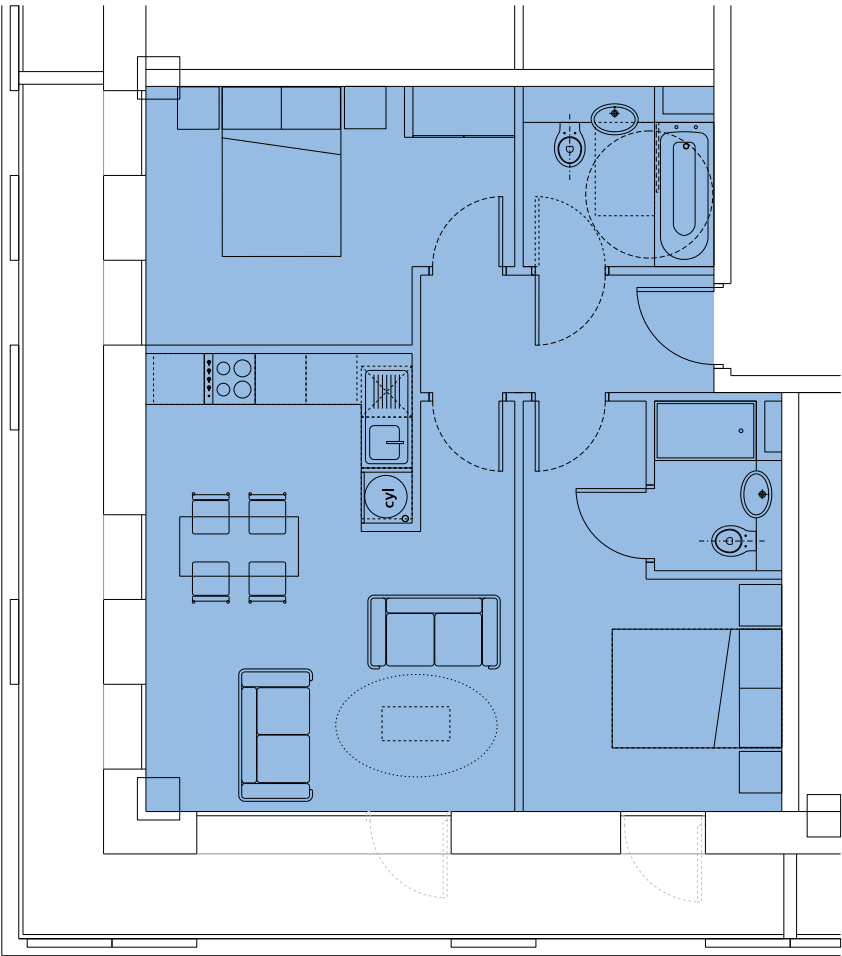


# 6.0 DESIGN PROPOSAL

## 6.2 APARTMENT LAYOUTS

### 6.2.3 Typical 2 Bedroom Apartment Layout:

There are 58no. 2 bed apartments across the scheme measuring c.61 sqm. Every 2 bed has an open plan kitchen, living and dining space with built in storage. The master bedroom has an en-suite bathroom and there is a second bedroom and family bathroom.





# 6.0 DESIGN PROPOSAL

## 6.3 FACADE PRECEDENTS

INSPIRATION - Surrounding Area and History



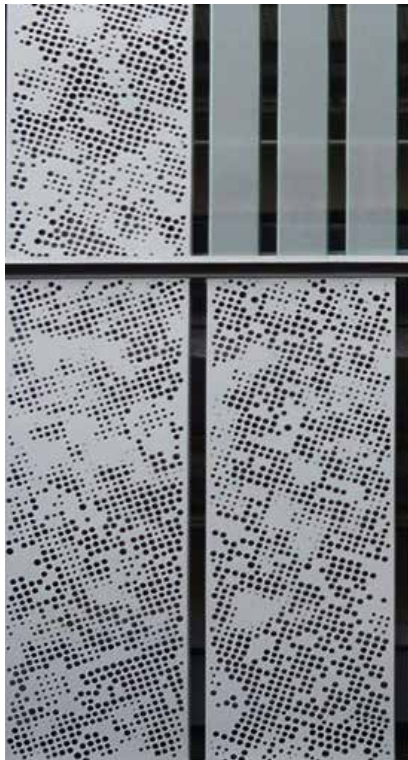
Currently on Rose place there is a mixture of vertical and horizontal elements within the industrial area.



Materials in the area are predominantly brick and industrial metal sheeting.



PRECEDENTS



Design intelligence, commercial flair.

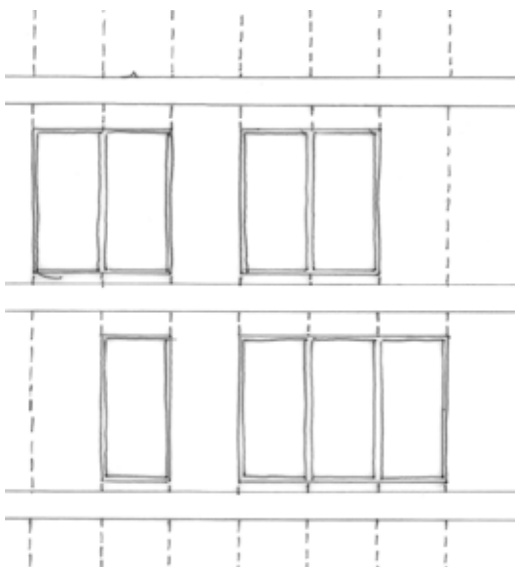
# 6.0 DESIGN PROPOSAL

## 6.4 FACADE DEVELOPMENT

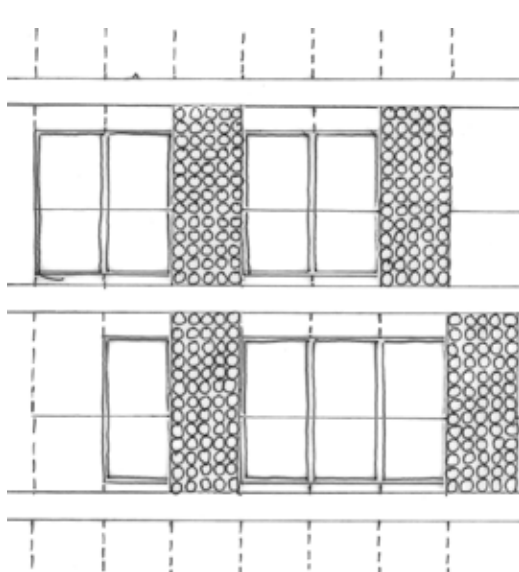
Layering effect



- Overhanging balconies
- Rationalised grid



- Windows added within grid



- Perforated panels within grid to edge of balcony