

# 6.0 PROPOSED DESIGN

## 6.1 LAYOUT

### 6.1.1 Proposed Ground Floor Plan

The ground floor consists of two main entrances into the building; a Entrepreneurial Hub, residential amenities, the lift/ stair core, car lift and secondary spaces such as refuse and cycle store.

The residential accommodation is accessed from an entrance on Norfolk Street. Residential amenities are located at the ground floor, including residential lounge. Internal cycle store and refuse store are located to the north with access off Watkinson Street.

The Entrepreneurial Hub is accessed from an entrance on Warkinson Street. The hub consists of a external elevated terrace linking to a large open plan space throughout the ground floor.

Key:

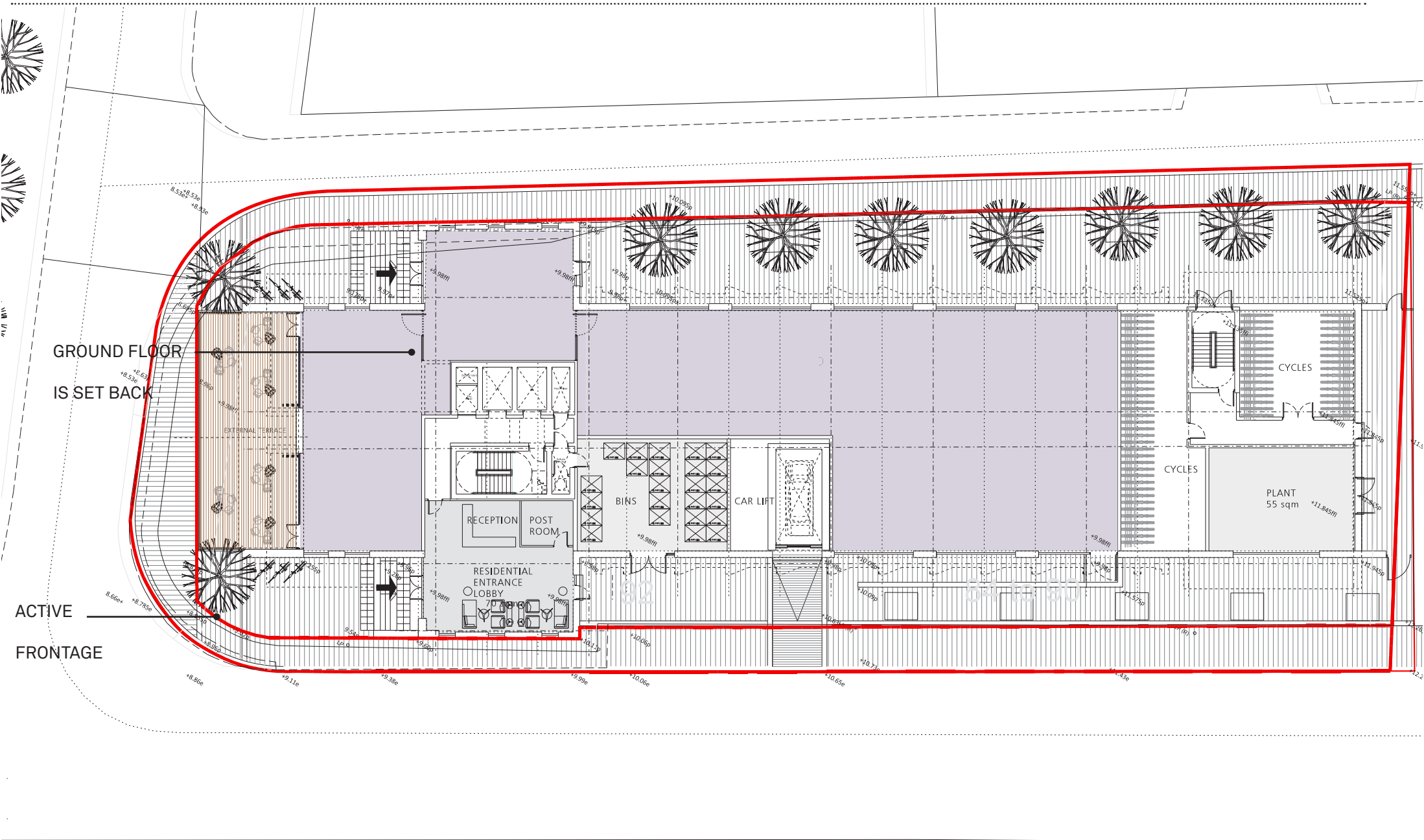
Entrepreneurial Hub

Residential Amenities

Lift/Stair core

Plant/ Cycle store/ Refuse store

Site



# 6.0 PROPOSED DESIGN

## 6.1 LAYOUT

### 6.1.2 Proposed Floor Plan: Levels 003-013

The proposed development offers a mixture of quality luxury 3 Bed, 2 Bed, 1 Bed and Studio apartments . The apartments are orientated to maximise views out of the site. 20no. of apartments are provided on the levels 03 to 013.

The main facade at Norfolk Street is set back from the outline of the site, increasing the interface distances. In addition, it is stepped creating interest to the overall form of the building.

Key:

3 Bed Duplex Apartment

2 Bed Apartment

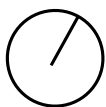
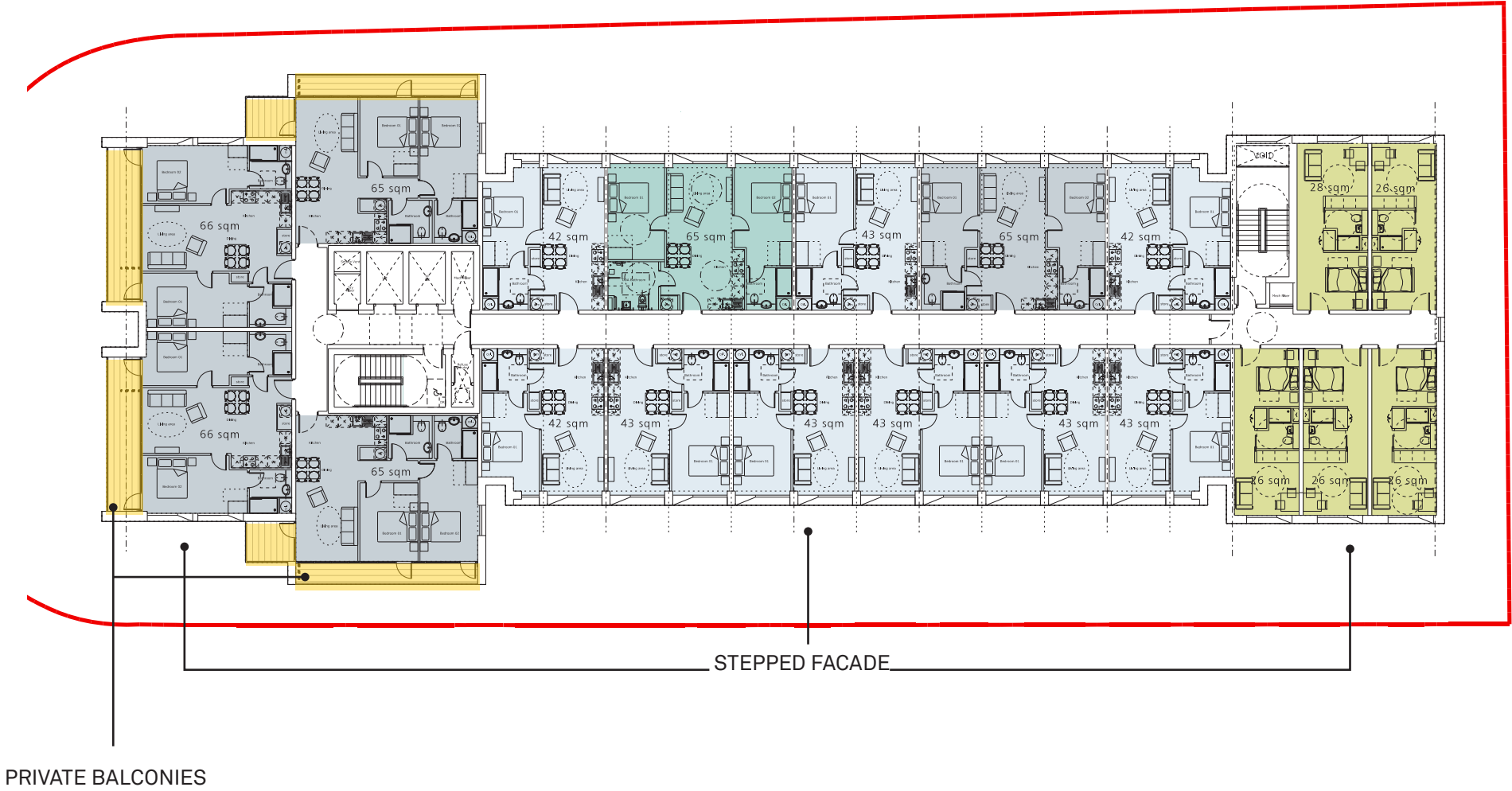
1 Bed Apartment

Studio

Entrepreneurial Hub

Lift/stair core

Residential Facilities



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## 6.1 LAYOUT

### 6.1.3 Proposed Floor Plan: Level 014

Level 014 consists of 14no. apartments. The rear facade has been set back offering the opportunity of high quality external terrace space for residents. In addition it increases the interface distance with the 9 storey building further along the street.

Key:

3 Bed Duplex Apartment

2 Bed Apartment

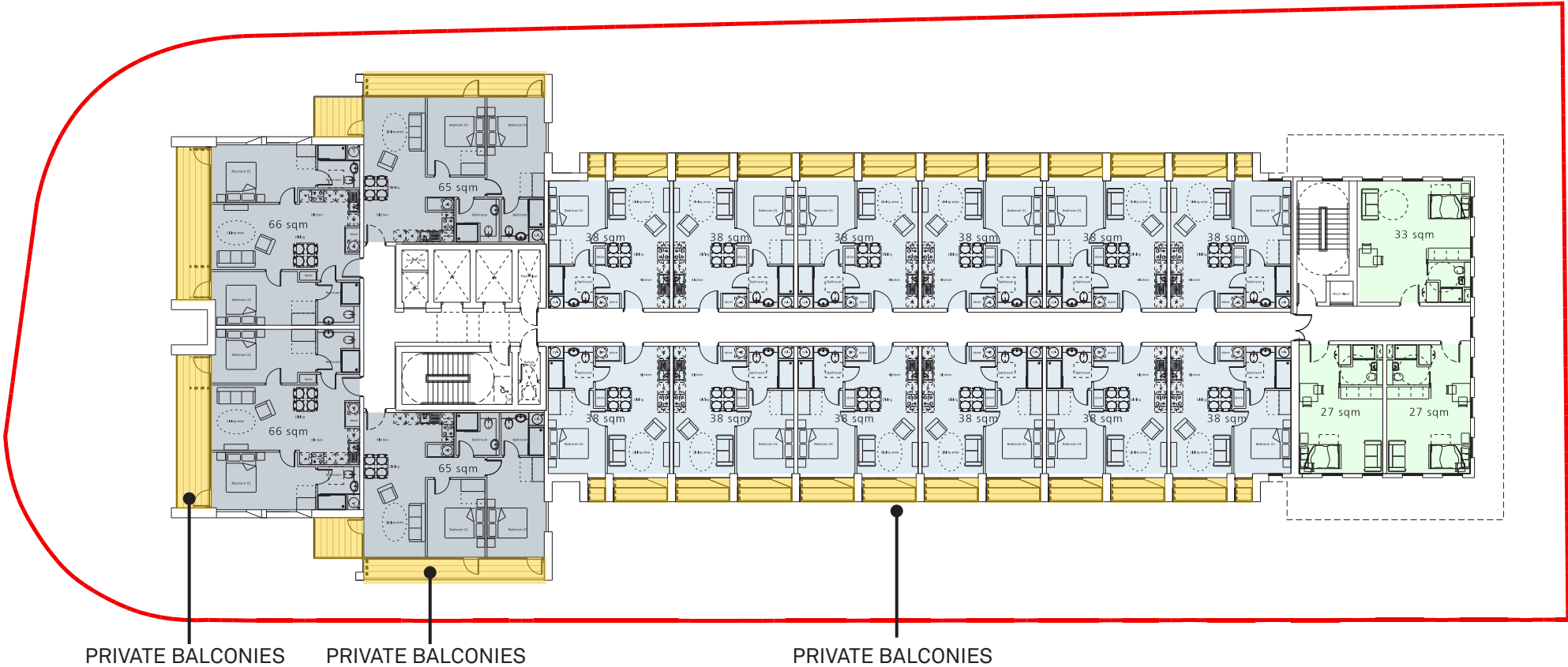
1 Bed Apartment

Studio

Entrepreneurial Hub

Lift/stair core

Residential Facilities



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## 6.1 LAYOUT

### 6.1.4 Proposed Floor Plan: Level 015

At Levels 015 there are 14 no. apartments with balconies, offering views across the city. The building has been set back, increasing the interface distances.

Key:

3 Bed Duplex Apartment

2 Bed Apartment

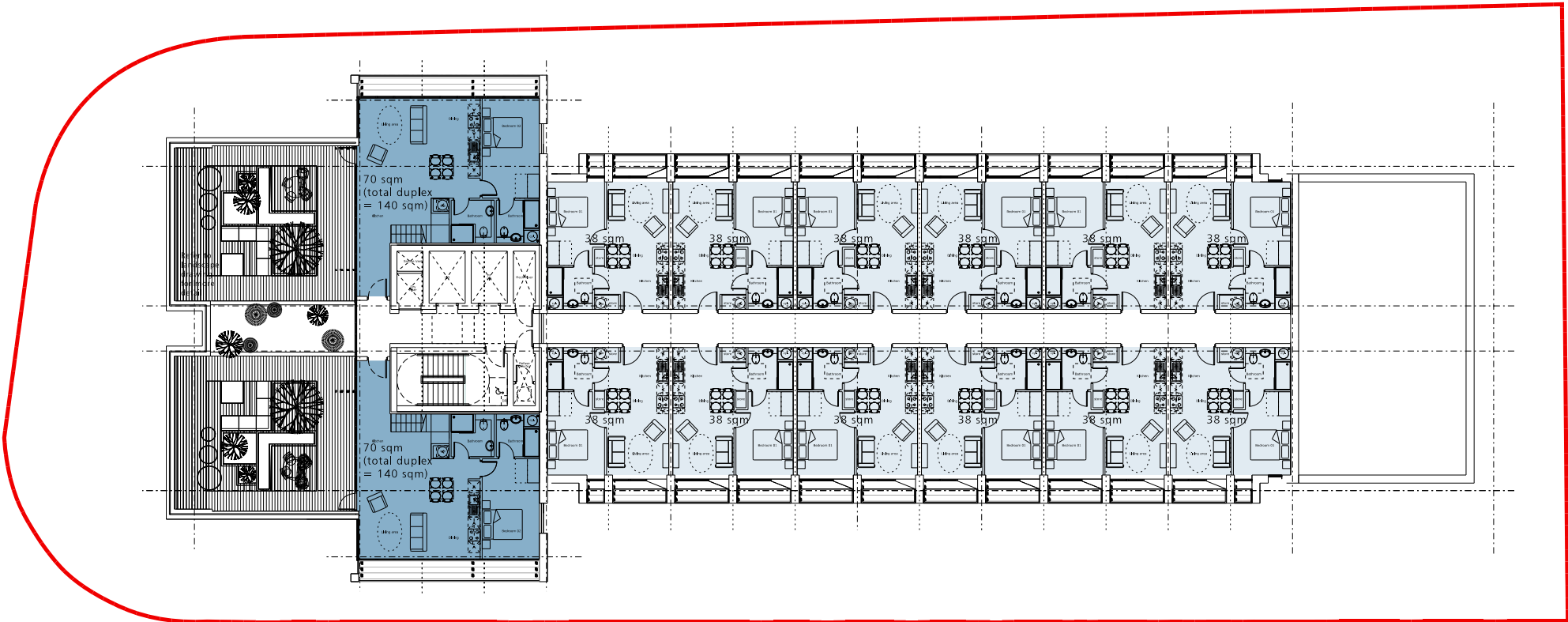
1 Bed Apartment

Studio

Entrepreneurial Hub

Lift/stair core

Residential Facilities



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## 6.1 LAYOUT

### 6.1.4 Proposed Floor Plan: Level 016

At Level 16 there are 2 no. 3 Bedroom Duplex Apartments, the building has been set back even more creating a high quality private terrace and increasing the interface distances. At this level there is also a communal roof terrace.

Key:

3 Bed Duplex Apartment

2 Bed Apartment

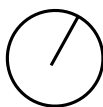
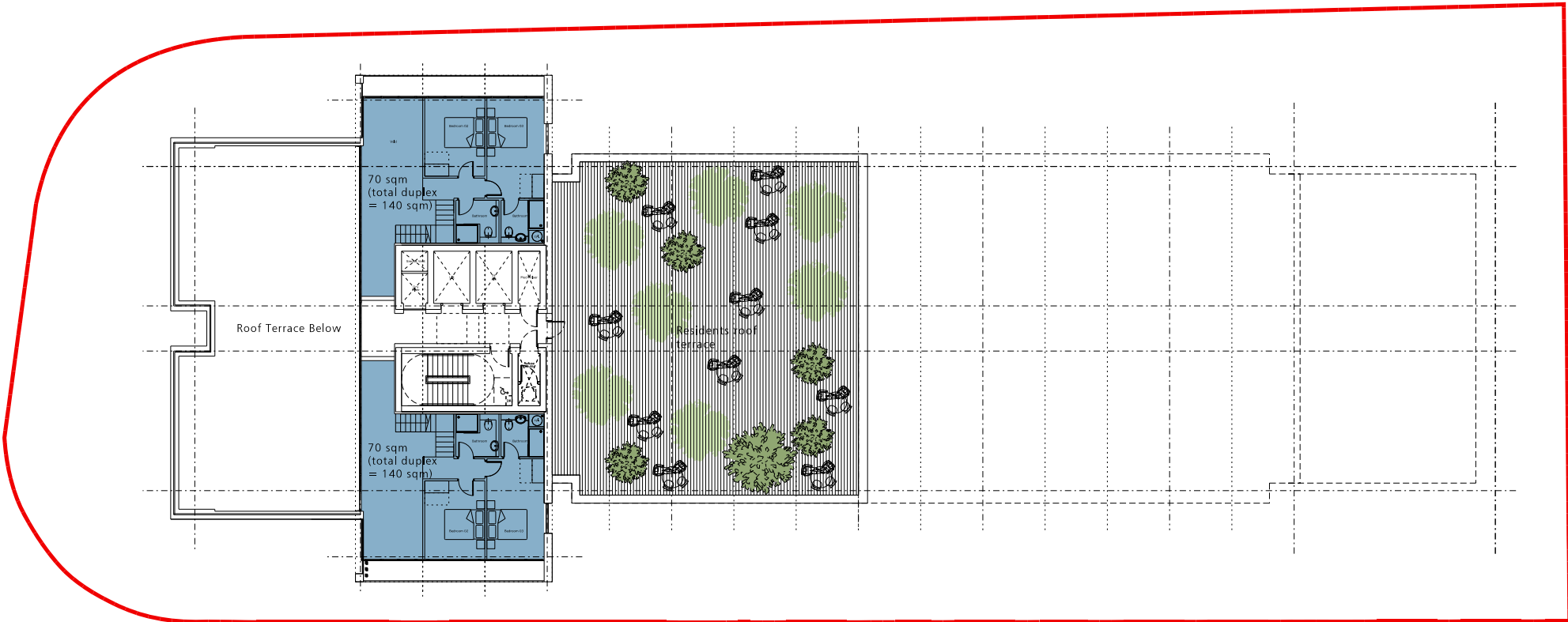
1 Bed Apartment

Studio

Entrepreneurial Hub

Lift/stair core

Residential Facilities

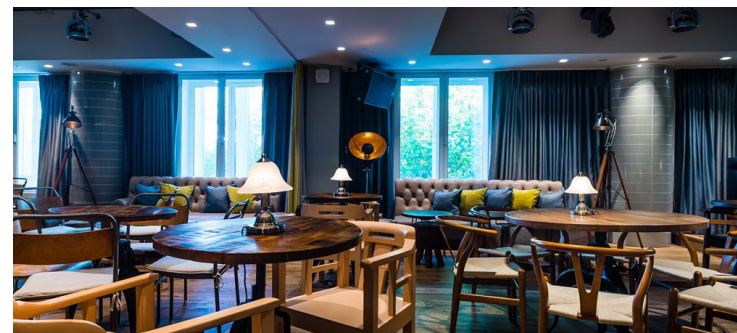
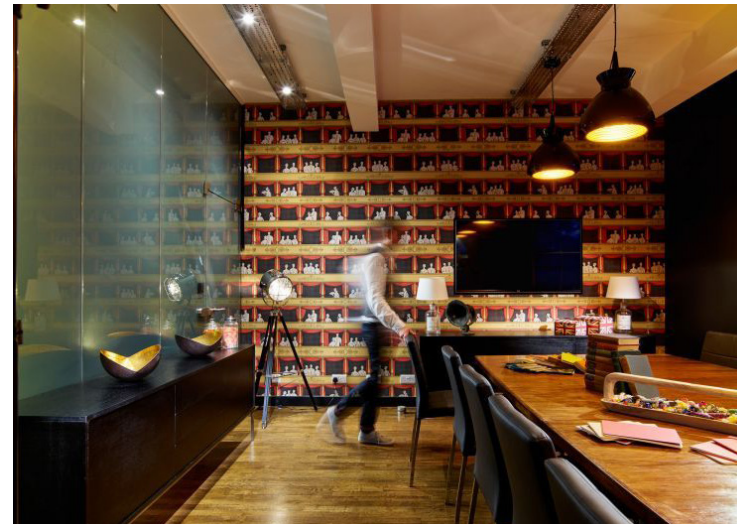




## 6.0 PROPOSED DESIGN

### 6.2 PROPOSED ENTRENEAURIAL HUB - PRECEDENTS

One of the key design intentions was to create a high quality interior to offer the city- open office hot spot.



Design intelligence, commercial flair.



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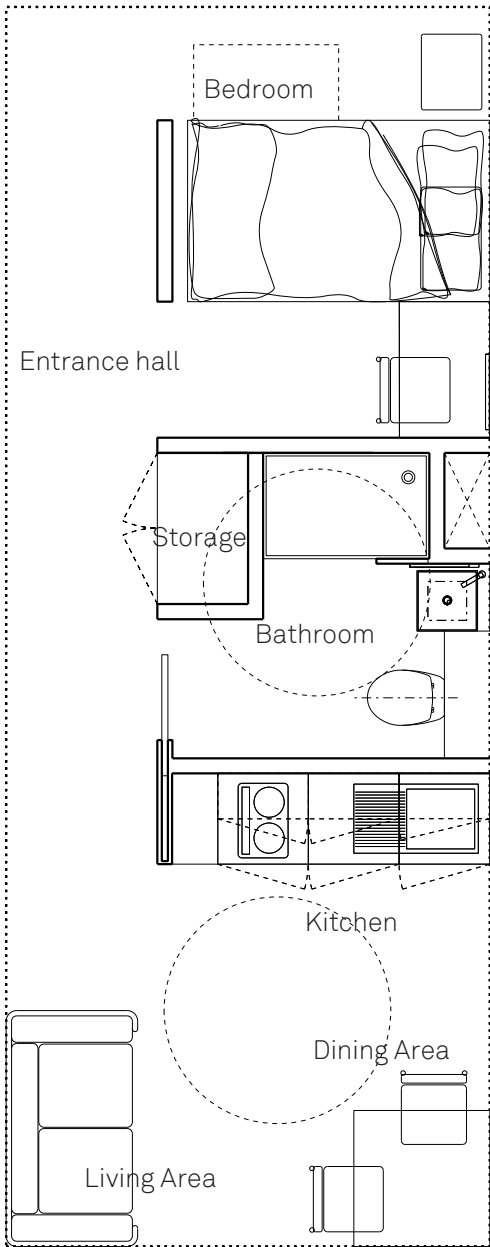
6.2 PROPOSED STUDIO APARTMENT LAYOUT

6.2.1 Typical Affordable Apartment Layout

The proposed Typical Studio Apartment size is 26.2 sq.m/ 280 sq.ft and includes the following:

- Entrance hall
- Bathroom
- Built in Storage
- Kitchen and Dining Area
- Living Area
- Double Bed

The apartment layout has been designed to maximise the space. Centrally positioned bathroom and kitchen core divides the space into a well-lit living area with a separate bedroom space at the rear.



- Studio apatment - 26 sq.m



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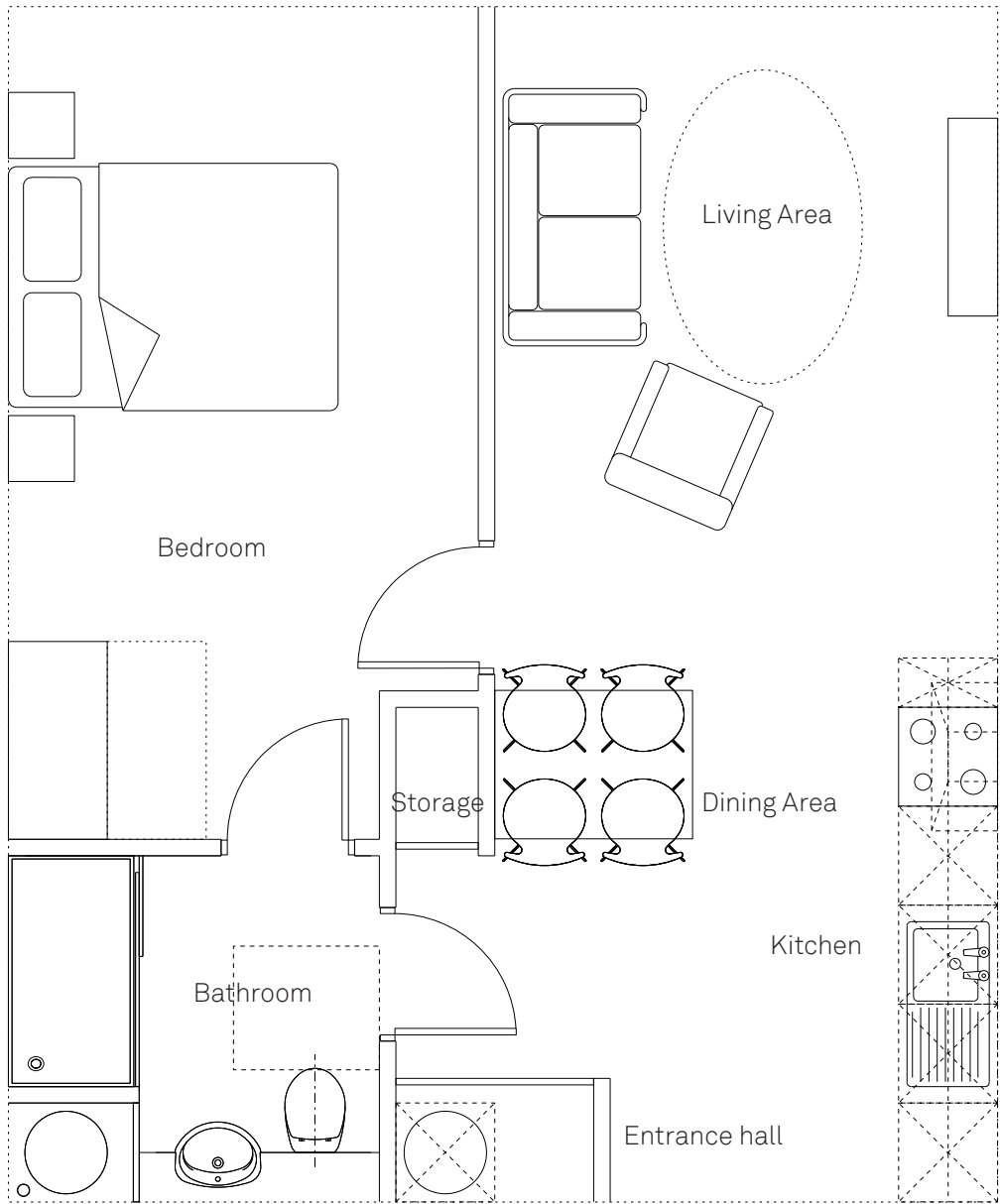
6.2 PROPOSED 1 BEDROOM APARTMENT LAYOUT

6.2.1 Typical Affordable Apartment Layout

The proposed Typical 1 Bedroom Apartment size is 43 sq.m/ 463 sq.ft and includes the following:

- Entrance hall
- Bathroom
- Built in Storage
- Kitchen and Dining Area
- Living Area
- 1 Bedroom

The apartment open plan layout has been designed to maximise the space.



- 1 Bed Apartment- 43 sq.m





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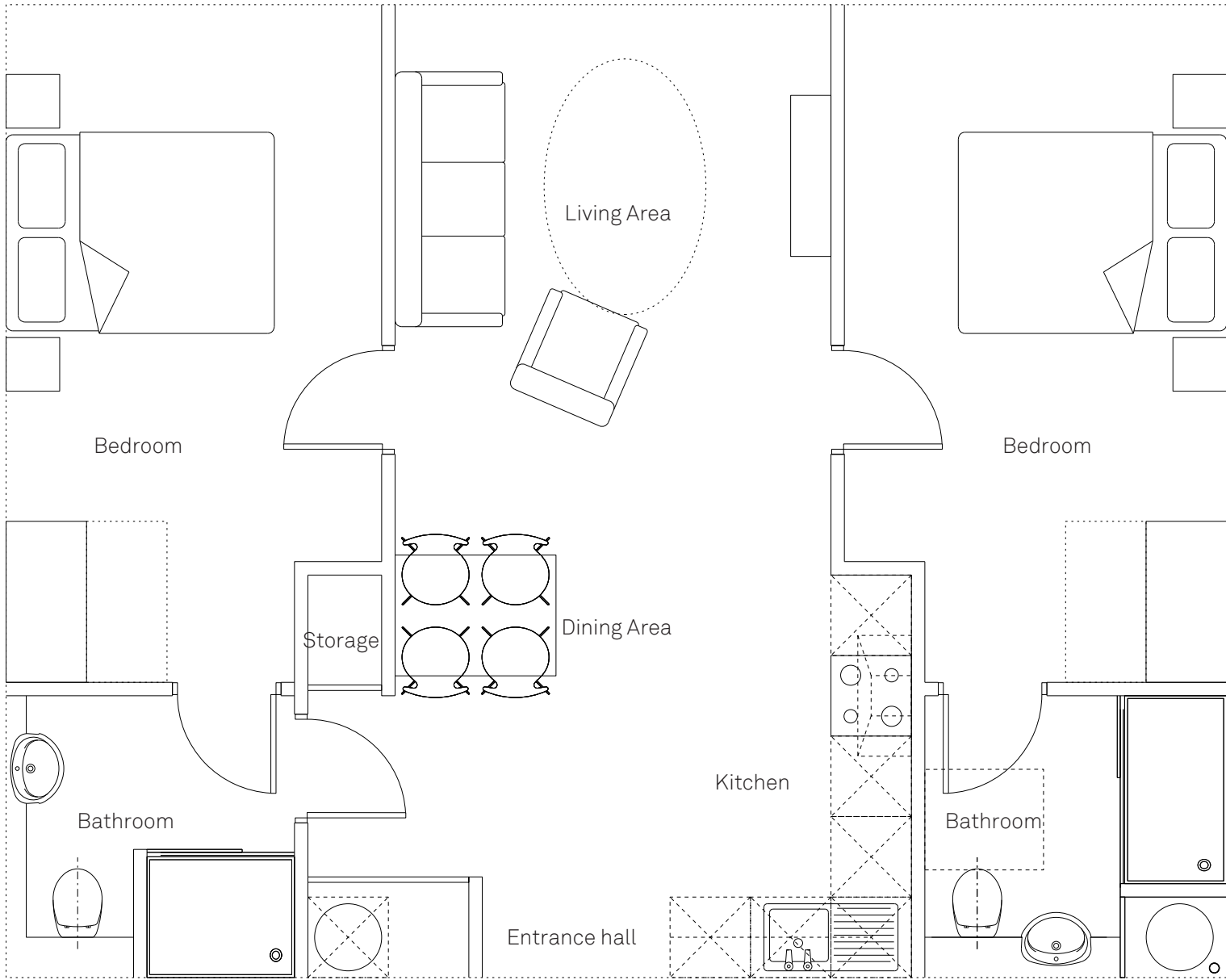
6.2 PROPOSED 2 BEDROOM APARTMENT LAYOUT

6.2.1 Typical Affordable Apartment Layout

The proposed Typical 2 Bedroom Apartment size is 65 sq.m/ 700 sq.ft and includes the following:

- Entrance hall
- Bathroom
- Built in Storage
- Kitchen and Dining Area
- Living Area
- 2 Bedrooms

The apartment layout has been designed to maximise the space. Centrally positioned core - Living Area, Dining Area and Kitchen creates a dynamic well-lit space.



- 2 Bed Apartment- 65 sq.m

