

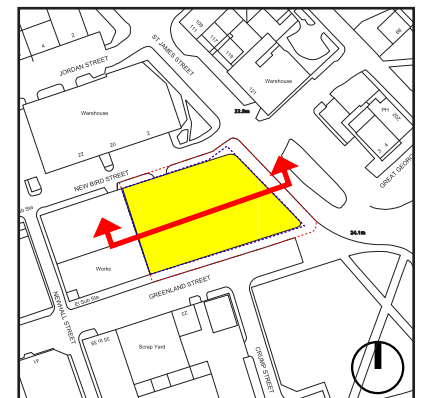
4.0 DESIGN PROPOSALS

4.4 PROPOSED ELEVATIONS

4.4.6 Internal Elevation 02.



Key Plan.



4.0 DESIGN PROPOSALS

4.5 MATERIALITY

4.5.1 Building Materiality.

Key

- 1. Cladding - PPC ribbed aluminium panel, colour to be bronze.
- 2. Cladding - PPC aluminium panel, colour to be limestone.
- 3. PPC aluminium panel with perforations, secret fixed, colour tbc.
- 4. PPC aluminium surrounds, colour tbc.
- 5. Frameless structural glazed balustrade
- 6. PPC aluminium windows, colour tbc.
- 7. PPC aluminium doors, colour tbc with Juliet balconies fixed to the window reveal.
- 8. PPC capless aluminium curtain walling with silicon joints and aluminium doors, colour tbc.
- 9. Opaque glazing, colour tbc.
- 10. PPC aluminium louvered plant screen
- 11. Stone - Granite

A selection of precedents that might inform the quality of materials and architecture.



Greenland Street Elevation.

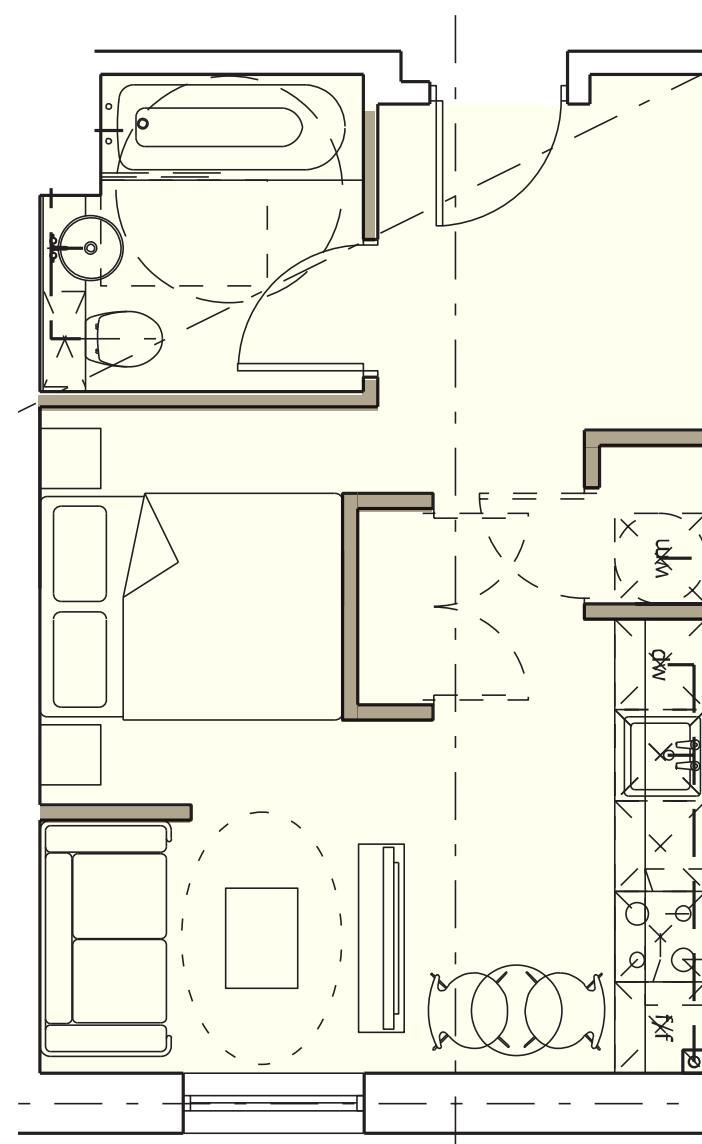


4.0 DESIGN PROPOSALS

4.6 PROPOSED APARTMENT LAYOUTS

4.6.1 Typical Studio Apartment Layout

There are 20 studio apartments across the scheme measuring between 28 and 29 sqm. The studios include a bathroom with toilet and sink, a kitchenette and living space and a double bed with a built-in storage.

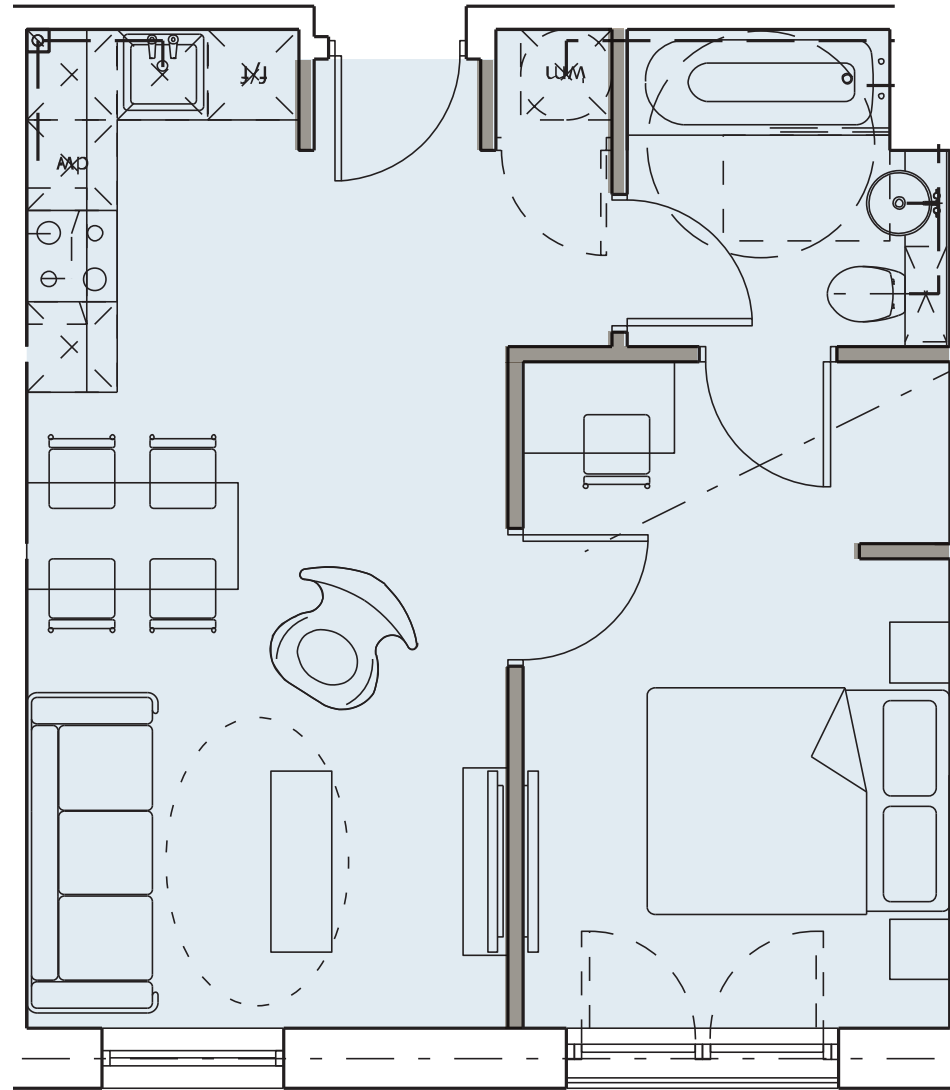


4.0 DESIGN PROPOSALS

4.6 PROPOSED APARTMENT LAYOUTS

4.6.2 Typical 1-bed Apartment Layout.

There are 103 1 bedroom apartments across the scheme measuring between 38 and 46 sqm. Each receives an open plan living, kitchen and dining space. A double bedroom and bathroom are accessible from the open plan living area.

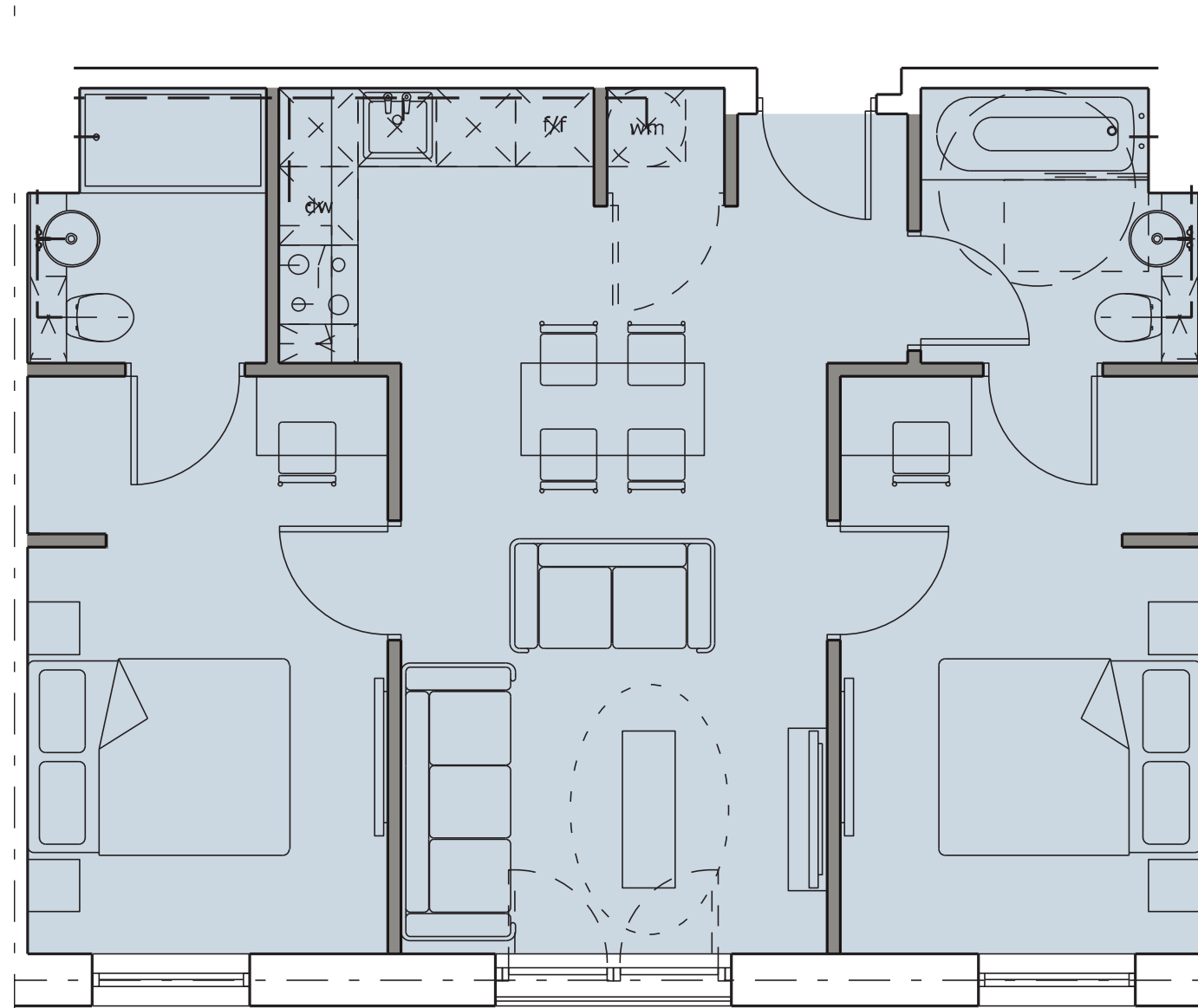


4.0 DESIGN PROPOSALS

4.6 PROPOSED APARTMENT LAYOUTS

4.6.3 Typical 2-bed Apartment Layout.

There are 94 2 bed apartments across the scheme. The 2 beds range from 58sqm to 75sqm. Every 2 bed has a large open plan kitchen, living and dining space with built-in storage room. Both the master bedroom and the second bedroom have en-suite bathrooms with one bathroom having a second door access from the main lobby.



4.0 DESIGN PROPOSAL

4.7 PROPOSED LANDSCAPING

4.7.1 Public Space and Landscaping

The key objective of the St James Court Landscaping design is to improve the public realm immediately around the building and to create a communal space for residents and some private terraces for some apartments at the upper levels.

At the ground floor level new paving has been introduced around the building, with some planting along St James Street along with some street furniture to allow people to sit outside either of the commercial units fronting onto St James Street.

DEP have designed the landscaping, for more information please refer to the report submitting to support the application.

