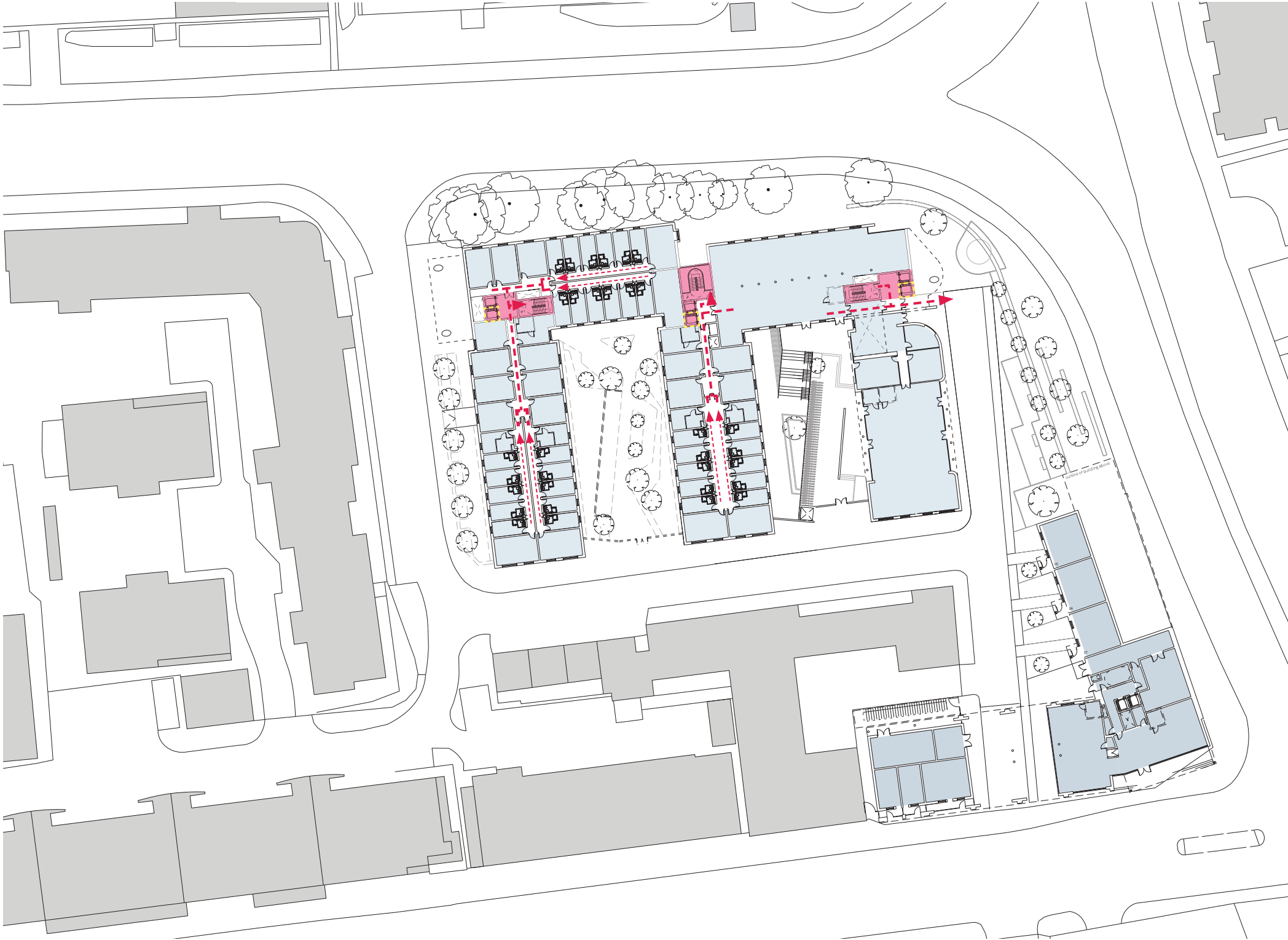


9.0 BUILDING ACCESS STRATEGY

9.4 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

Ground Floor Fire Strategy.

- Key:
- Stair and lift core
 - Fire escape route
 - Fire fighting lift



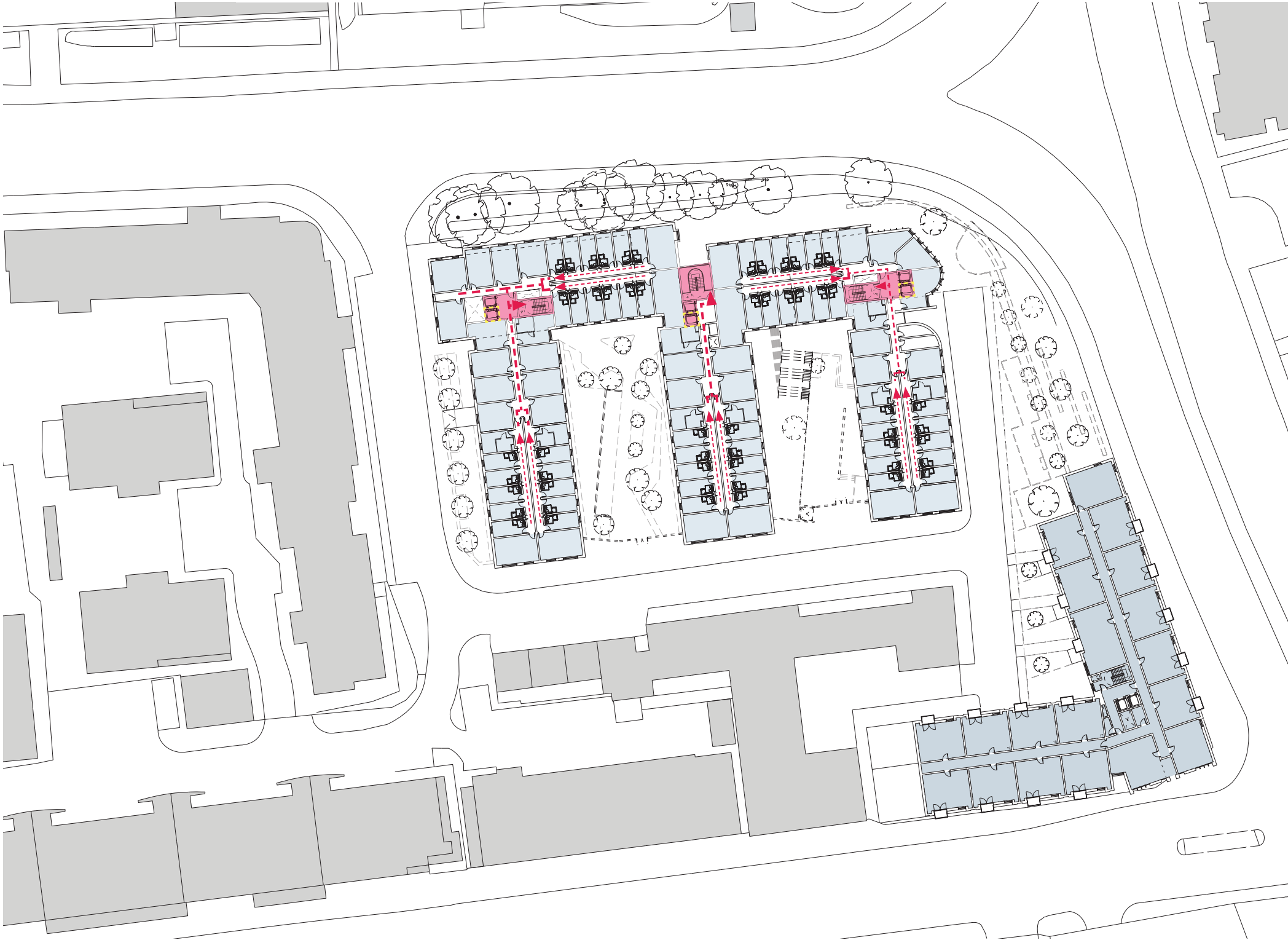
Ground Floor Plan (+60.50)

9.0 BUILDING ACCESS STRATEGY

9.4 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

Upper Level Fire Strategy.

- Key:
- Stair and lift core
 - Fire escape route
 - Fire fighting lift



Typical Upper Level Floor Plan

9.5 ACTIVE FRONTAGE AND SECURITY

The annotated lower ground and ground floor site plans (adjacent) highlight how the scheme has been designed to increase footfall and passive surveillance across the site thus improving security across the development.

The lounge / games room and management suite provide an active frontage to the landscaped route along Harper Street which passes through the site to Prescott Street. The proximity of these uses to the newly created public realm creates a passive surveillance which in turn improves the safety of the outdoor space.

An additional active frontage is created along Erskine Street through the positioning of the gym and lounge / study area. The activity along this facade also increases the site's security through passive surveillance.

The proximity of communal facilities to the centrally located courtyards also helps to create passive surveillance within the block and increases the security of these external communal spaces. Secure fences along Prospect Street add to the security of these spaces by providing access restrictions.

The student entrances and associated lobbies are located at prominent corners of the site as a means of increasing activity within these areas.

Key:

- Active frontage
- Passive surveillance from communal areas
- Secure fence
- Student lobbies
- Commercial unit entrance
- Passive surveillance from bedrooms

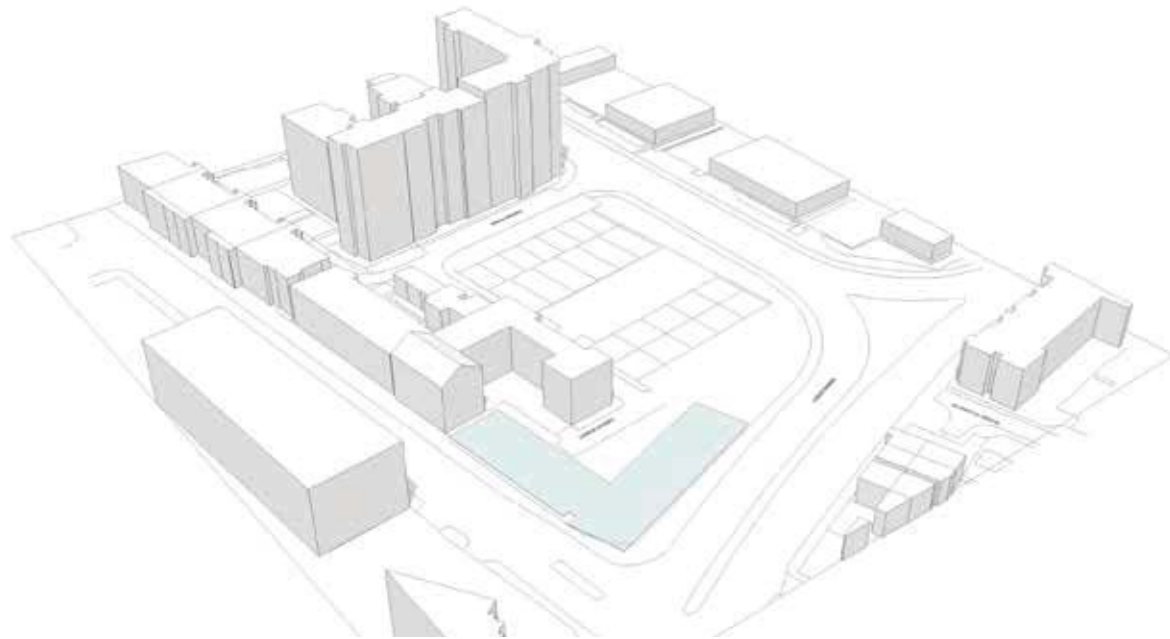


Lower Ground Floor Plan (+56.00)

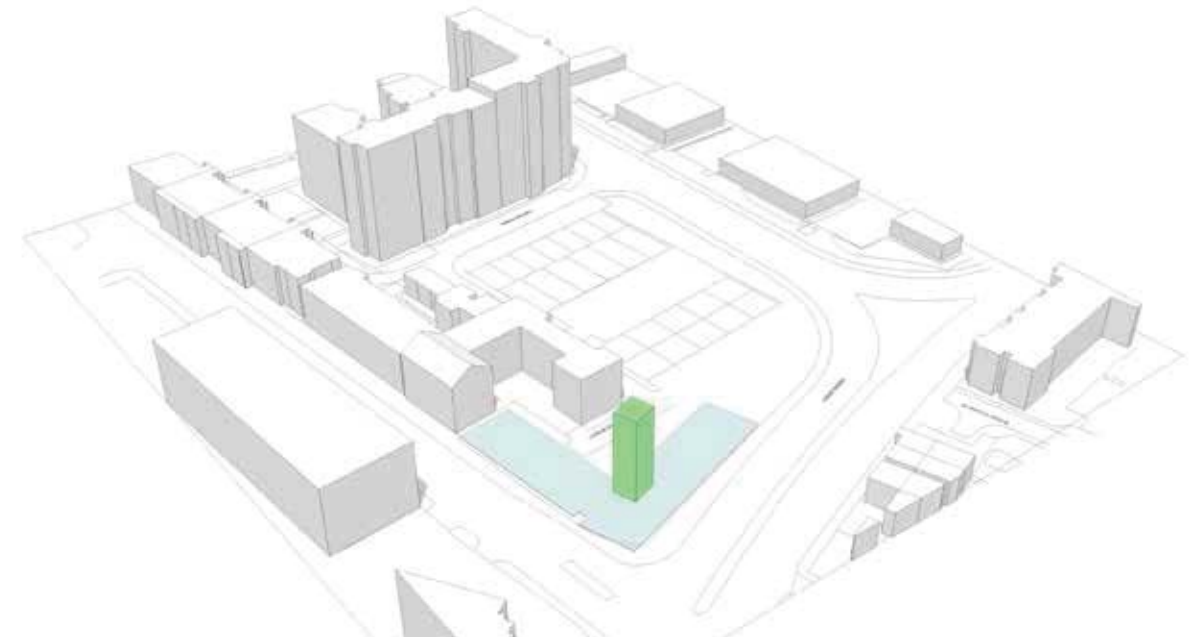
Ground Floor Plan (+60.50)

10.0 RESIDENTIAL APARTMENTS DESIGN PRINCIPLES

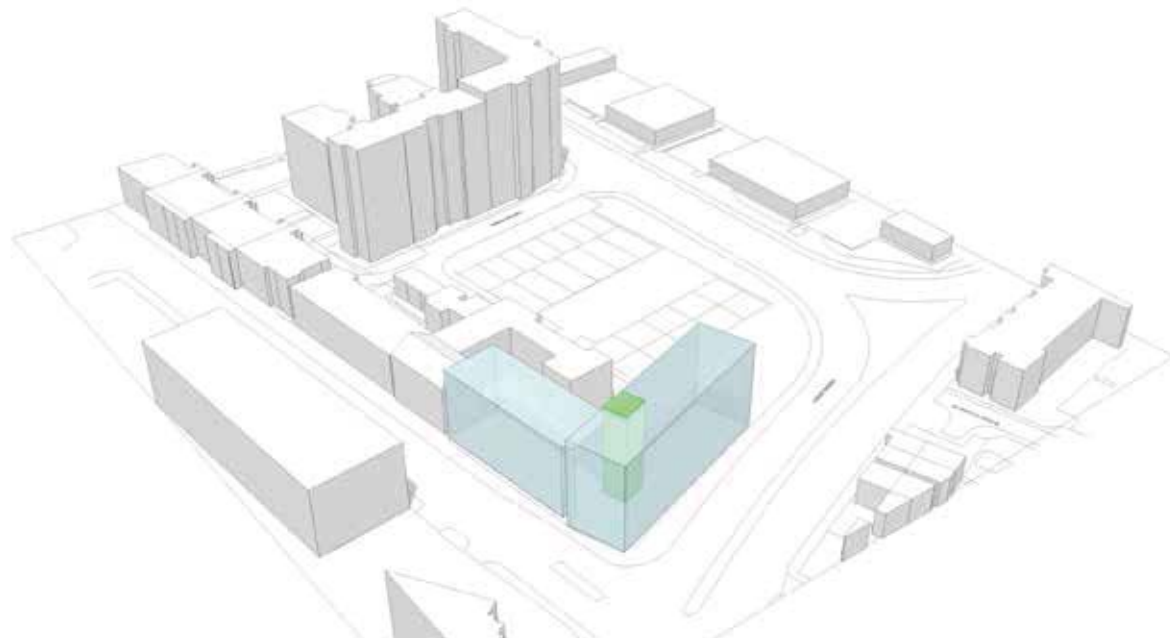
10.1 SCALE AND MASSING



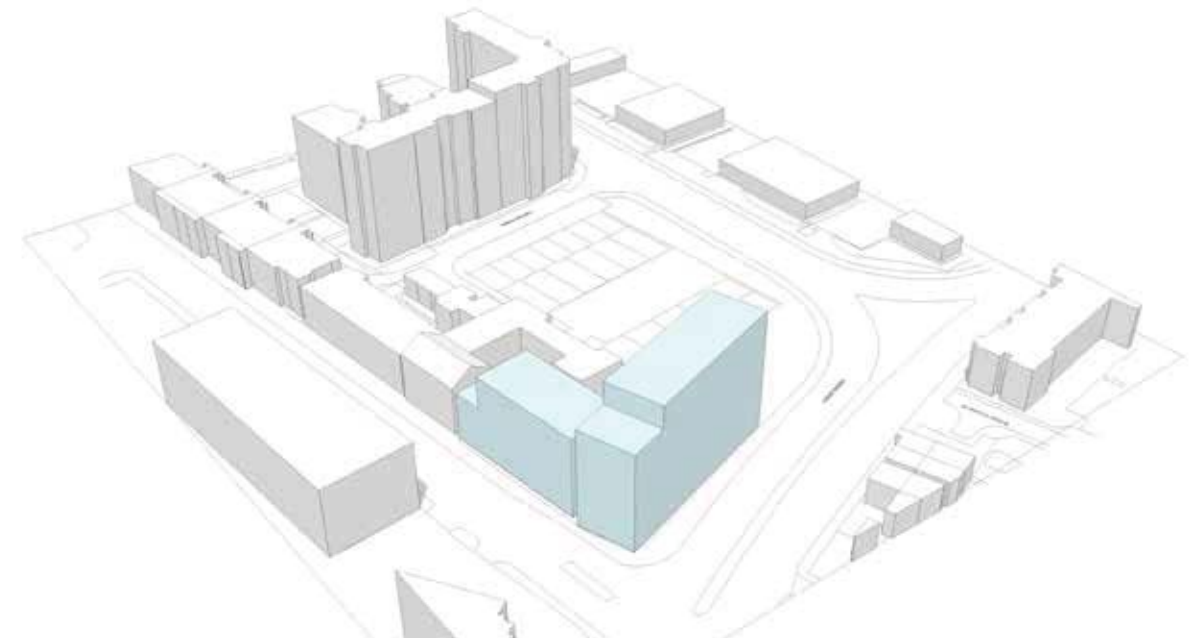
1. Proposed footprint placed on existing site



2. Core positioned centrally to provide access to both wings..



3. Footpring extruded 6 storeys - stepped to account for the site's topography.

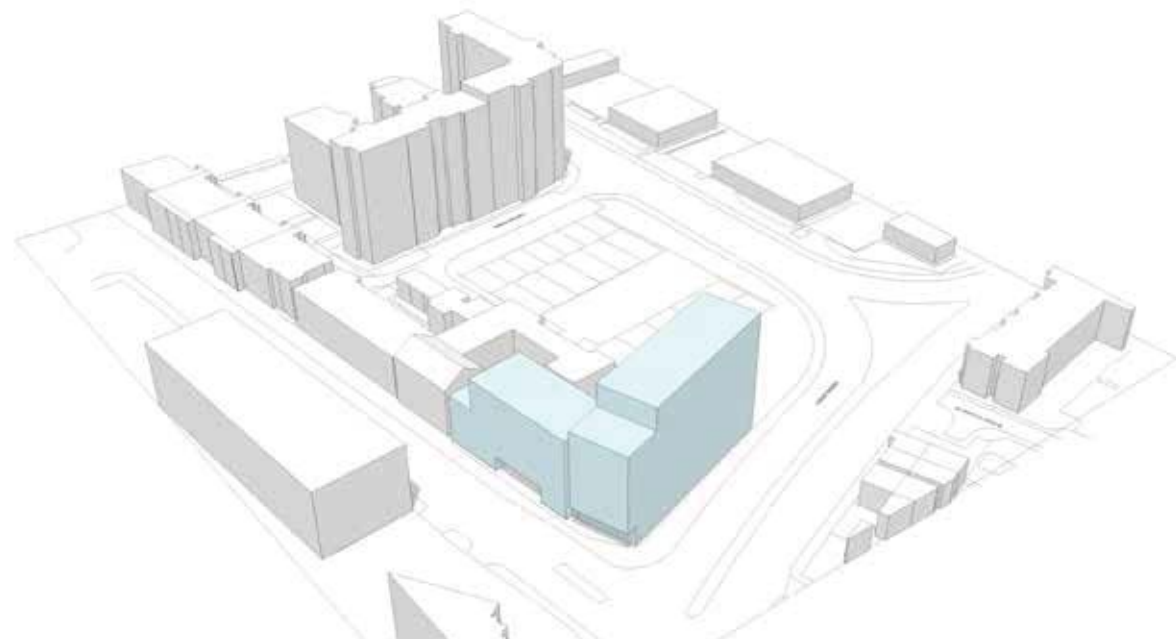


4. Height skewed in response to context.

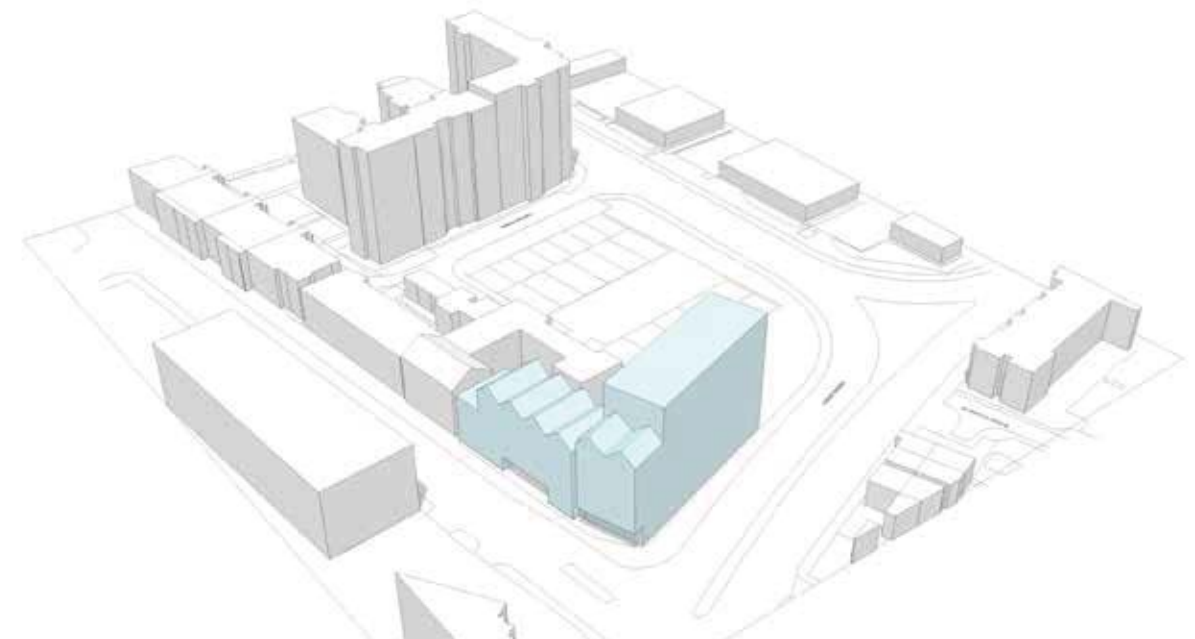


10.0 RESIDENTIAL APARTMENTS DESIGN PRINCIPLES

10.1 SCALE AND MASSING



5. Cut aways to the gorund floor defines the entrance and provides access into the site from Prescott Street.



6. Pitched roofs to the blocks addressing Prescott Street.



8. Further interest to the roofscpae created through framed reveals.



8. Ground floor uses animate Prescott Street elevation and passage into the site.



10.0 RESIDENTIAL APARTMENTS DESIGN PRINCIPLES

10.2 FORM AND PROPORTIONS

An interesting mix of proportions are found in notable buildings surrounding the site.



1 Pitched roofs of the Bridewell Art Studios and Gallery.



2 Pitched roofscape of the church opposite the site.

10.0 RESIDENTIAL APARTMENTS DESIGN PRINCIPLES

10.3 SCALE OF DESIGN

The height of the proposed development is responsive to the adjacent Grade II listed Bridewell Art Studios and Gallery. The building then builds in height towards the junction of Low Hill and Prescott Street.

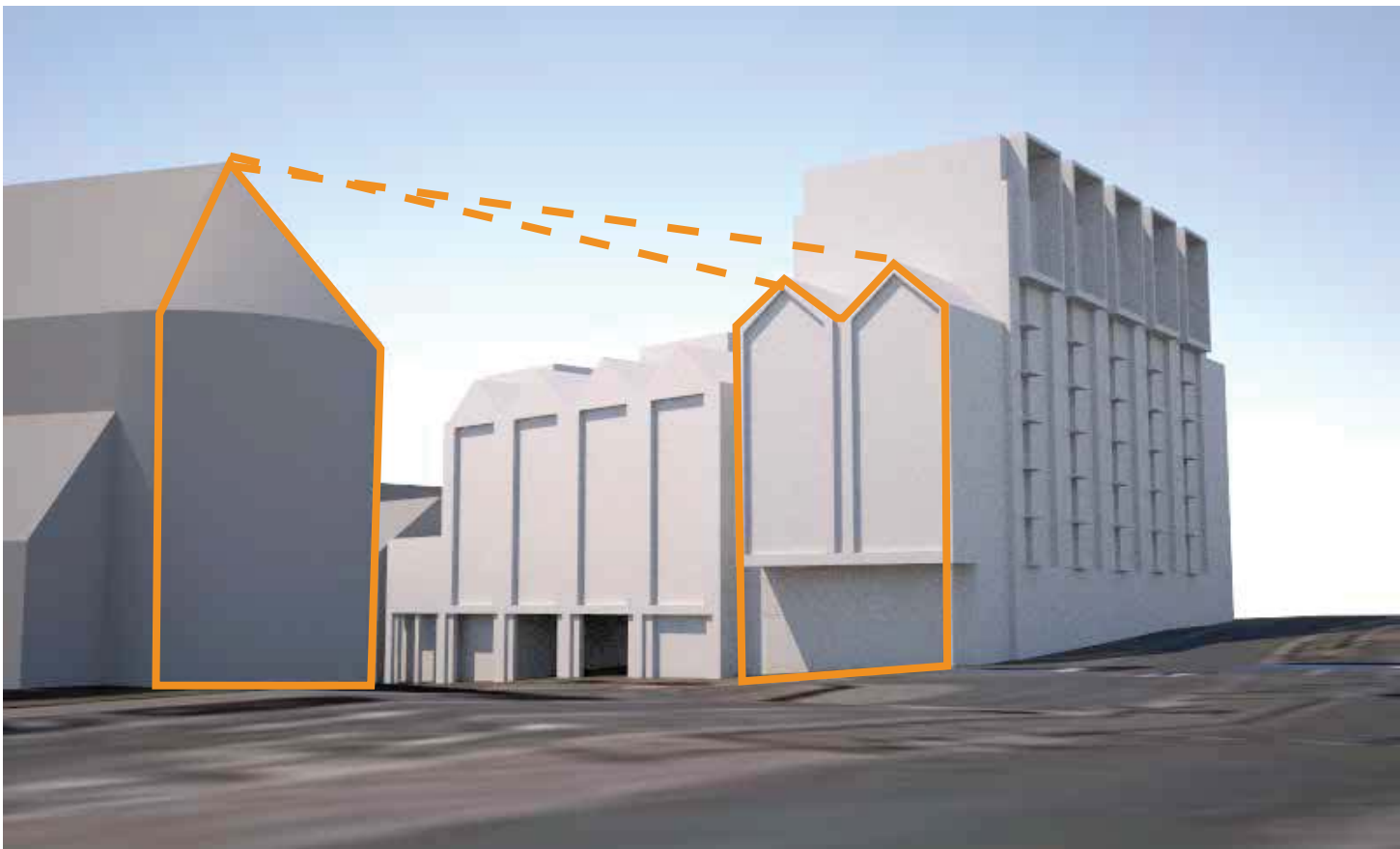
Key:

Proposed heights

Existing buildings along Prescott Street



The building's height is also responsive to the Grade II listed church which sits opposite the site on the corner of Prescott Street and Low Hill. The elevation facing the church is of a scale that allows the church to remain the focal point of this junction and not over be shadowed by the development.



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

11.1 PROPOSED GROUND FLOOR PLAN

- Key:
- 1 bed apartment
 - 2 bed apartment
 - communal space
 - gym
 - refuse, store and plant gym

A route runs under the lower wing of the proposed building, tying in with the historic Harper Street.

This route is fronted by full height glazing, providing passive surveillance, thus helping to prevent anti-social behaviour.



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

11.2 PROPOSED FIRST FLOOR PLAN

Key:

1 bed apartment

2 bed apartment

communal space



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

11.3 PROPOSED SECOND FLOOR PLAN

Key:

1 bed apartment

2 bed apartment

communal space

Balconies provide depth to the facade.

The junction between the wings is expressed by a deep recess in the facade.



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

11.4 PROPOSED TYPICAL UPPER FLOOR PLAN

Key:

1 bed apartment

2 bed apartment

communal space



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

11.5 PROPOSED TENTH FLOOR PLAN

- Key:
- 1 bed apartment
 - 2 bed apartment
 - communal space

The building form steps back at the upper level, away from Prospect Street and the church opposite, helping to contextualise the proposal.



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

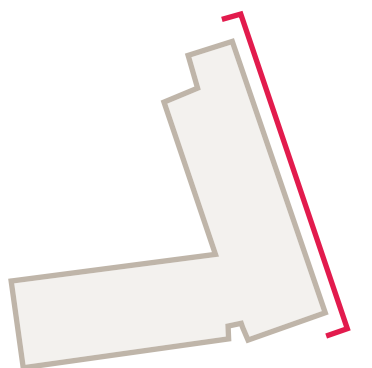
11.6 PROPOSED ELEVATION 01

The upper levels are highly articulated with balconies, recessed at the head of the building providing depth.

The articulated language and scale tie in with proposals for the taller student block.



Design intelligence, commercial flair.



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

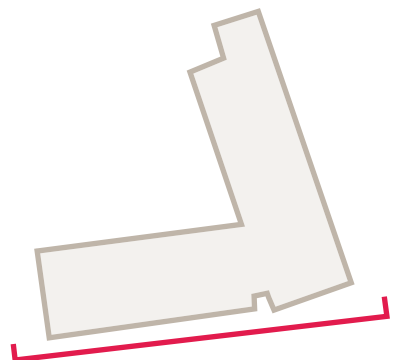
11.7 PROPOSED ELEVATION 02

Turning the corner onto Prescott Street, the scale is substantially lower and while modern, the architecture has a familiar rhythm of pitched roofs.

The building drops to three storeys immediately adjacent to the listed Bridewell Art Studios and Gallery.



Design intelligence, commercial flair.



11.0 RESIDENTIAL APARTMENTS DESIGN PROPOSAL

11.8 PROPOSED ELEVATION 03

A ground floor route through the lower wing is wide and fonted by a gym.

The substantial drop in height to existing buildings is clearly read in section.

