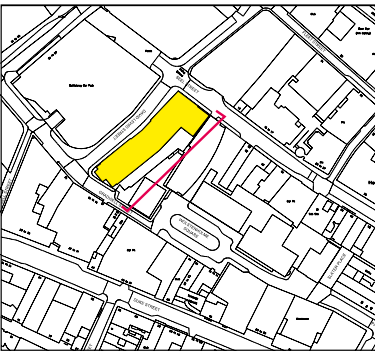


# 4.0 PROPOSED DESIGN

## 4.3 PROPOSED ELEVATIONS

### 4.3.5 Wolstenholme Street Elevation

- ① Variegated grey/red brick
- ② Light grey/white cast stone banding
- ③ Opaque glazing
- ④ Bronze metal vertical ribbed perforated cladding
- ⑤ Clear glazing
- ⑥ Dark grey metal panel
- ⑦ Aluminium capping
- ⑧ Light grey brick
- ⑨ Bronze flat plate metal balustrade to balcony



# 4.0 PROPOSED DESIGN

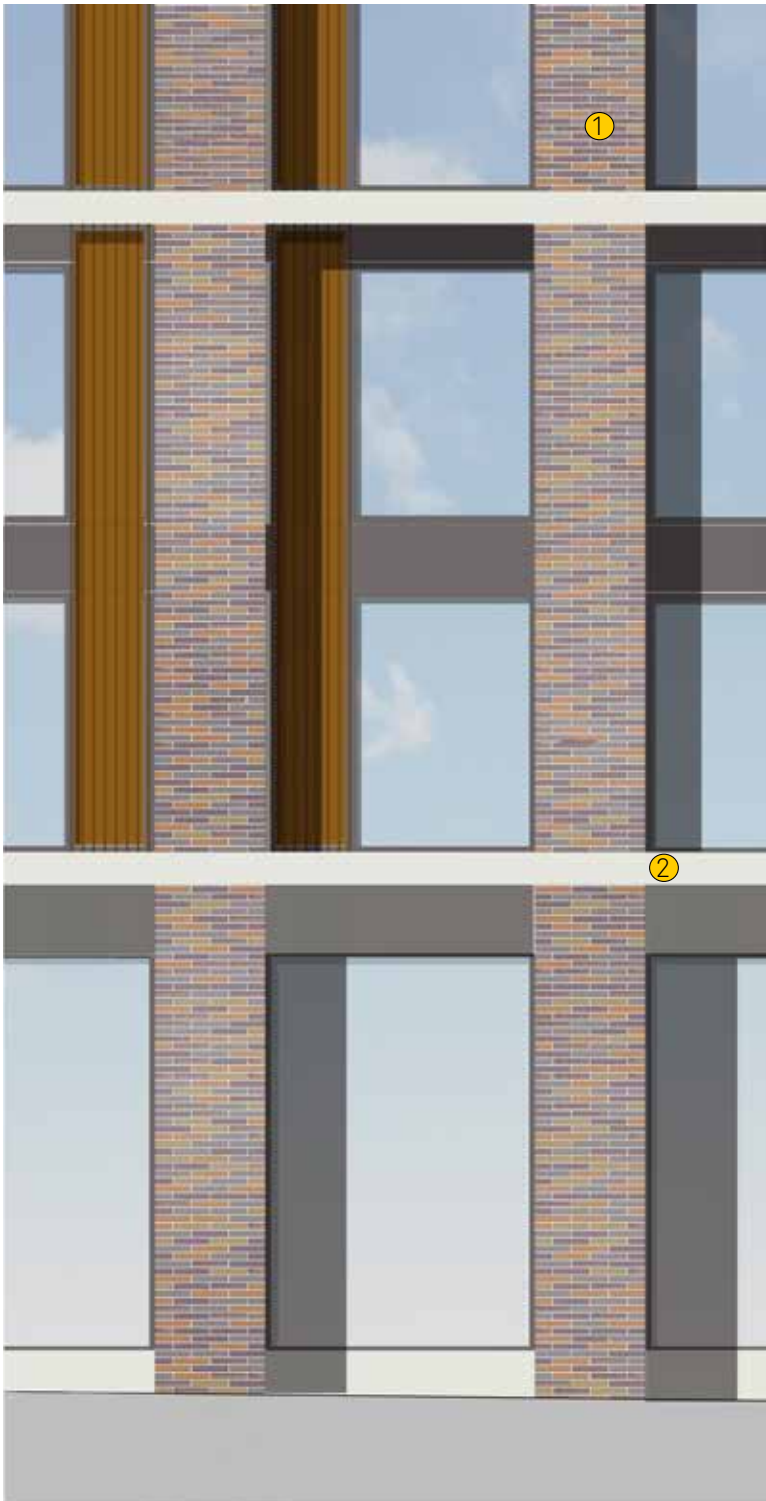
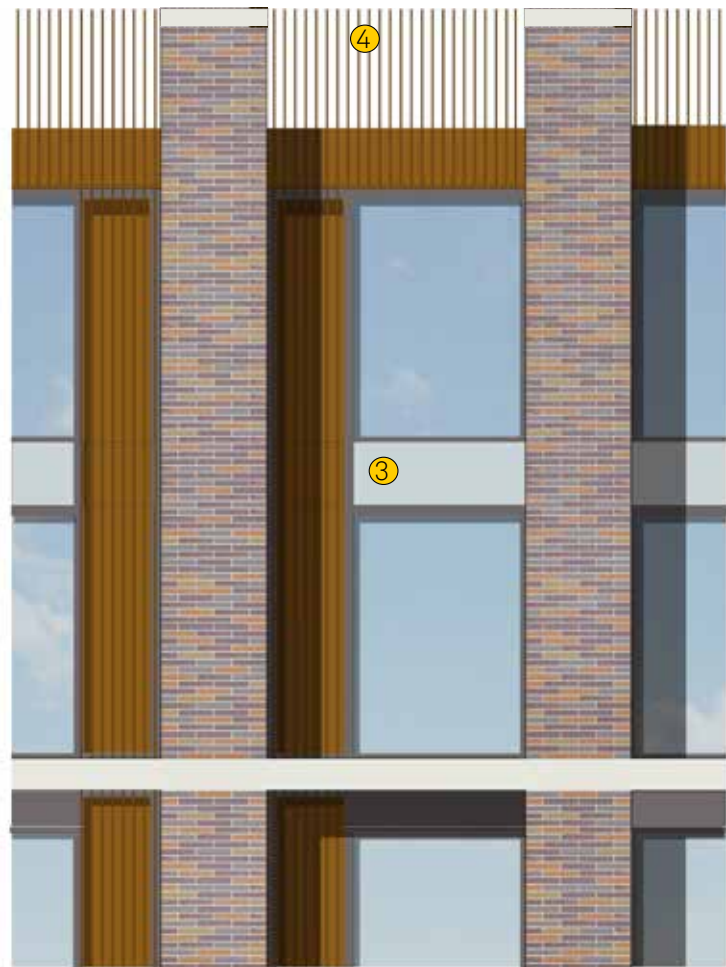
## 4.4 MATERIALITY

### 4.4.1

The prominent corner of the proposed building will be treated with light red/grey variegated brick piers, stone horizontal bands which express double height bays. The facade will be punctuated with bronze colour ribbed metal cladding and balustrades, and aluminium windows.



Design intelligence, commercial flair.



① Main brick



② Light grey stone / concrete horizontal bands / entrance portal



③ Opaque glazed band



④ Flat plate steel balustrade to balconies and roof terraces

# 4.0 PROPOSED DESIGN

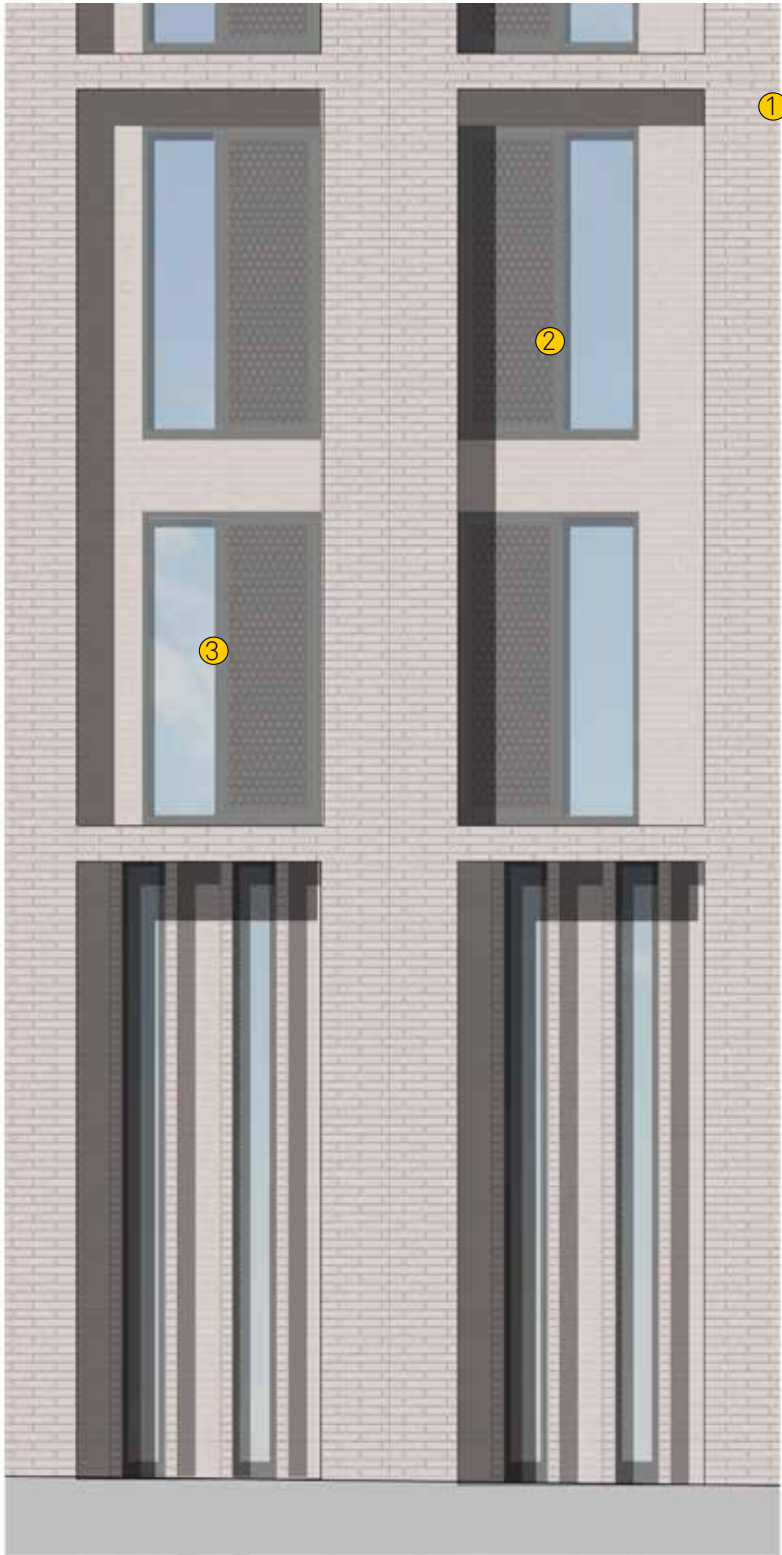
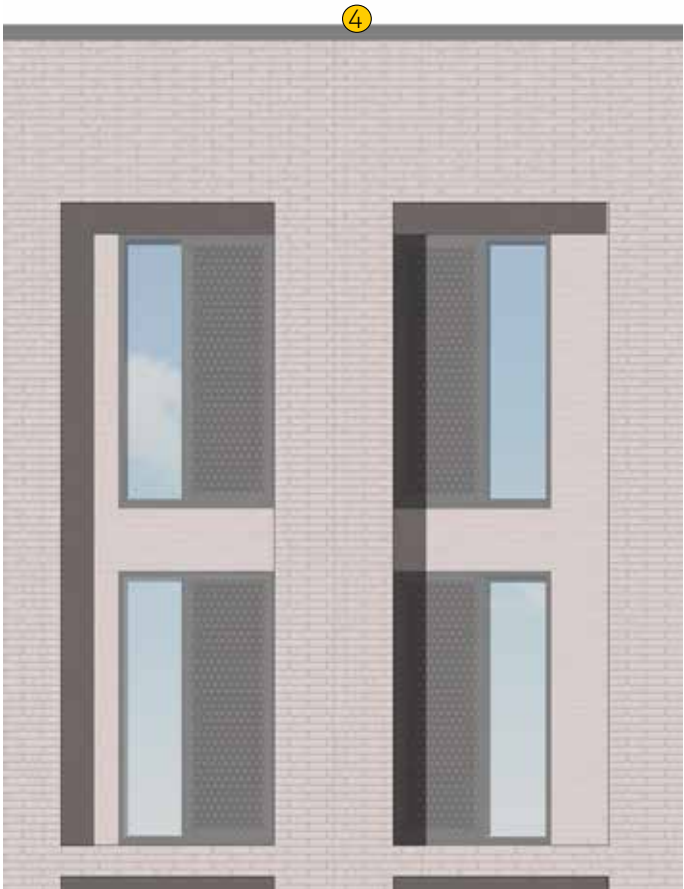
## 4.4 MATERIALITY

### 4.4.2

The recessed middle section of the proposed building will be treated with light grey brick. The horizontal banding is omitted to provide an alternate ‘infill’ language but retaining the rhythm of the corner block. The double height bays are expressed with windows set in recessed brickwork. The facade will be more reserved with dark grey perforated metal cladding and aluminium windows.



Design intelligence, commercial flair.



1 Main brick



2 Perforated aluminium panel



3 Glazing



4 Aluminium capping



# 4.0 PROPOSED DESIGN

## 4.4 MATERIALITY

### 4.4.3

The prominent block to Gradwell Street combines a mixture of the main corner block and the recessed middle block. The horizontal bands which express the double height bays alternate between continuous and broken between the brick piers. The bays are also expressed with windows set in recessed brickwork and include the dark grey perforated metal cladding aluminium windows as the recessed middle section of the building.



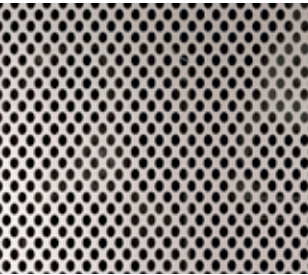
Design intelligence, commercial flair.



① Main brick



② Light grey stone / concrete horizontal bands / entrance portal



③ Perforated aluminium panel



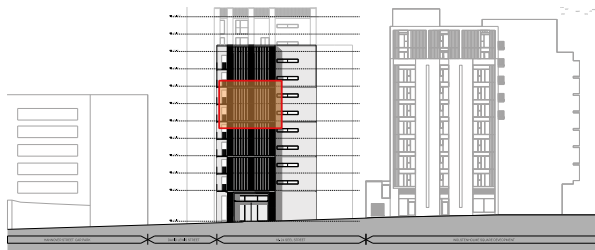
④ Flat plate steel balustrade to balconies and roof terraces

# 4.0 PROPOSED DESIGN

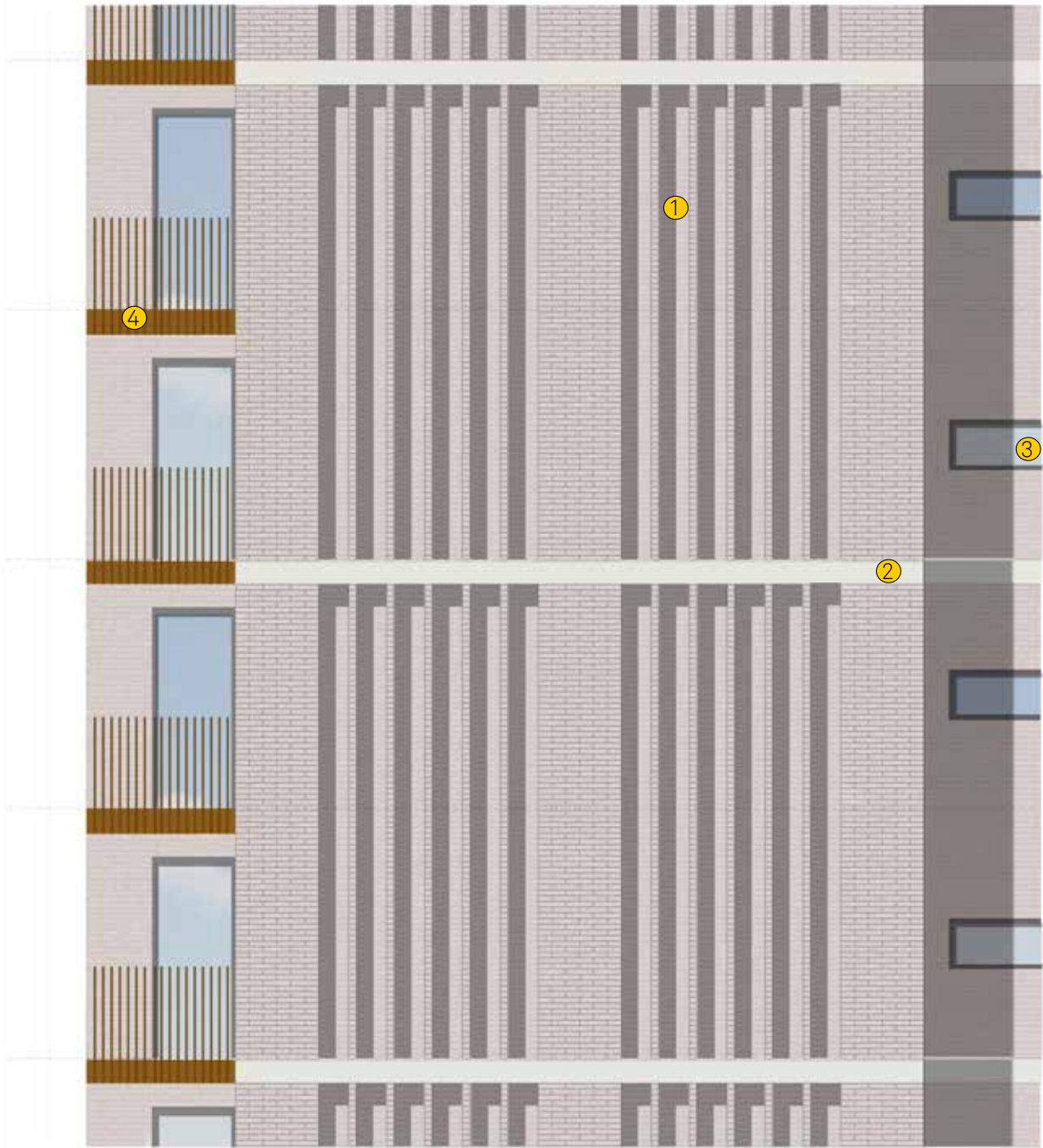
## 4.4 MATERIALITY

### 4.4.4

The Gradwell Street gable elevation will be mainly solid due to the interface distance to the existing buildings opposite. To provide interest and texture to this elevation it is proposed to use a vertical brick fin detail creating relief, shadow and definition. Horizontal aluminium windows and metal balconies provide additional interest to the composition.



Design intelligence, commercial flair.



① Main brick



② Light grey stone / concrete horizontal bands / entrance portal



③ Glazing



④ Flat plate steel balustrade to balconies and roof terraces



# 4.0 PROPOSED DESIGN

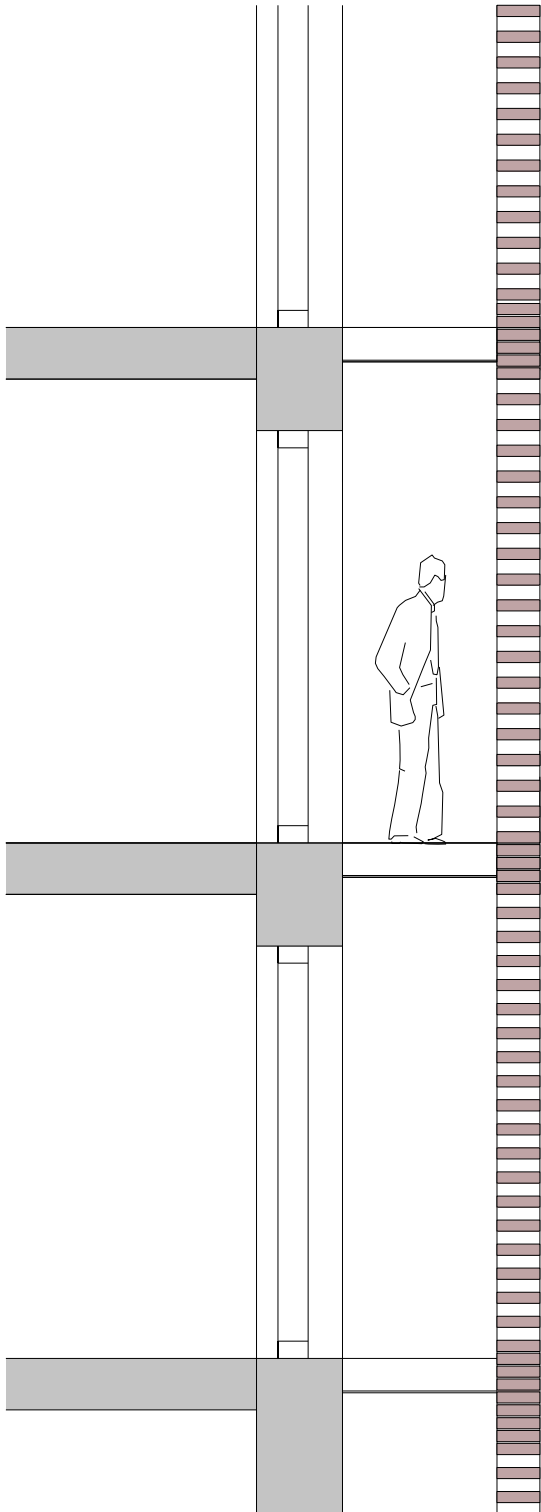
## 4.4 MATERIALITY

### 4.4.4

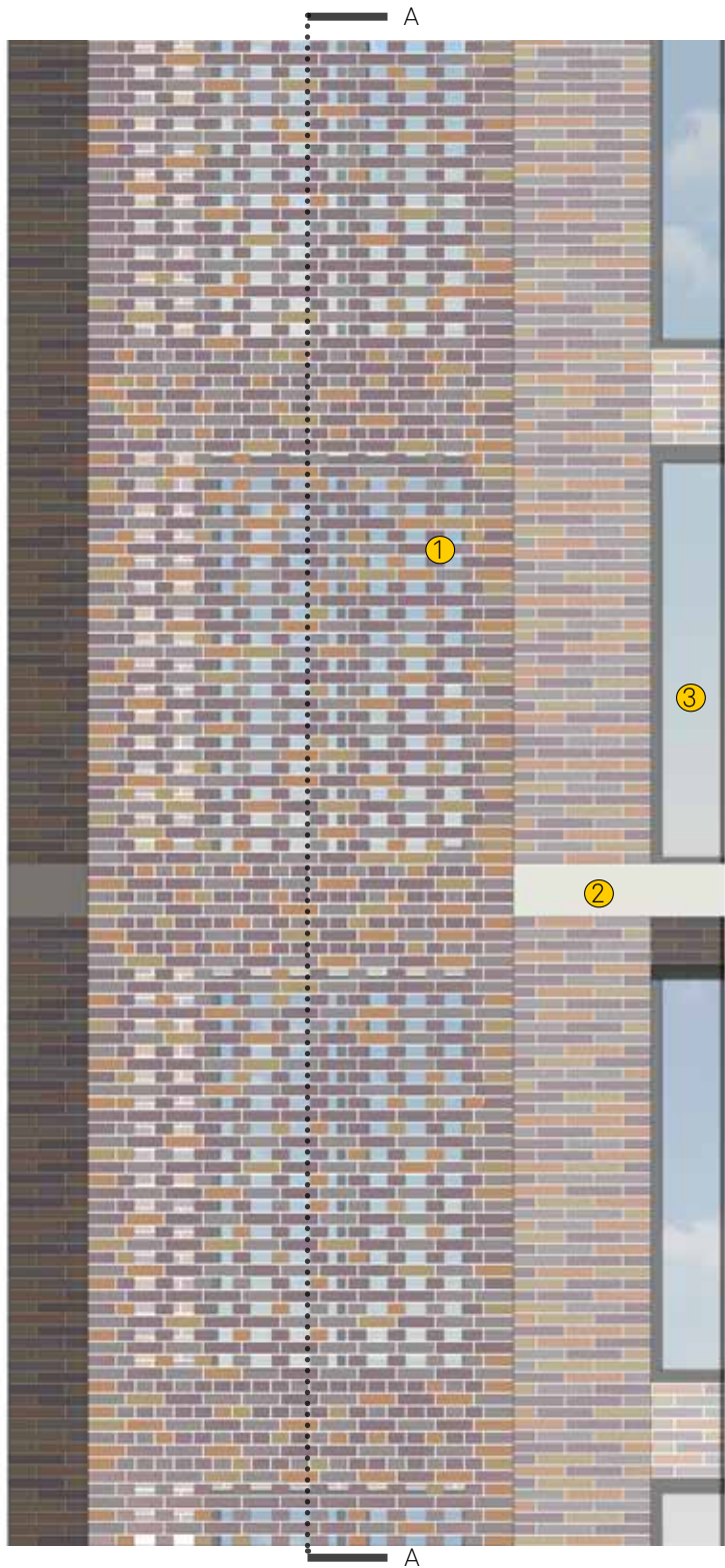
To prevent any overlooking issues between the new proposed scheme and the Wolstenholme Square development a perforated brick screen balcony is proposed. This will obscure any direct views whilst allowing some light through to the apartments behind and only allowing full sideways views along the facade.



Design intelligence, commercial flair.



Section AA



Perforated brick screen balcony elevation



① Perforated brick screen external view



① Perforated brick screen internal view



② Light grey stone / concrete horizontal bands



③ Glazing

# 4.0 PROPOSED DESIGN

## 4.5 LANDSCAPE

### 4.5.1 Proposed Landscape Plan

The concept for the ground floor landscaping and the roof terraces has been created using the structure of the building grid. The key design principles for the ground floor landscaping and roof terraces are the:

- Introduction of both hard and soft, high quality spaces, responding to the site's location and aspect;
- Provision of communal roof terraces to maximise the external space; and
- Integration of the development and the creation of a human scale through the provision of outdoor open spaces containing a variety of planting types including clear-stem and multi-stem tree planting.

The ground floor is primarily a hard landscaped area allowing service access, whilst also providing a 'Courtyard' area and secluded seating areas.

Refer to the landscape chapter for further details.

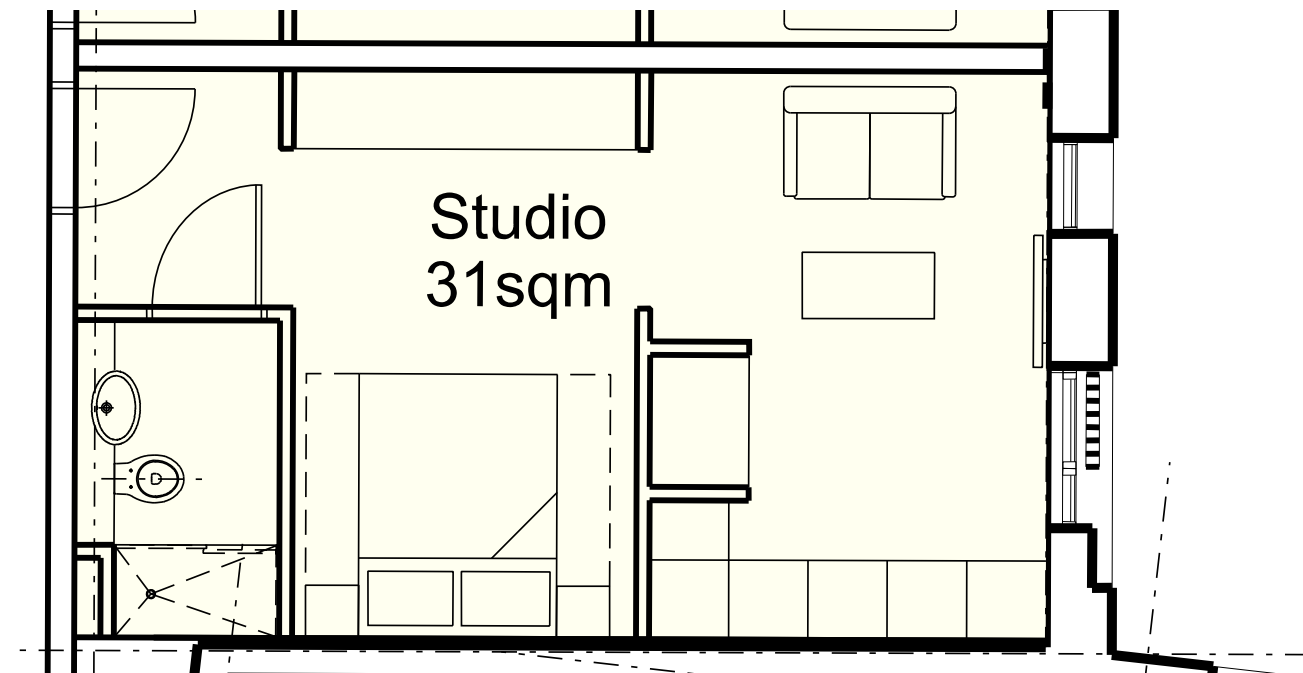


## 4.0 PROPOSED DESIGN

### 4.6 APARTMENT LAYOUTS

#### 4.6.1 Typical Studio Apartment Layout:

There are 32no. studio apartments across the scheme measuring C.31 sqm. The studios include a shower room with toilet and sink, a kitchenette and living space and a double bed.



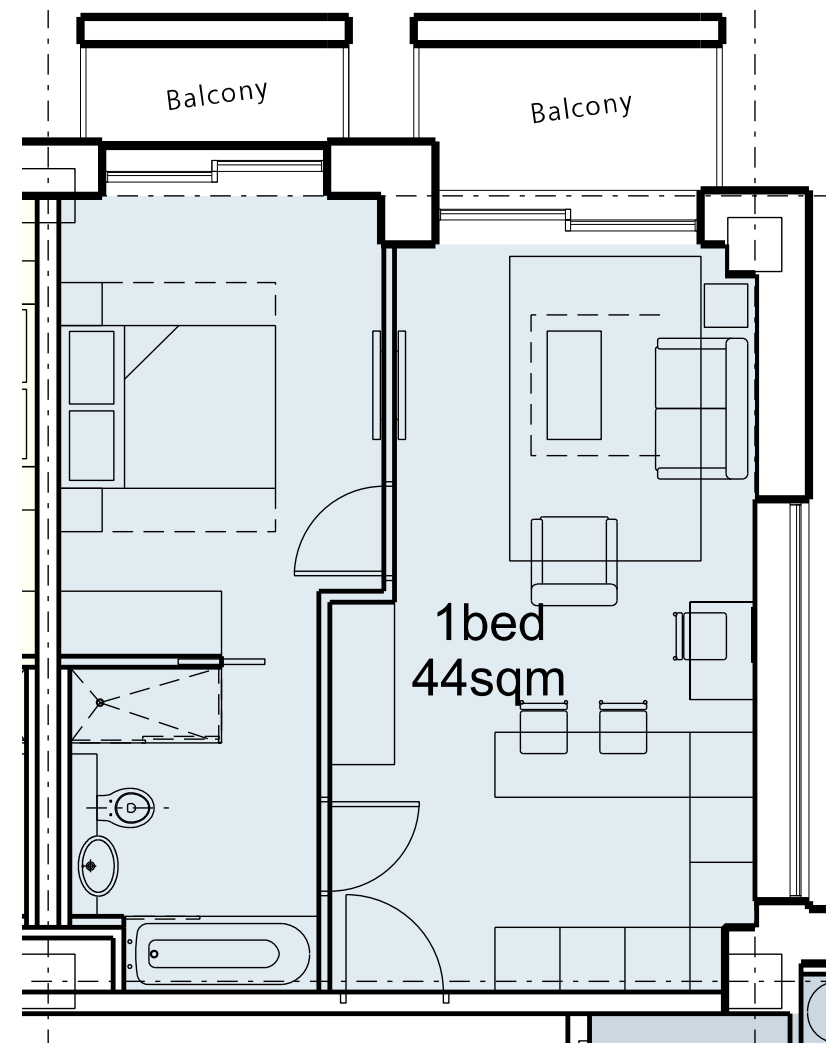


## 4.0 PROPOSED DESIGN

### 4.6 APARTMENT LAYOUTS

#### 4.6.2 Typical 1 Bedroom Apartment Layout:

There are 102 no. 1 bed apartments across the scheme measuring C.44 sqm. Every 1 bed has a large open plan kitchen, living and dining space with built-in storage room. There is a large master bedroom with ample storage and a generous bathroom.

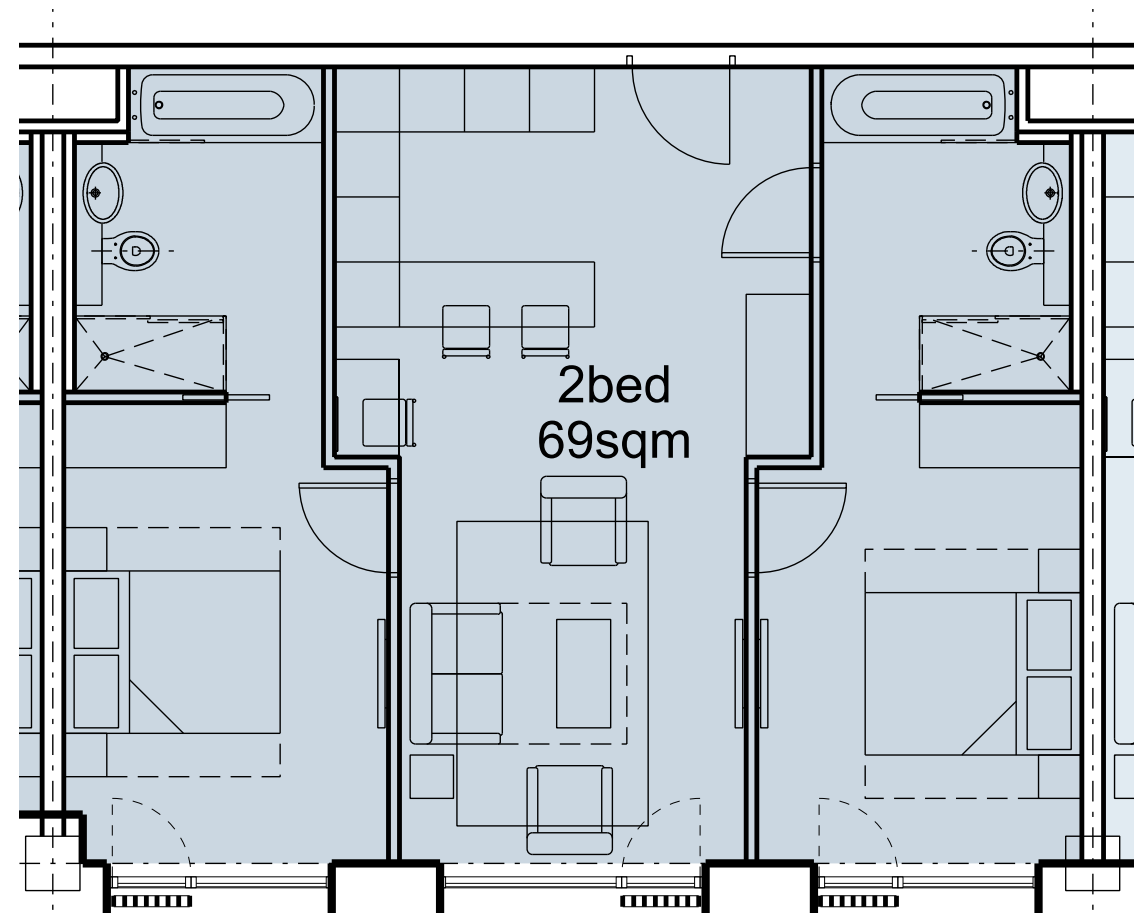


## 4.0 PROPOSED DESIGN

### 4.6 APARTMENT LAYOUTS

#### 4.6.3 Typical 2 Bedroom Apartment Layout:

There are 66no. 2 bed apartments across the scheme. The 2 beds range from 59sqm to 69sqm. Every 2 bed has a large open plan kitchen, living and dining space with built-in storage cupboard. The master bedroom has an en-suite bathroom. There is a secondary bedroom and main bathroom.



4.0 PROPOSED DESIGN

4.7 SCHEDULE OF ACCOMMODATION

Ground Floor  
Commercial Unit 01 - c. 279sq.m / 3003 sq.ft  
Commercial Unit 02 - c. 192sq.m / 2066 sq.ft  
Entrance Foyer/ Gym/ Spa - c. 368sq.m/ 3961sq.ft  
Staff/ BoH Areas/ Plant/ Refuse & Cycle Stores - c. 280sq.m / 3013sq.ft  
Courtyard

First to Eighth Floor  
Studio Apt    x 4 (x8)    = 32  
1 Bed Apt    x 10 (x8)    = 80  
2 Bed Apt    x 7 (x8)    = 56                      Subtotal x 21 (x8) = 168

Ninth to Tenth Floor  
1 Bed Apt    x 11 (x2)  
2 Bed Apt    x 5 (x2)                      Subtotal x 32

TOTAL  
Studio Apt    x 32            (16%)  
1 Bed Apt    x 102            (51%)  
2 Bed Apt    x 66            (33%)                      TOTAL x 200

Note: All figures/areas are approximate and subject to measured survey, planning/  
building regulations approval and detailed design development.

