

# 4.0 DESIGN PROPOSALS

## 4.3 SCALE JUSTIFICATION

### 4.3.1 Building Scale.

The height of the proposed building is set at c.34.9m above pavement level (St James Street). There are 12 storeys including lower ground floor level set at the pavement level and also used for car parking.

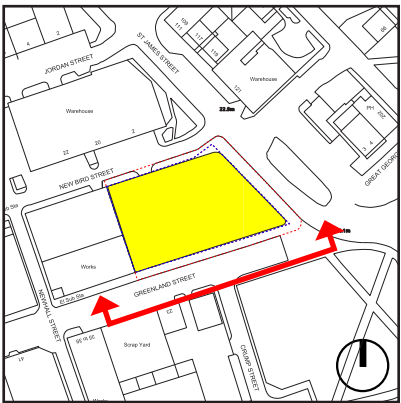
The height of the proposed building has been designed closely within the parameters of the previous scheme that was approved for planning on the site. The previous scheme (see page 21) roof height was set at 32.3m and has 11 storeys. The new scheme has slightly reduced the floor to ceiling heights to help achieve an additional storey with a small increase in the building height.

#### Key

Line of Previous Approved Scheme



Key Plan.



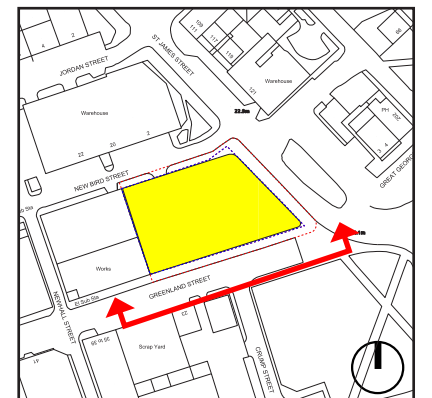
# 4.0 DESIGN PROPOSALS

## 4.4 PROPOSED ELEVATIONS

### 4.4.1 Greenland Street Elevation.



Key Plan.



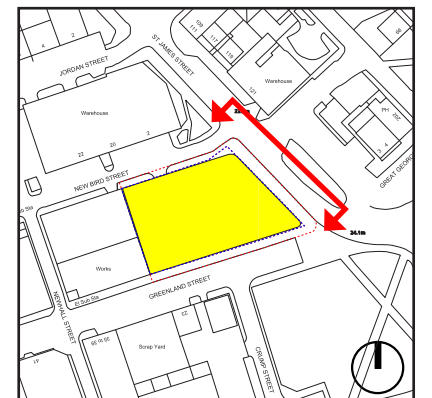
# 4.0 DESIGN PROPOSALS

## 4.4 PROPOSED ELEVATIONS

### 4.4.2 St James Street Elevation.



Key Plan.



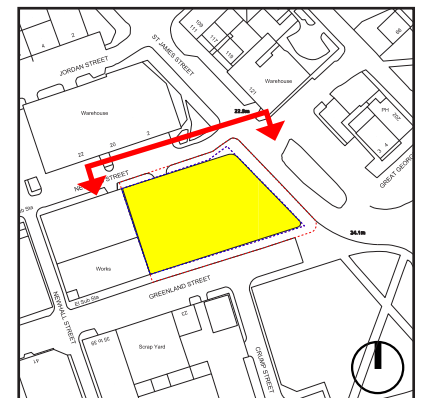
## 4.0 DESIGN PROPOSALS

### 4.4 PROPOSED ELEVATIONS

4.4.3 New Bird Street Elevation.



Key Plan.



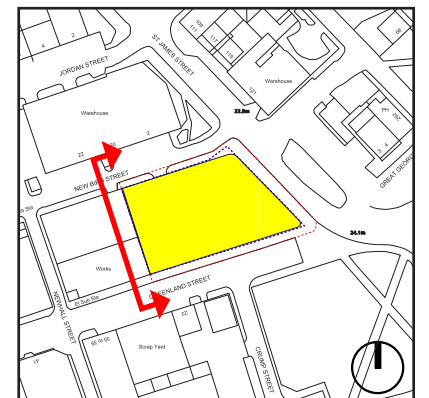
# 4.0 DESIGN PROPOSALS

## 4.4 PROPOSED ELEVATIONS

4.4.4 Gable End Elevation.



Key Plan.





## 4.0 DESIGN PROPOSALS

### 4.4 PROPOSED ELEVATIONS

4.4.5 Internal Elevation 01.



Key Plan.

