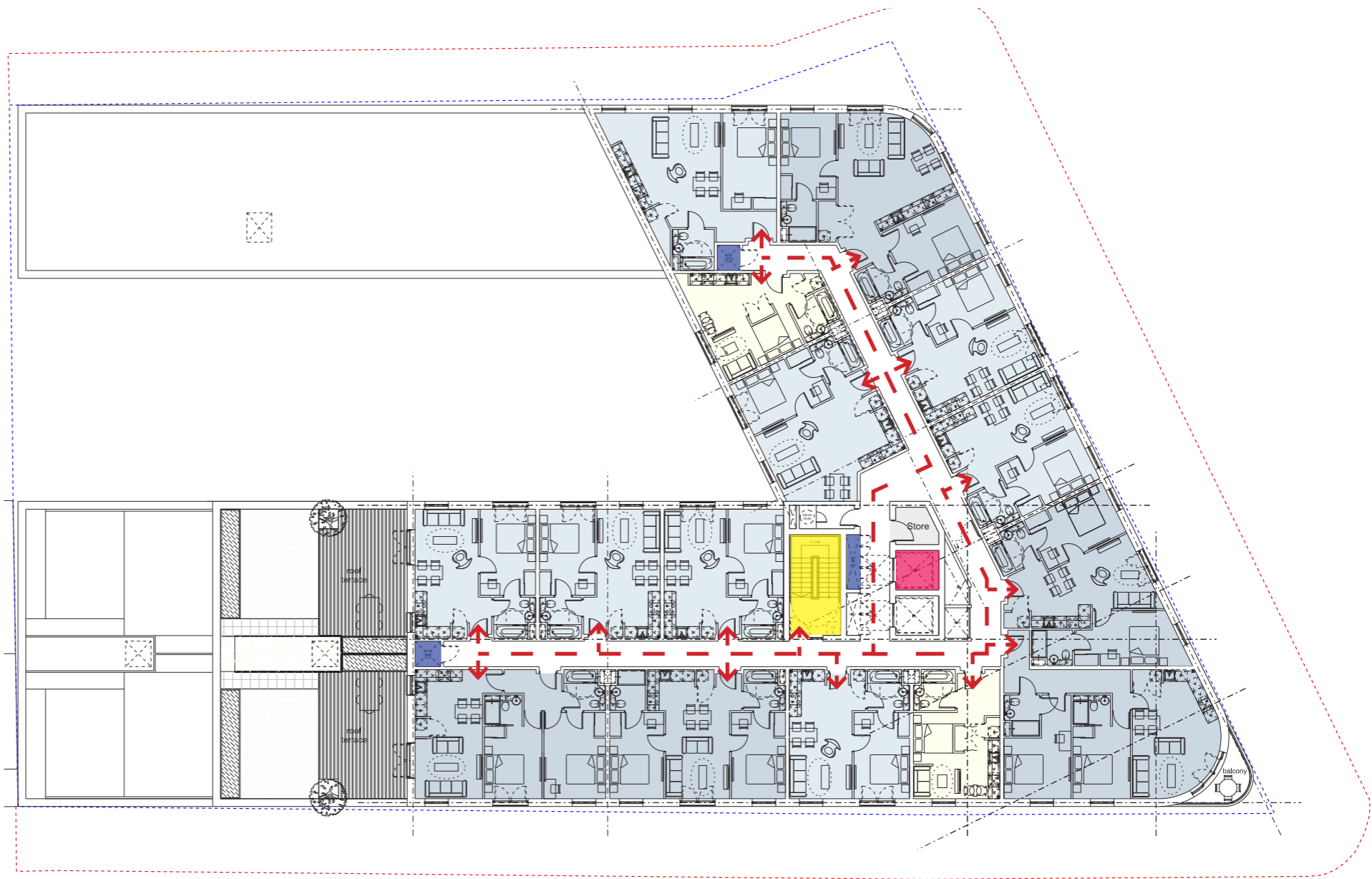


8.0 FIRE ENGINEERING

8.1 OUTLINE STRATEGY

8.1.5 Means of Escape.

The Ninth floor plan adjacent demonstrates how residents would evacuate the building in the event of a fire. The proposal has one with the main core containing the fire escape stairs, and fire fighting lift to provide access to every level.



Ninth Floor Plan

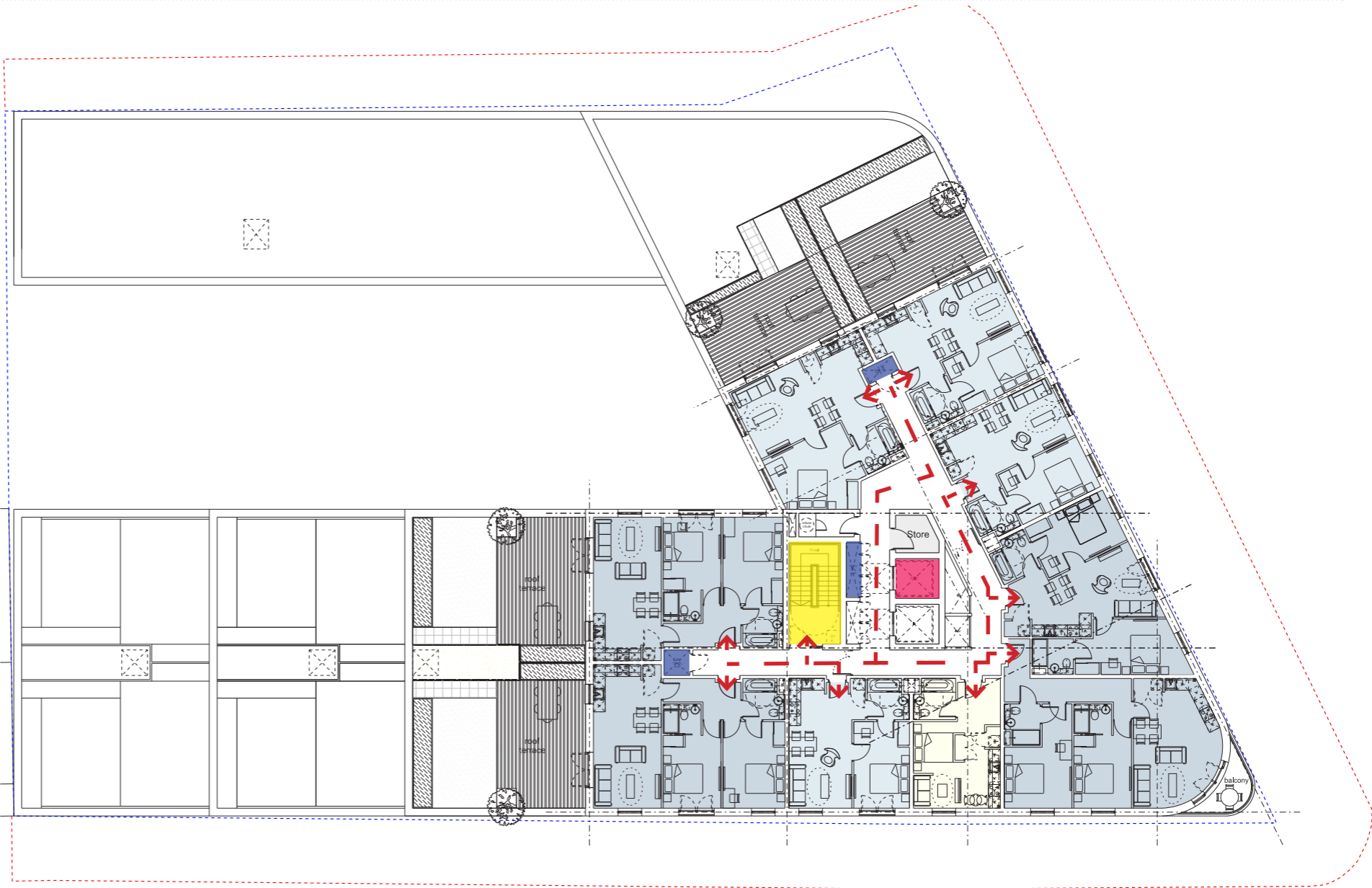
- Key
- Fire escape stair
 - Fire fighting lift
 - Fire escape routes
 - Mechanical smoke shaft

8.0 FIRE ENGINEERING

8.1 OUTLINE STRATEGY

8.1.6 Means of Escape.

The Tenth floor plan adjacent demonstrates how residents would evacuate the building in the event of a fire. The proposal has one with the main core containing the fire escape stairs, and fire fighting lift to provide access to every level.



First Floor Plan

- Key
- Fire escape stair
 - Fire fighting lift
 - Fire escape routes
 - Mechanical smoke shaft

9.0 STRUCTURAL STRATEGY

9.1 OUTLINE STRATEGY

9.1.1 Structural Strategy.

The design team have worked together closely to ensure that the structural strategy meets the architectural requirements of the proposal.

St James Court will be constructed with reinforced concrete structural columns, concrete structural cores and reinforced concrete flat slabs.

Clancy Consulting have been consulted about the structural strategy as part of the preparation of this planning application and comments have been integrated at this preliminary stage in order to ensure that the design is viable and can be developed with ease going forward.

- Key
- Outline Structural Grid
 - Structural Core

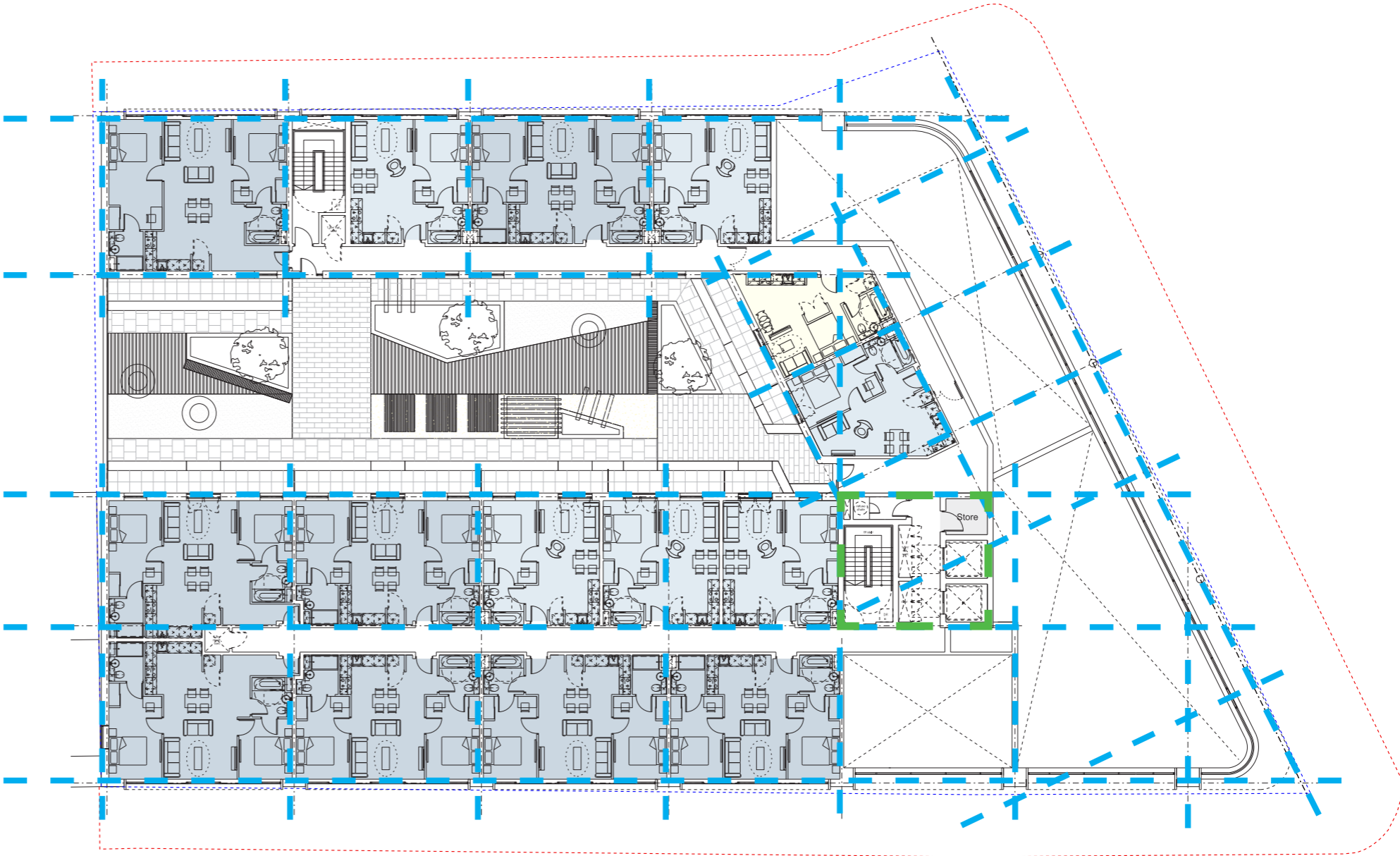


Ground Floor Plan

9.0 STRUCTURAL STRATEGY

9.1 OUTLINE STRATEGY

- Key
- Outline Structural Grid
 - Structural Core

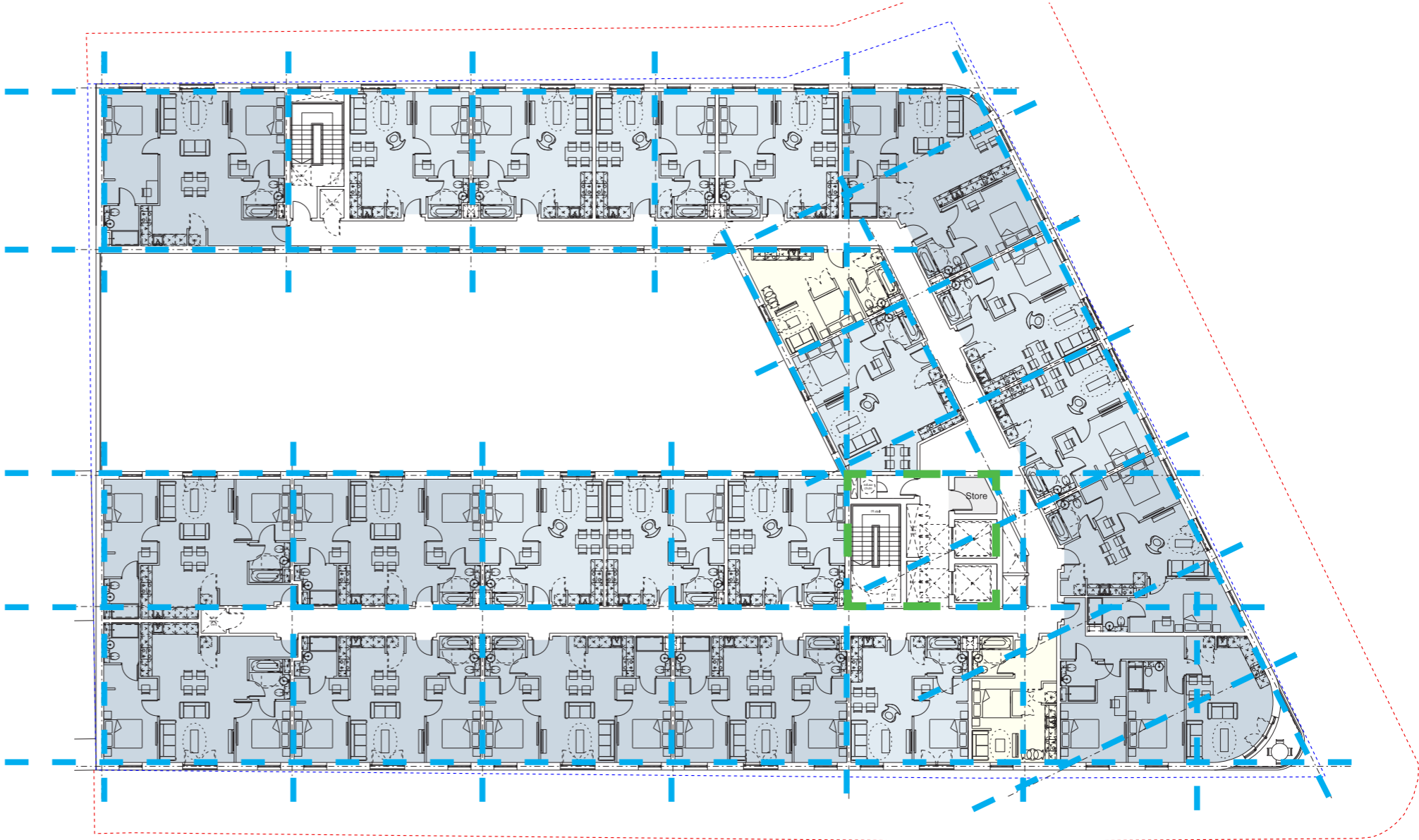


Upper Ground Floor Plan

9.0 STRUCTURAL STRATEGY

9.1 OUTLINE STRATEGY

- Key
- Outline Structural Grid
 - Structural Core

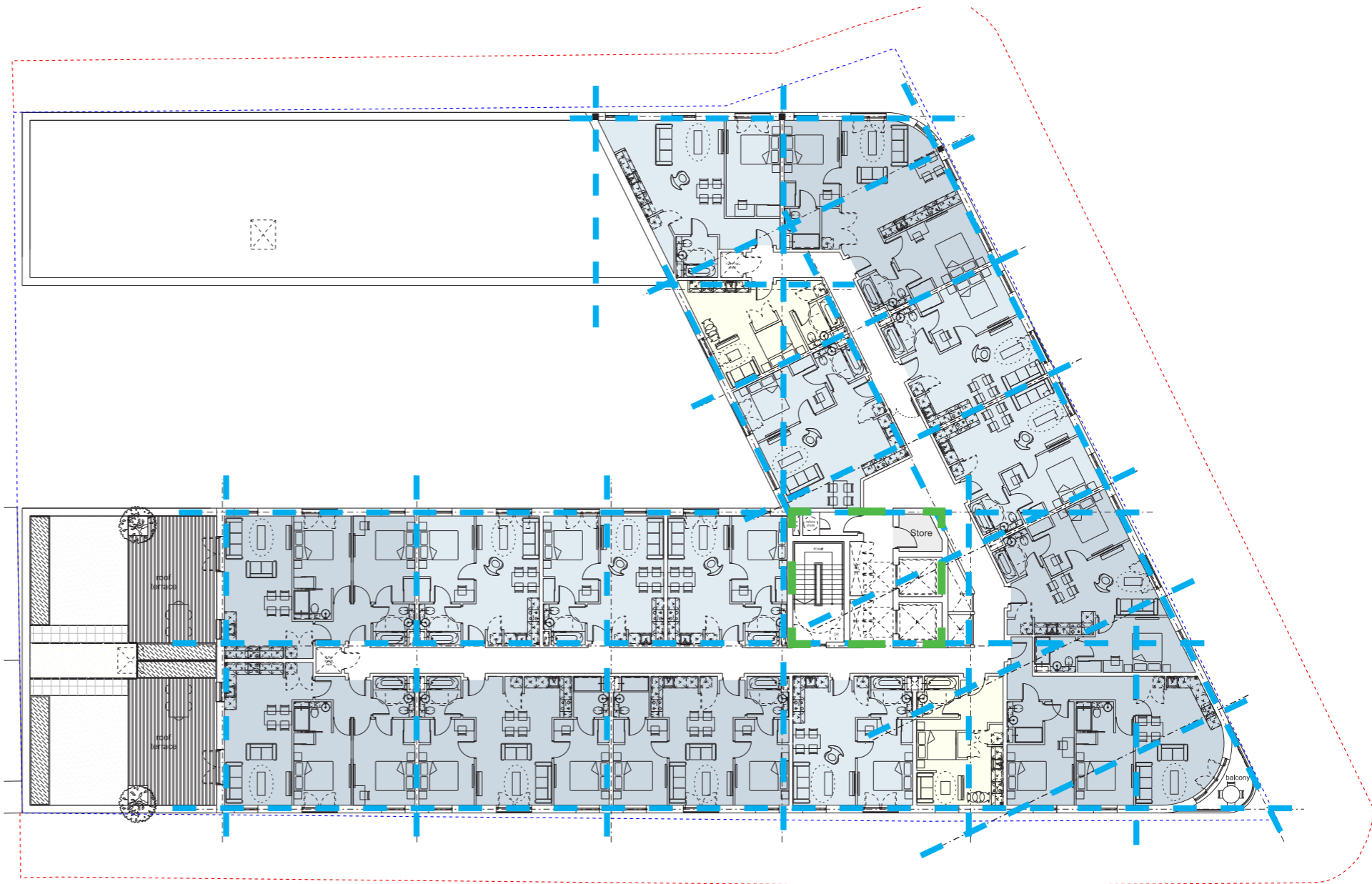


First - Seventh Floor Plan

9.0 STRUCTURAL STRATEGY

9.1 OUTLINE STRATEGY

- Key
- Outline Structural Grid
 - Structural Core

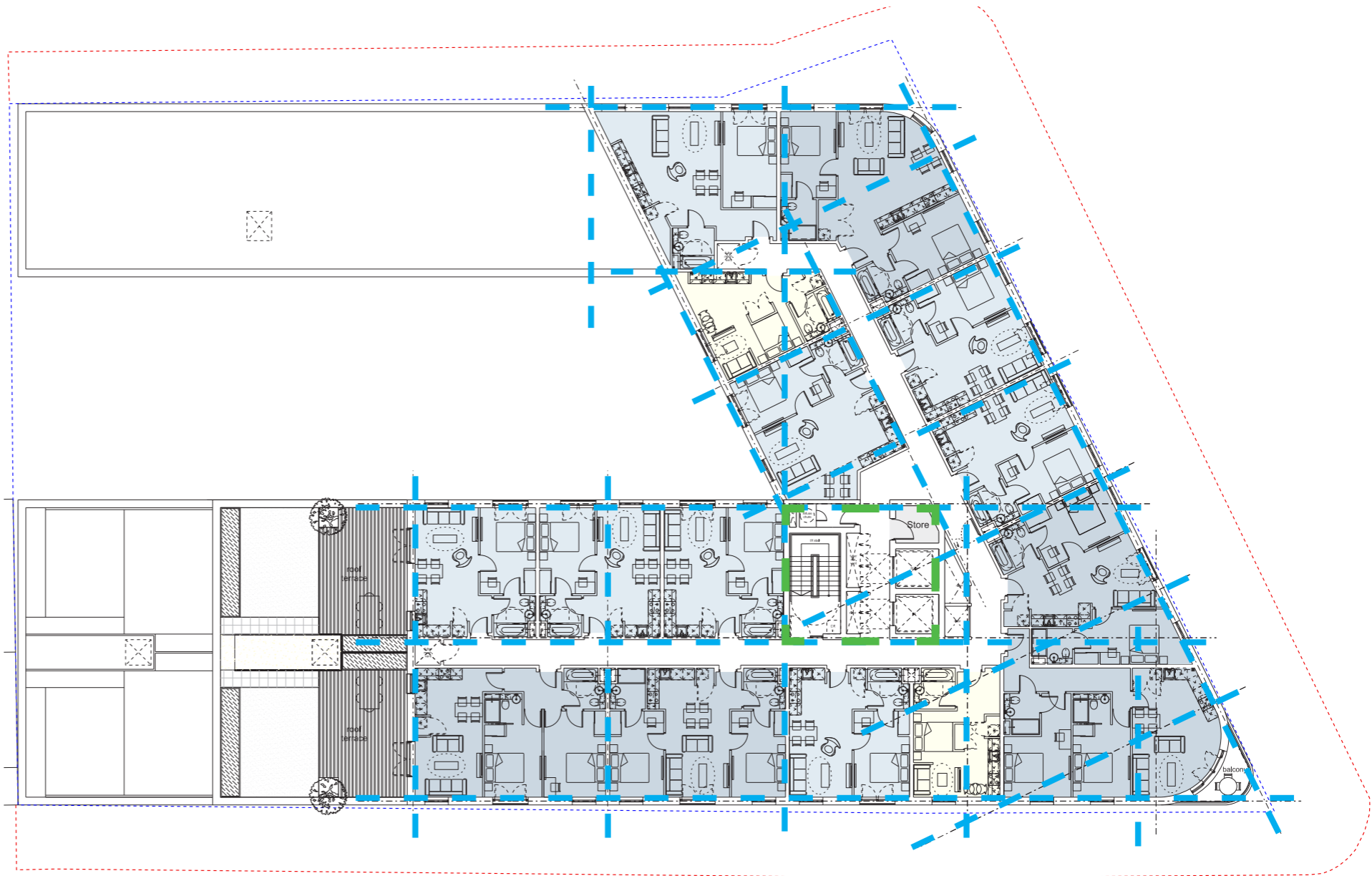


Eighth Floor Plan

9.0 STRUCTURAL STRATEGY

9.1 OUTLINE STRATEGY

- Key
- Outline Structural Grid
 - Structural Core



Ninth Floor Plan

9.0 STRUCTURAL STRATEGY

9.1 OUTLINE STRATEGY

- Key
- Outline Structural Grid
 - Structural Core



First Floor Plan

10.0 DESIGN & ACCESS REPORT SUMMARY

In summary, the quality of the architecture, materials and the cohesive approach to the design of our proposed scheme to St James Court and the surrounding public realm will ensure the site is developed as a landmark development. The proposal will establish new active frontage on St James Street and Greenland Street and help bring activity to the area of the Baltic Triangle.

The architecture of the scheme is strong, bold and of very high quality. It has been considered in great detail to provide a world class residential scheme on a key landmark site. The elevations have a clear hierarchy, recessed ground floor along St James Street, the form is steeped down along Greenland Street to respond to the scale along Greenland Street.

The scheme provides 217 apartments with over 300Sq.m. of commercial space along St James Street. The proposal has excellent communal facilities and landscaping that residents can enjoy. The scheme provide 37 covered car parking spaces and 156 secure cycle spaces.

11.0 DRAWING INDEX

Drawings submitted as part of this application:

P17-003-02-91-001	Existing Site Location Plan
P17-003-02-91-002	Existing Site Plan
P17-003-02-02-001	Proposed Site Plan
P17-003-02-03-001D	Proposed Lower Ground Floor Plan
P17-003-02-03-002E	Proposed Upper Ground Floor Plan
P17-003-02-03-003E	Proposed 1st - 7th Floor Plan
P17-003-02-03-004F	Proposed 8th Floor Plan
P17-003-02-03-005F	Proposed 9th Floor Plan
P17-003-02-03-006F	Proposed 9th Floor Plan
P17-003-02-03-007	Proposed Roof Plan
P17-003-02-05-001D	Proposed Greenland Street Elevation
P17-003-02-05-002B	Proposed St James Street Elevation
P17-003-02-05-003C	Proposed New Bird Street Elevation
P17-003-02-05-004C	Proposed Gable End Elevation
P17-003-02-05-005	Proposed Internal Elevation 01
P17-003-02-05-006	Proposed Internal Elevation 02

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