

7.0 DESIGN DEVELOPMENT

7.3 VISUAL IMPACT IMAGES

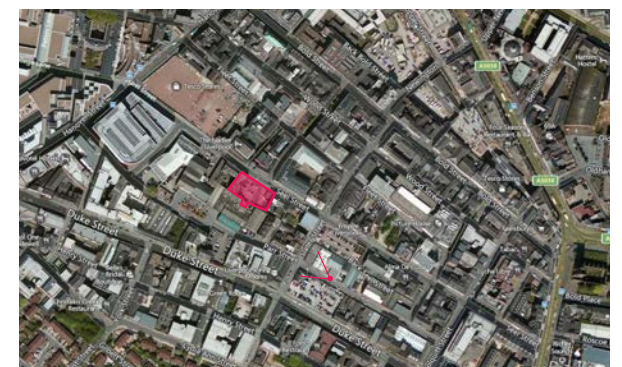


Seel Street massing without Wolstenholme Square



Seel Street massing with Wolstenholme Square

- Proposed development
- Wolstenholme Square development

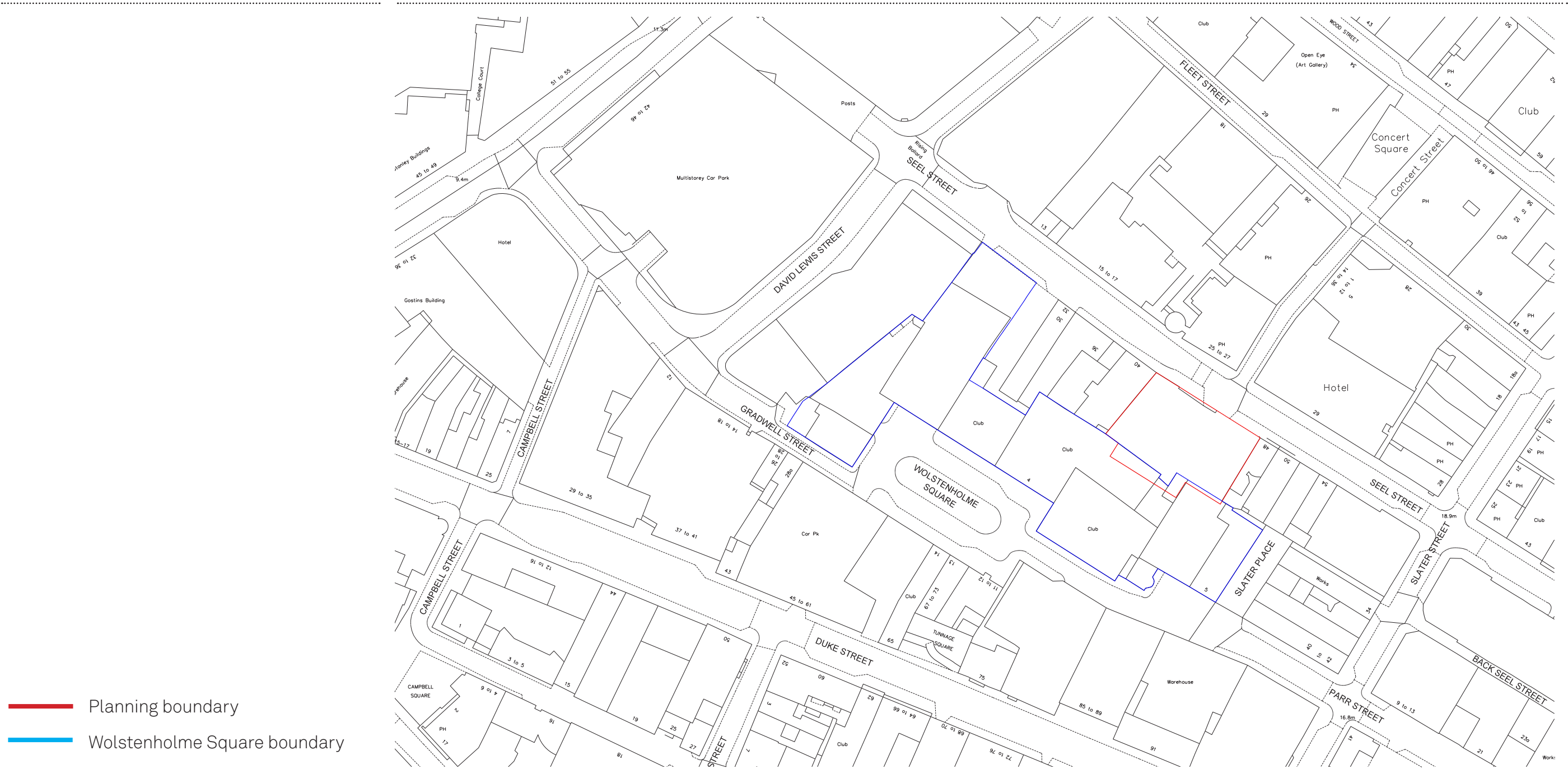


Location of Viewpoint on Site

8.0 DESIGN PROPOSAL

8.1 PROPOSED SITE PLAN

9.1.1 Proposed Site Plan



8.0 DESIGN PROPOSAL

8.2 PROPOSED FLOOR PLANS

8.2.1 Proposed Ground Floor Plan

The ground floor includes reception of the apart hotel and the commercial spaces together with auxiliary facilities, plant room, bike and refuse store.

The apart hotel and both commercial units entrances are on Seel Street. Internal cycle store, plant room and refuse store are located to the rear with access off Seel Street.

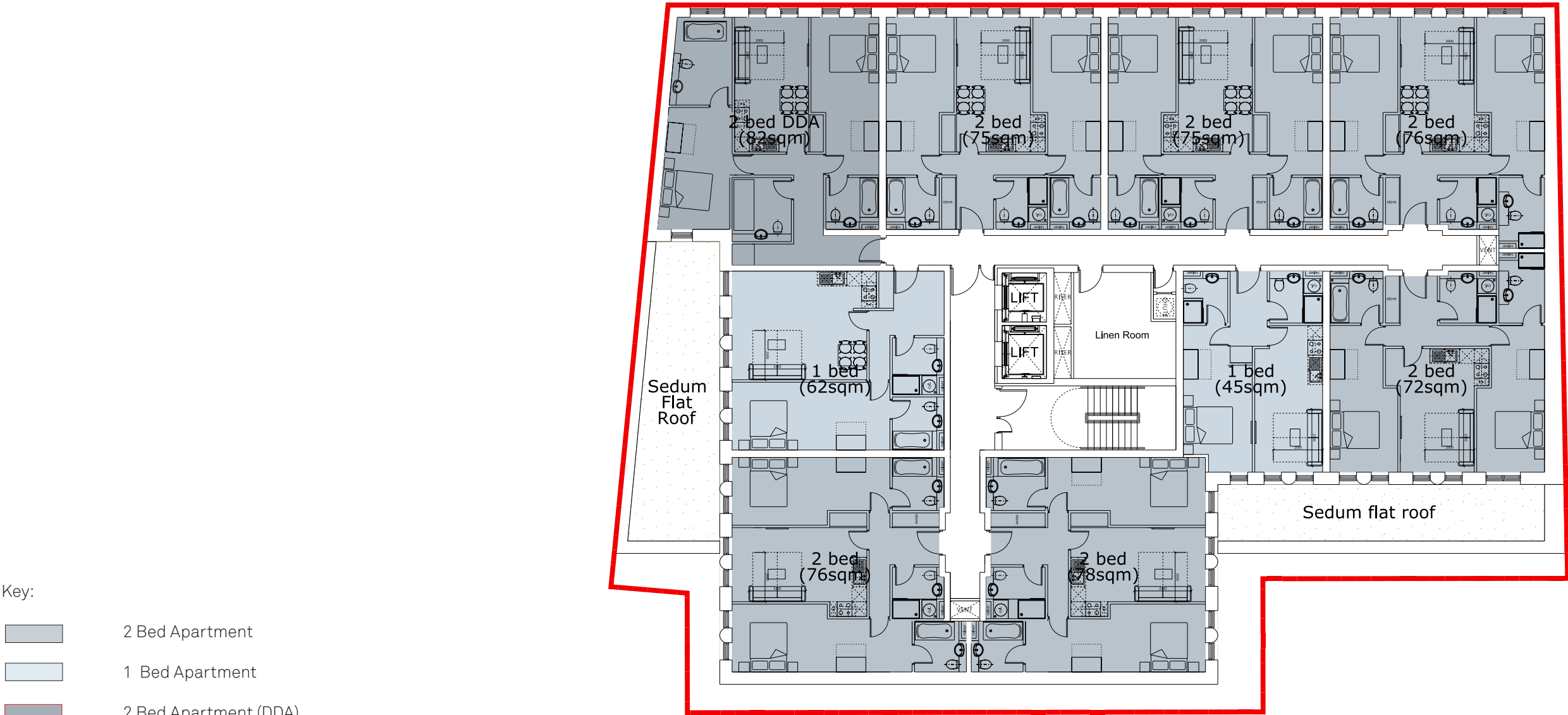


8.0 DESIGN PROPOSAL

8.2 PROPOSED FLOOR PLANS

8.2.2 Proposed First & Second Floor Plan

The proposed development offers a mixture of quality, luxury 2 Bed and 1 Bed apartments. The apartments are orientated to maximise views out of the site. Seven 2 beds (1 DDA compliant) and two 1 beds are provided on the first and second floors.



8.0 DESIGN PROPOSAL

8.2 PROPOSED FLOOR PLANS

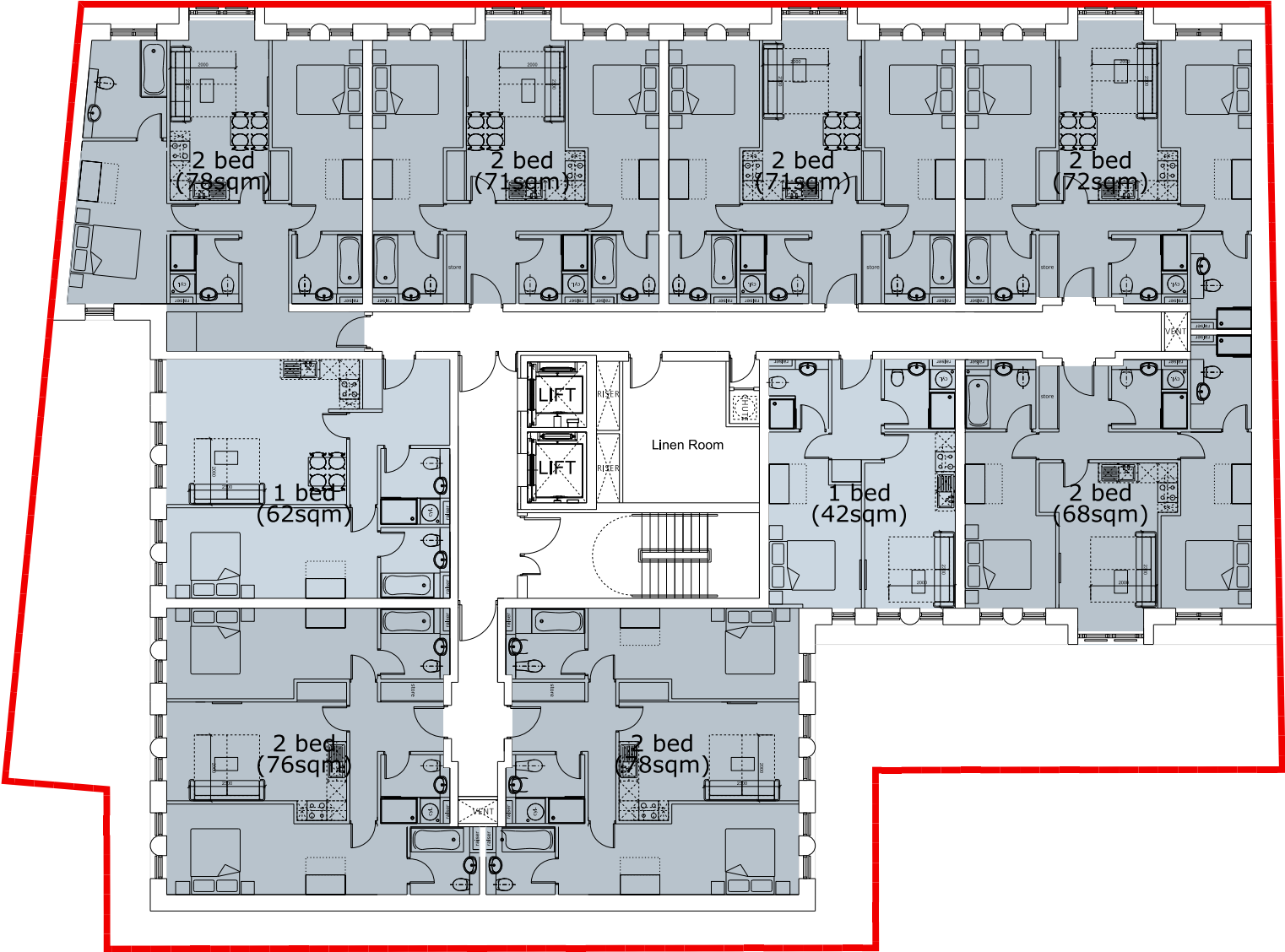
8.2.3 Proposed Third Floor Plan

The proposed development offers a mixture of quality, luxury 2 Bed and 1 Bed apartments. The apartments are orientated to maximise views out of the site. Seven 2 beds and two 1 beds are provided the third floor.

Key:

2 Bed Apartment

1 Bed Apartment



8.0 DESIGN PROPOSAL

8.2 PROPOSED FLOOR PLANS

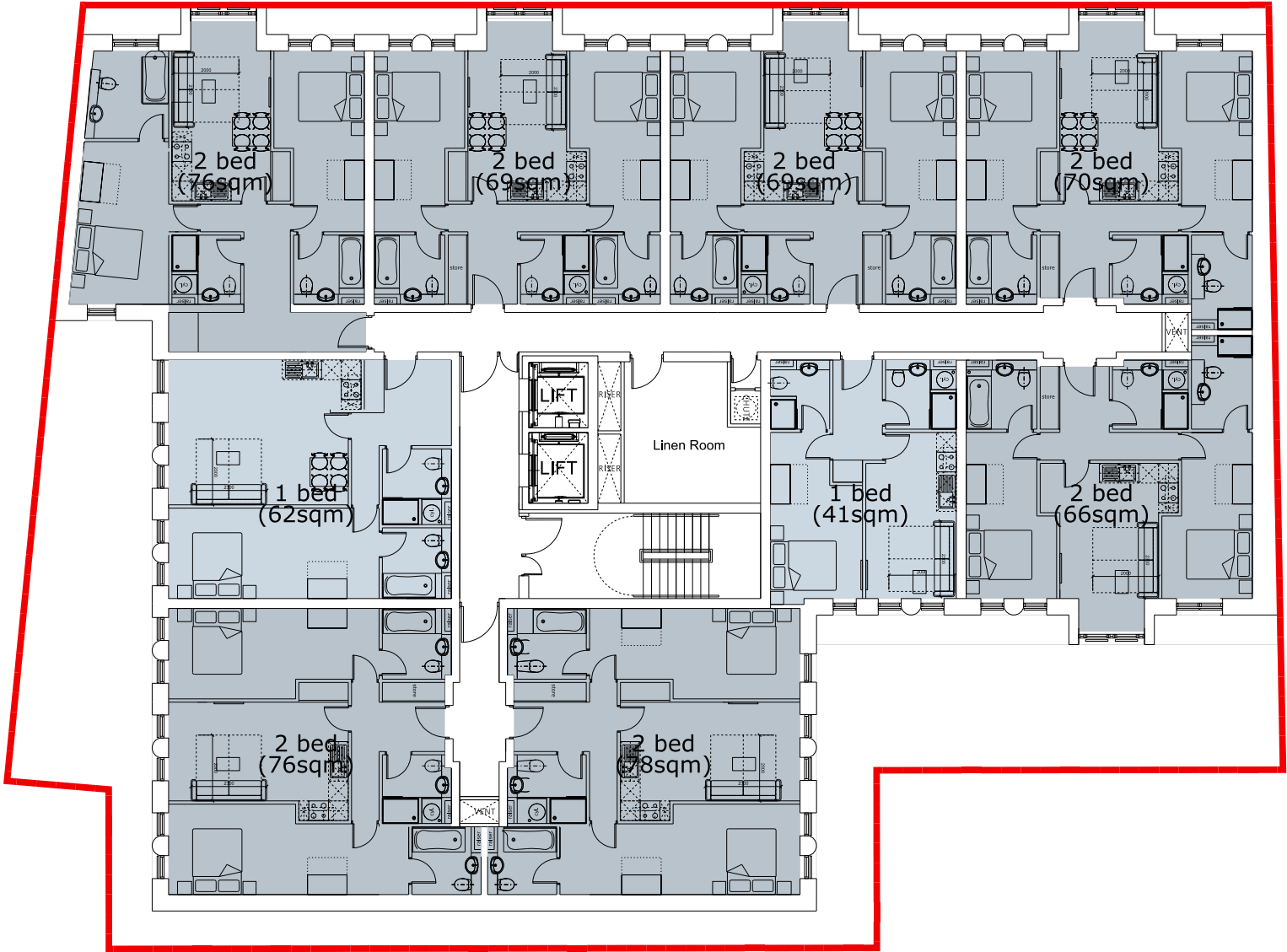
8.2.4 Proposed Fourth Floor Plan

The proposed development offers a mixture of quality, luxury 2 Bed and 1 Bed apartments. The apartments are orientated to maximise views out of the site. Seven 2 beds and two 1 beds are provided the fourth floor.

Key:

2 Bed Apartment

1 Bed Apartment



8.0 DESIGN PROPOSAL

8.2 PROPOSED FLOOR PLANS

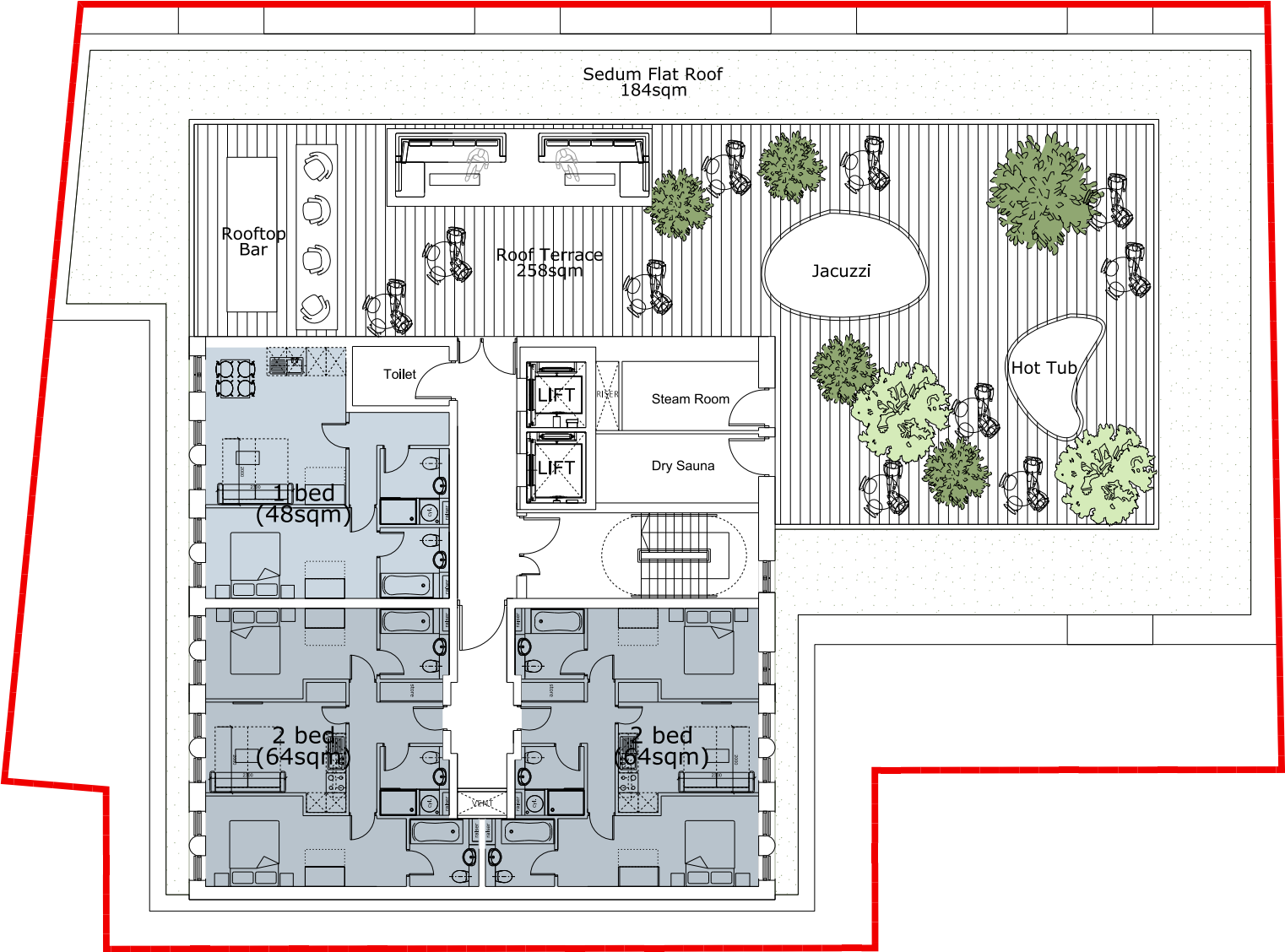
8.2.5 Proposed Fifth Floor Plan

The proposed development offers a mixture of quality, luxury 2 Bed and 1 Bed apartments. The apartments are orientated to maximise views out of the site. Two 2 beds and one 1 bed are provided the fifth floor. In addition to this, there is also a roof terrace (258sqm) that consists of jacuzzis, steam room, sauna, a rooftop bar and seating for the residents of the hotel.

Key:

2 Bed Apartment

1 Bed Apartment



8.0 DESIGN PROPOSAL

8.2 PROPOSED FLOOR PLANS

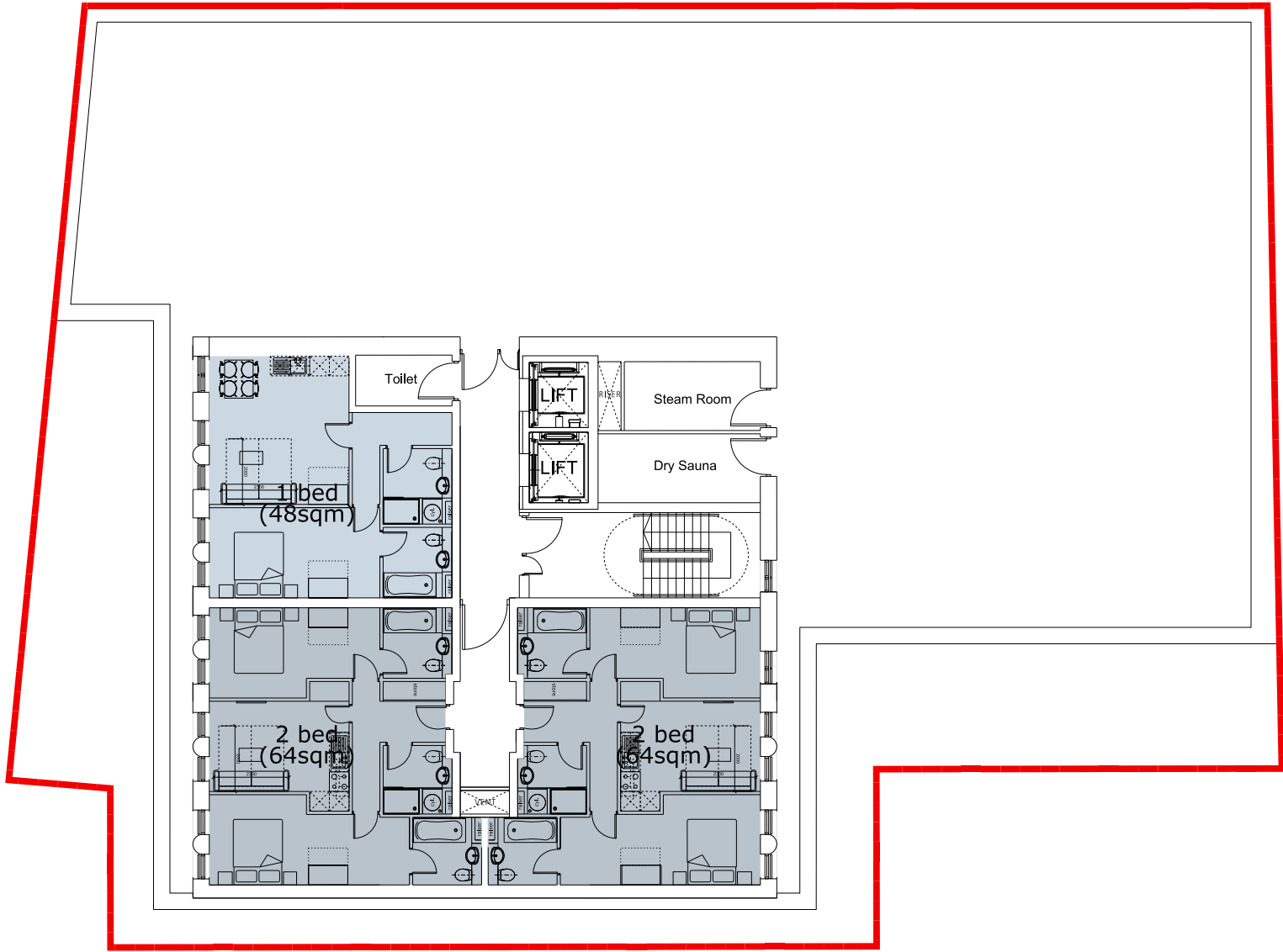
8.2.6 Proposed Sixth Floor Plan

The proposed development offers a mixture of quality, luxury 2 Bed and 1 Bed apartments. The apartments are orientated to maximise views out of the site. Two 2 beds and one 1 bed are provided the sixth floor.

Key:

2 Bed Apartment

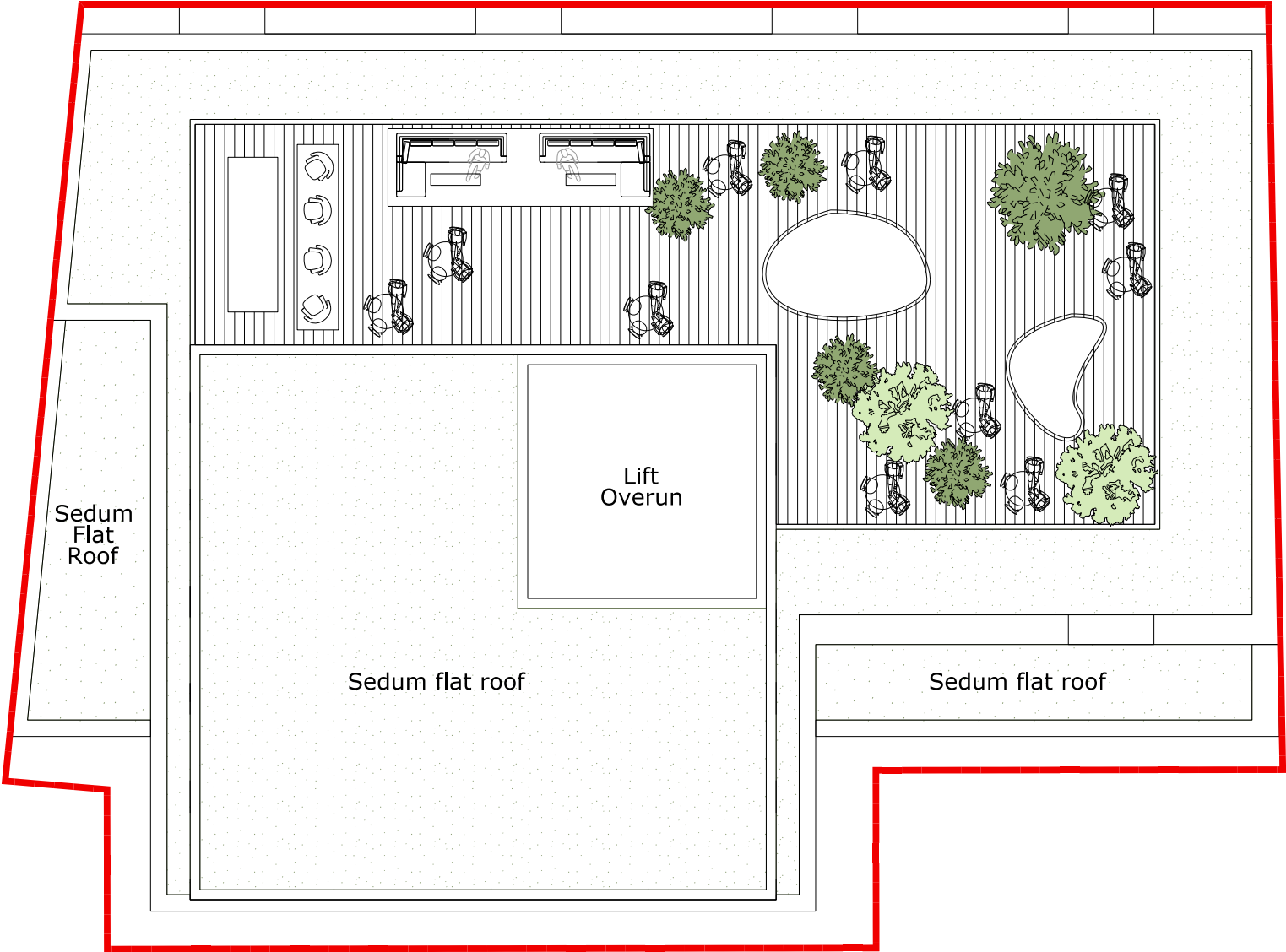
1 Bed Apartment



8.0 DESIGN PROPOSAL

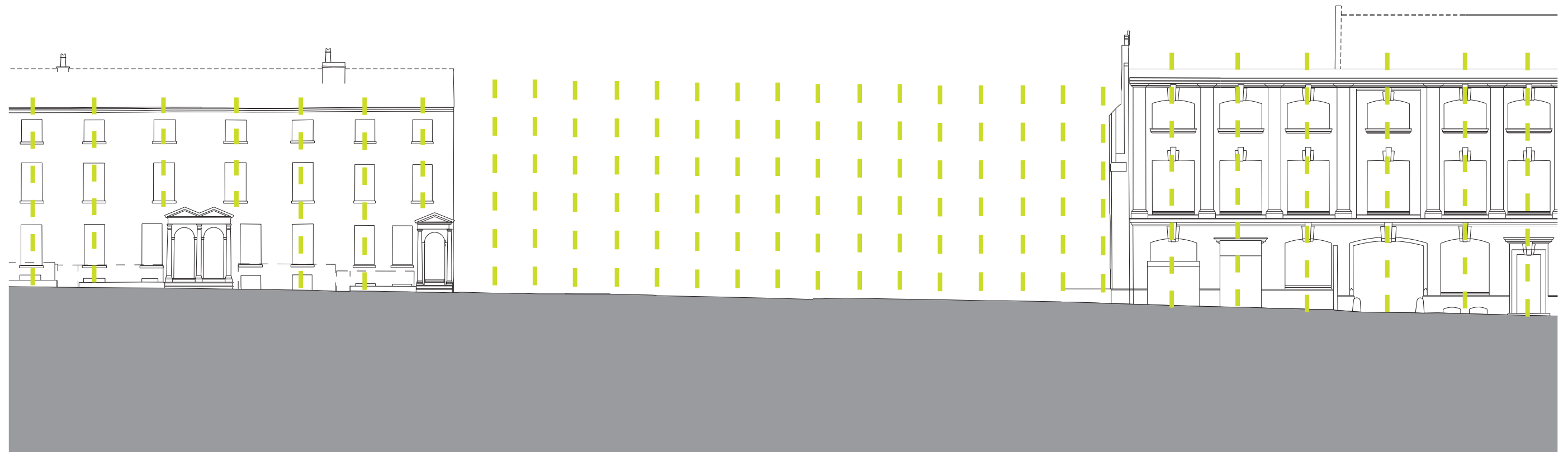
8.2 PROPOSED FLOOR PLANS

8.2.7 Proposed Roof Plan



9.0 FACADE DESIGN

9.1 DESIGN PRINCIPLES - VERTICALITY



The diagram above illustrates how the vertical rhythm found in existing Seel Street will be continued across the site.

9.0 FACADE DESIGN

9.2 DESIGN PRINCIPLES - HORIZONTALITY



Horizontal banding is noted and included in the final design