

3.0 DESIGN DEVELOPMENT

3.4 DESIGN DEVELOPMENT AND PRINCIPLES

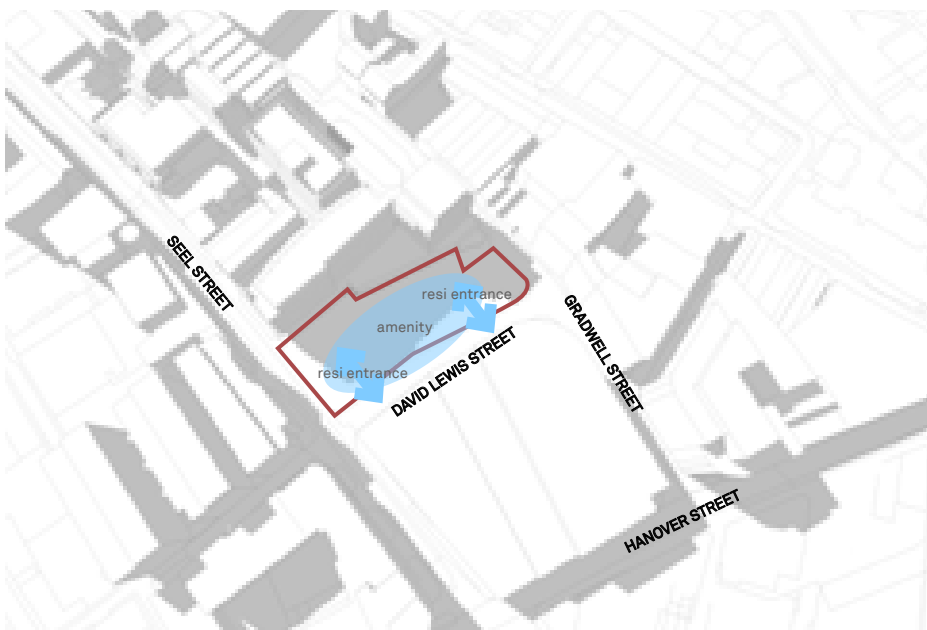
3.4.4 Diagram 04 - relationships

Create activity and enhance street scene and linkages along Seel Street and Gradwell Street with ground floor commercial units.



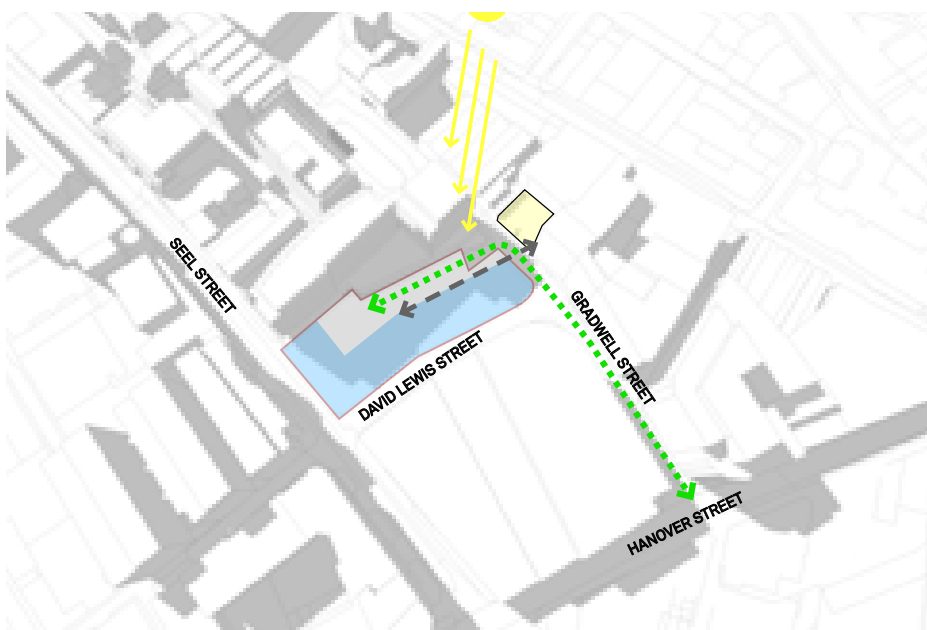
3.4.5 Diagram 05 - relationships

Secondary linkage is most appropriate for residential entrances and amenity space that helps to build a mixture of activity along David Lewis Street.



3.4.6 Diagram 06 - key strategies

Pull building line back to relate to low rise neighbouring building; creating service access to rear and sunlight to penetrate into the courtyard from the south.

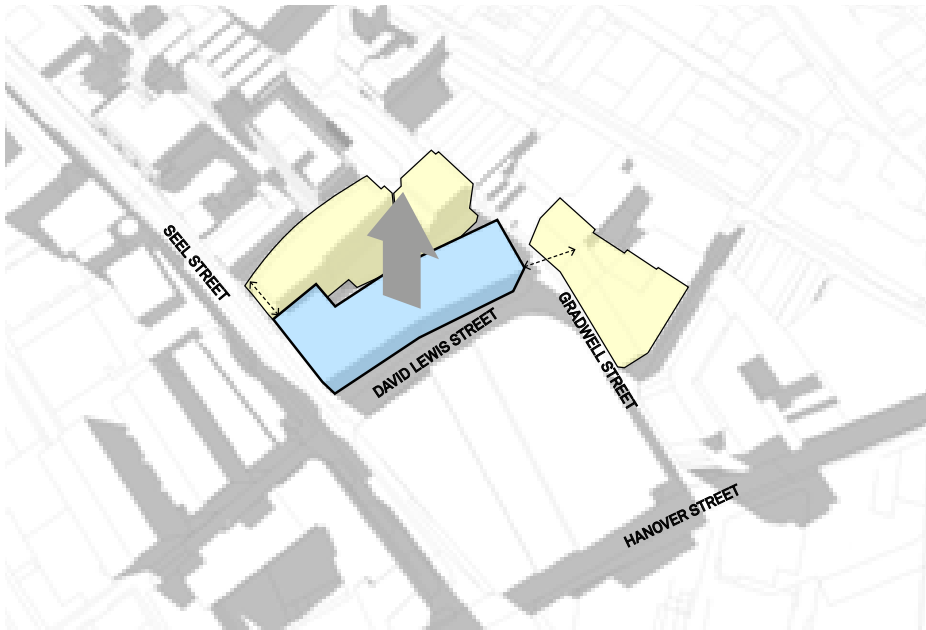


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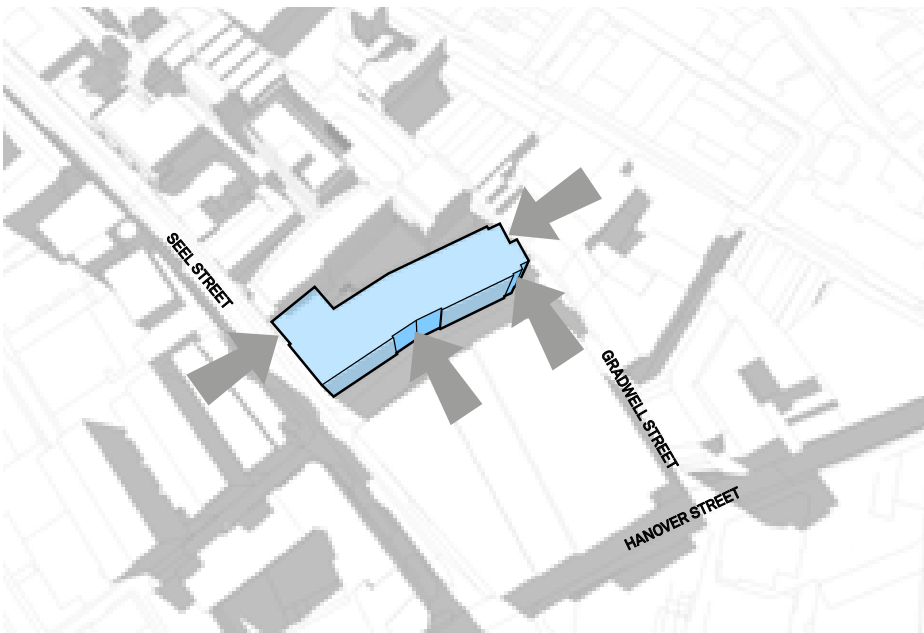
3.4.7 Diagram 07 - initial mass

Create initial massing block which relates to the new scale of the Wolstenholme development adjacent.



3.4.8 Diagram 08 - articulation

Initial mass responds to the site footprint and is broken down by a number of setbacks and recessed elements creating interest and the opportunity to develop varying language whilst avoiding a monolithic typology.



3.4.9 Diagram 09 - definition

Away from critical interfaces provide additional height to help define the Seel Street corner and provide the opportunity to create fantastic views into the heart of the city centre.

