6.0 PROPOSED DESIGN
6.2 PROPOSED APARTMENT LAYOUTS - PRECEDENTS

One of the key design intentions was to utilise the space efficiently through a number of space-saving methods.

6.0 PROPOSED DESIGN
6.2 PROPOSED APARTMENT LAYOUTS

6.2.2 Lifetime Homes guidance

6.2.2.1 Lifetime Homes Criteria & Specifications

- Disabled parking spaces of minimum dimensions 3300mm x 4800mm are clustered around the lift core in the basement. The distance to the dwelling entrance is level and kept to a minimum.
- Paths from car parking to the dwelling entrance is smooth, slip free and at least 1200mm wide.
- All entrances are illuminated, have a level threshold, and have effective clear opening width of at least 1200mm.
- All entrances an effective leading edge to door handle side.
- Adequate weather protection is provided at all main entrances.
- All entrances have a level external landing.
- Easy Access is provided to all principal stairs, and have a maximum rise of 170mm and a maximum going of 250mm. All stairs within all blocks are provided with handrails at a height of 900mm above stair nosings which extend a minimum of 300mm beyond the top and bottom steps. Stairs have a non-slip contrast nosing strip, with no open risers.
- All lifts to homes are fully accessible, and have clear landings of at least 1500mm x 1500mm.
- Lift cars have a minimum dimension of 1100mm 1400mm.
- Clear widths of at least 1400mm are provided to all communal hallways and landings.
- All accessible living rooms and dining rooms are provided with clear turning circles of 1500mm.
- Kitchens have a clear entrance width of 1200mm between fixed walls and appliances.
- A minimum of 750mm clear space is provided around all sides of beds.
- All dwellings have a living room/space provided at entrance level.
- All WC compartments are provided with a WC with a centre line between 400mm-500mm from an adjacent wall, a flush control located on the side of the cistern furthest away from the adjacent wall.
- All WC compartments have an approach of at least 350mm from the WC's centre line towards the adjacent wall, 1000mm from the WC's centre-line on the other side, 1100mm forward from the front rim of the WC and 500mm back from the front rim of the WC for a width of 1000mm from the WC's centre line.
- Basins on the wall adjacent to the WC do not project into the approach zone by more than 200mm, and have a clear approach zone of 1100mm.
- Floor drainage in accessible rooms with floor level showers are located as far from the entrance doorway as practical, and the floors have a shallow fall towards the drain.
- All accessible WCs have an outwards opening door, and are capable of firm fixing and support of handrails and other adaptations at any point within 300mm and 1800mm from the floor
- All dwellings are single level, therefore internal stair lifts are not necessary.
- The ceiling construction is adequate for the installation of ceiling hoists to all main bedrooms and bathrooms. All bedrooms where this conditions exists have a clear, level route through the main bathroom.
- Accessible bathrooms are provided on the same level as the main bedroom, and are at entrance level.
- Accessible bathrooms are provided with an accessible floor shower with minimum 1500mm turning circle, and a shallow fall for drainage.
- Living spaces are provided with windows which allow a view out when seated, and at least one openable window is provided to all habitable spaces, operable by a range of people including those with restricted movement and reach.
- All glazing to living areas begins at a maximum of 300mm from the floor, and transoms within a 1700mm range of the floor are at least 400mm apart.
- All habitable rooms have a clear approach route to the window, with a potential 750mm wide route for wheelchair users, and handles are no higher than 1200mm from the floor.
- All service controls are within a band of 450mm to 1200mm form the floor, and are at least 300mm from any internal room corner.

6.0 PROPOSED DESIGN
6.2 PROPOSED APARTMENT LAYOUTS

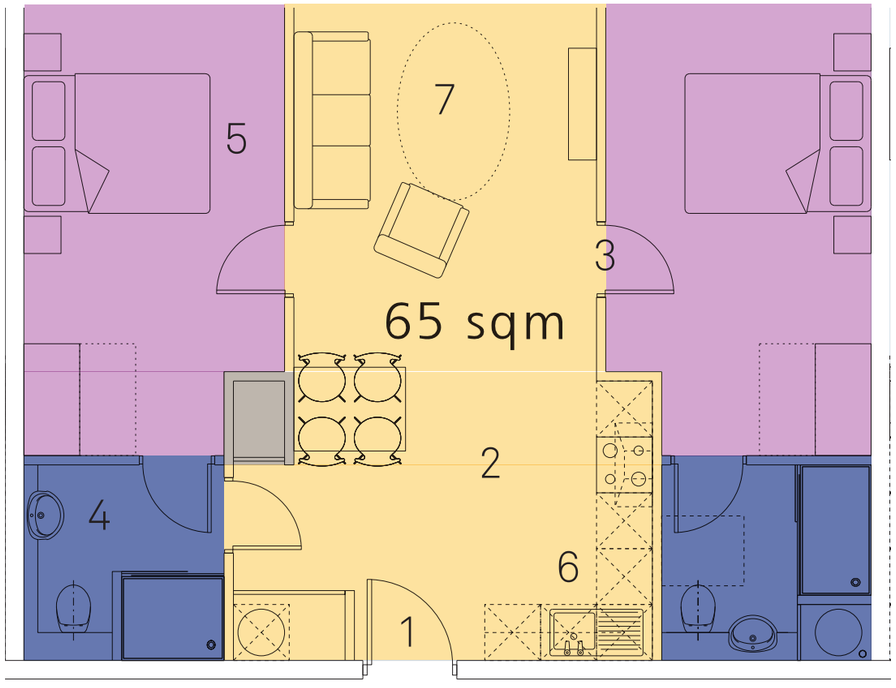
6.2.2 Lifetime Homes guidance

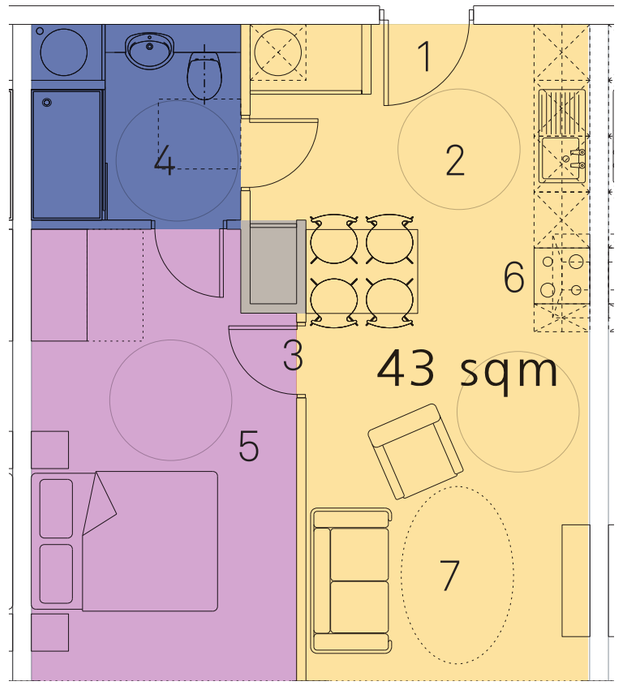
6.2.2.2 Typical Apartment Layout

Apartments within the proposal have been designed in order to comply with the 'Lifetime Homes Guidance', which outlines a set of design principles encouraging inclusivity, accessibility, adaptability, sustainability and good value.

The diagram adjacent outlines the basic principles adopted within each apartment layout, which include:

1. The minimum clear opening at the entrance to the dwelling should be a minimum of 800mm.
2. The minimum width to any internal corridor or hallway is 900mm, although 1200mm shall be maintained where possible.
3. The minimum clear opening width of any doorway within a dwelling is 750mm. Where the approach is at a right angle and the corridor is between 1050- 1200mm at minimum clear opening of 775mm is maintained. Where the approach is at a right angle and the corridor is less than 1050mm a minimum clear opening of 900mm is maintained.
4. There will be a minimum of one bathroom within each apartment that is capable of being converted into an accessible bath or shower room.
5. A clear width of 750mm shall be maintained to the sides and foot of the bed within the master bedroom. Within any secondary bedrooms a clear width of 750mm is maintained to a minimum of one side, and the foot of the bed where access to a window is required.
6. Within the kitchen, unit layouts shall be standardised in line with lifetime homes guidance, in either a straight, 'L' shaped or 'U' shaped configuration. A clear 1500mm diameter circle, or 1400 x 1700mm ellipse, shall be maintained for maneuverability in both the kitchen and lounge/ dining areas.
7. Where movement between furniture is neccessary for circulation, a clear width of 750mm between items shall be maintained.





Key:

- Kitchen/ Lounge/ Dining Area
- Bedroom
- Bathroom
- Corridor
- Store

6.0 PROPOSED DESIGN
6.2 PROPOSED APARTMENT LAYOUTS

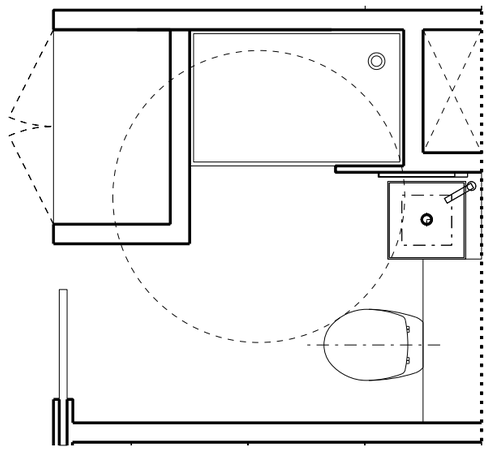
6.2.2 Lifetime Homes guidance

6.2.2.3 Typical Bathroom/ Accessible Bathroom Layout

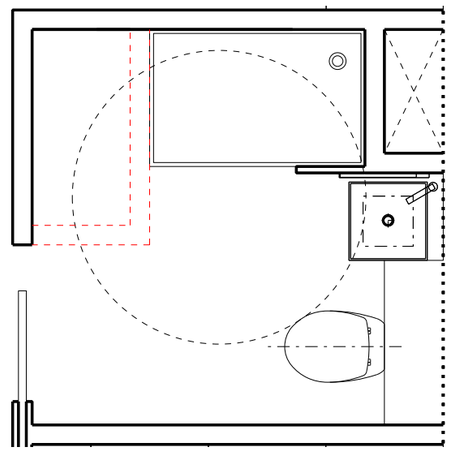
Bathrooms within the apartments will be standardised to allow ease of construction, maintenance and later adaption when required.

In order for the bathrooms to be converted into accessible facilities, all units will have the spatial requirements for a bathtub or accessible floor level shower.

An accessible area shall be maintained around the wc, washbasin and shower/ bath/ accessible floor level shower. This includes allowing for a 1500 x 1500mm turning circle in the case of an accessible floor level shower.



Typical Bathroom Layout



Bathroom Alternative Layout

7.0 FACADE DESIGN DEVELOPMENT
7.1 ELEVATION DESIGN - PRECEDENTS

7.2.1 General building precedents

1. 250 City Road, Foster and Partners.

2. Goodmans Fields - Lifchutz Davidson Sandilands

3. 250 City Road, Foster and Partners.

4.The Courtyards, Shepherd Robson

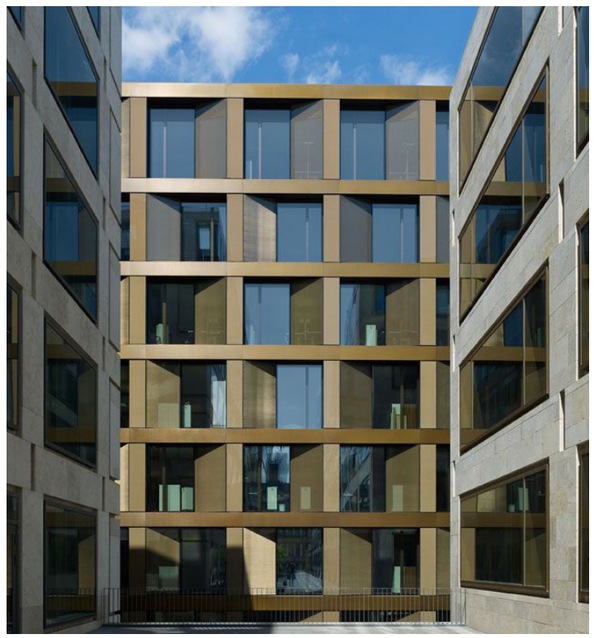
5. 31 Haus Freischutz, David Chipperfield

1.

2.

3.

4.



5.

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Design intelligence, commercial flair.

7.0 FACADE DESIGN DEVELOPMENT
7.2 ELEVATION DESIGN - PROPOSED DESIGN

Proposed South Elevation 01

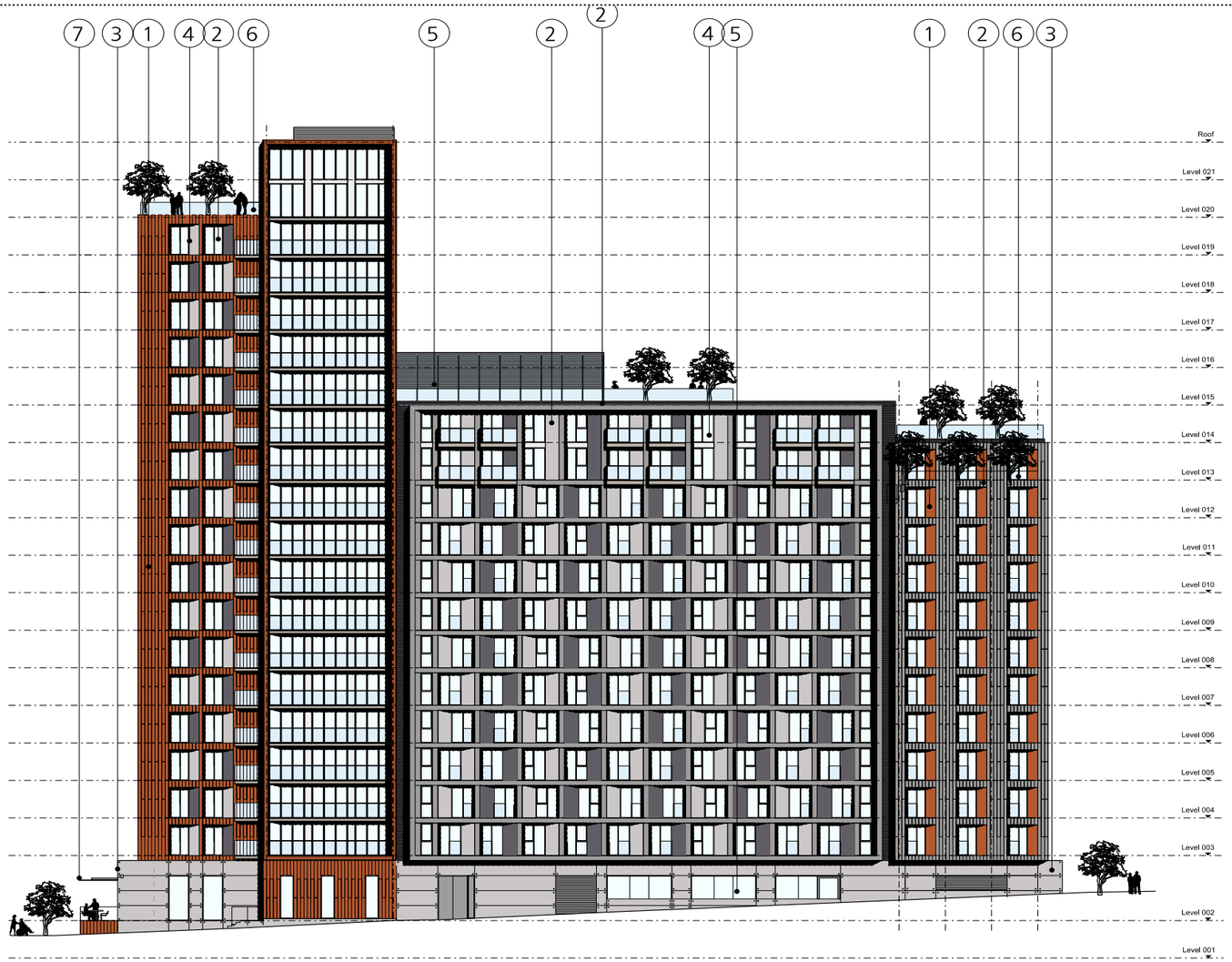
The proposed development is designed to provide a high quality street frontages to Norfolk Street, Chaloner Street, Watkinson Street and to the adjacent scheme Norfolk Street Phase II.

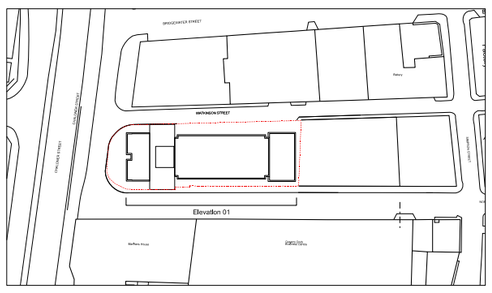
The facades feature a number of details drawn from the existing buildings nearby, such as the occurrence of strong vertical elements, the regular window pattern and the diversity in the use of the materials.Corten Frames that protrude from the building create defined exterior facade, the structure's protrusions and recesses, layering the facade and creating depth and shadows.

A complementary palette of materials is proposed to ensure the development harmonises with its historic context whilst maintaining its own identity through contemporary forms.

MATERIALS KEY:

1 Corten Steel
2 Zinc/ Aluminium Cladding
3 Concrete
4 Aluminium Windows
5 Curtain Walling
6 Glass Balastrade
7 Glass and steel canopy





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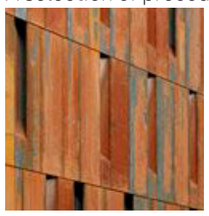
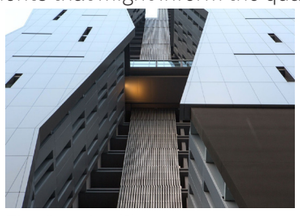
A selection of precedents that might inform the quality of materials and architecture:


Corten Steel (1)


Zinc Cladding (2)


Zinc Cladding (2)


Concrete (3)