

4.0 DESIGN EVOLUTION

4.1 EXISTING AND PROPOSED SITE PLAN

4.1.1 EXISTING AND PROPOSED BUILDING

- Existing buildings
- Proposed buildings
- Site Boundary



4.0 DESIGN EVOLUTION

4.2 PLANNING APPROVED DESIGN

4.2.1 PLANNING APPROVED WEST ELEVATION

There have been slight amendments to the planning approved elevation:

1. Entrance relocated.
2. Slight amendment to high level window fenestration.
3. Width of brick masonry facade has been narrowed.
4. Apartments units located to Ground Floor north location.



4.0 DESIGN EVOLUTION

4.3 MATERIALITY

4.3.1 PROPOSED MATERIALITY

There is no dominant facing material in the surrounding area, which is characterised by a patchy urban grain. Existing communities of semi-detached housing to the north are predominantly in brickwork, whereas more recently completed buildings are faced in aluminium cladding. Recent approvals see a mix of brickwork and render.

A mixture of brickwork and aluminium cladding is proposed, creating a quality building worthy of the notable setting.

Brickwork (2) will be used to create a rhythm within the facades, framing extensive glazing, with projecting aluminium panels (1) emerge on the seventh storey. The combination of a matt finish with a more reflective material helps to break down the mass of the building and creates a vertical rhythm along the street.

The ground floor will be clad in perforated aluminium with a glazed entrance situated on the northern corner (3).

Precedent images adjacent are intended to illustrate the palette of facing materials selected.



1



2



3

5.0 DESIGN PROPOSAL

5.1 LAYOUT

5.1.1 GROUND FLOOR PLAN VIEWS

- 1 Corner articulated to bring legibility to area. Ground floor extensively glazed.
- 2 Links to Everton Park beneficial for future residents.
- 3 The sun passes accross the site in this direction, going from east to west.

KEY:

 SITE BOUNDARY

 SUNPATH

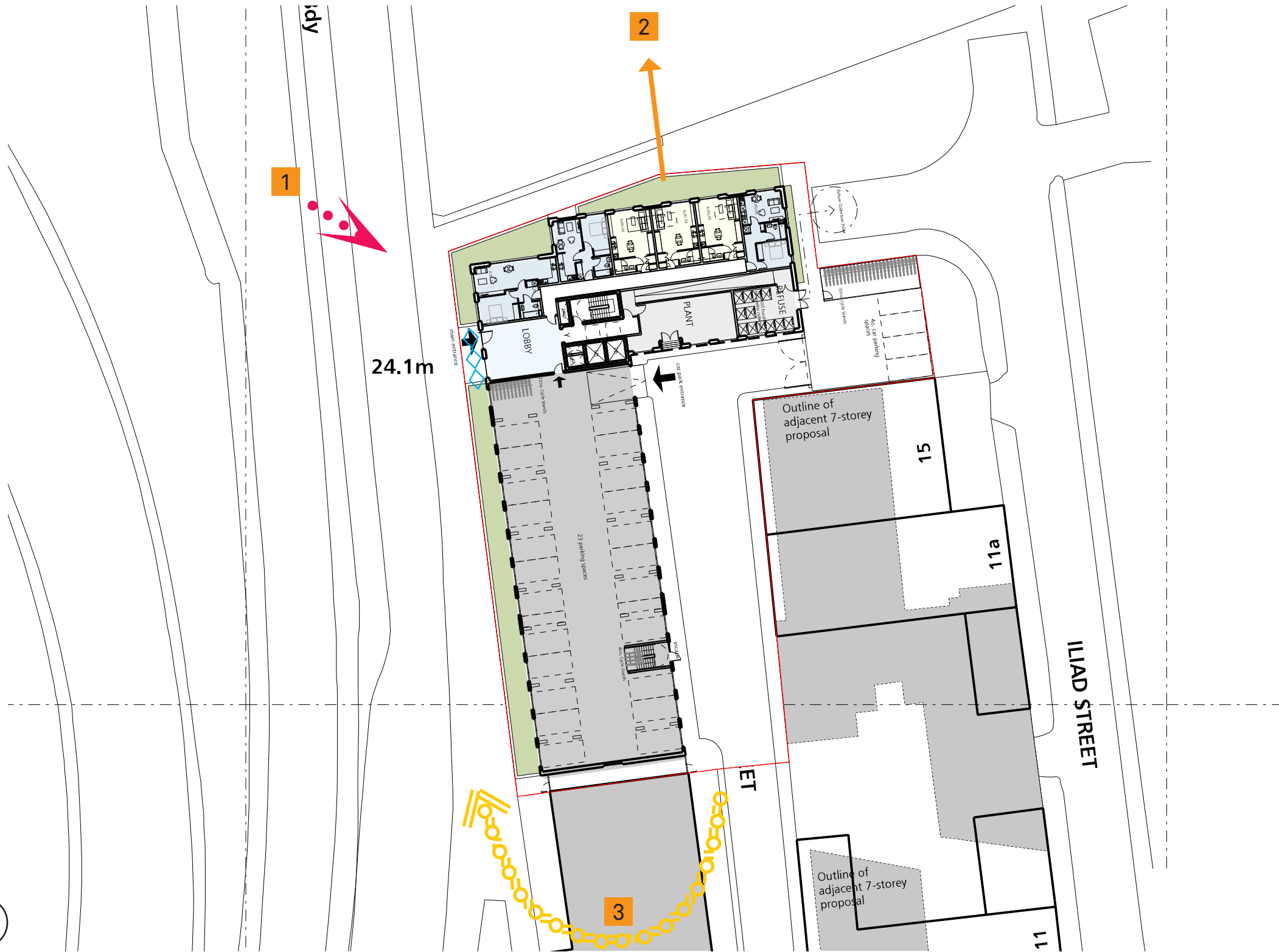
 GREENERY

 PROVISION OF ACTIVE FRONTAGE

 VIEW TO GREEN SPACE

 VIEW TO BUILDING FOCAL POINTS

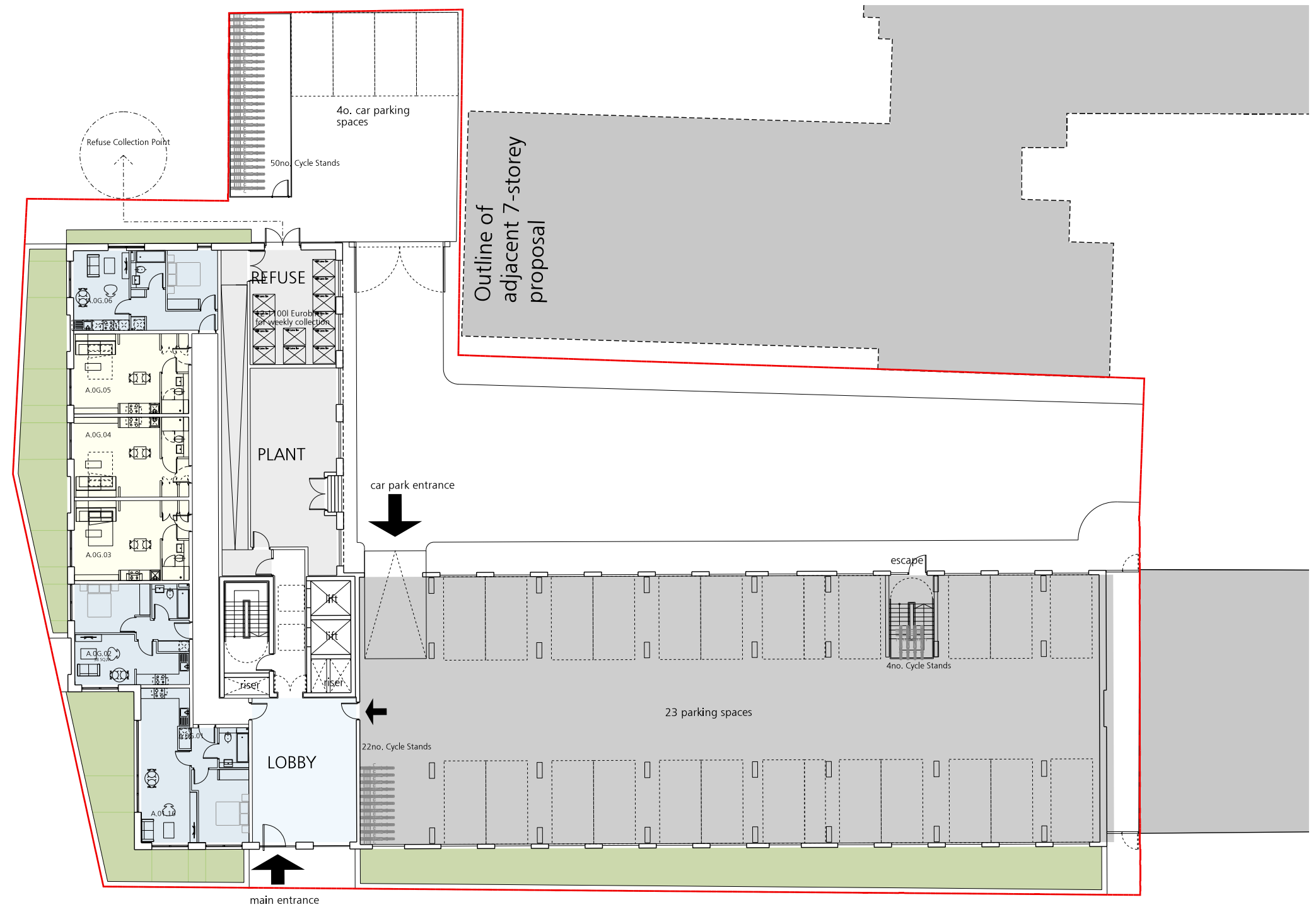
SITE AREA = 2282 M2



5.0 DESIGN PROPOSAL

5.2 PROPOSED GROUND FLOOR PLAN

5.2.1 PROPOSED LEVEL 01



5.0 DESIGN PROPOSAL

5.3 PROPOSED UPPER FLOOR PLAN

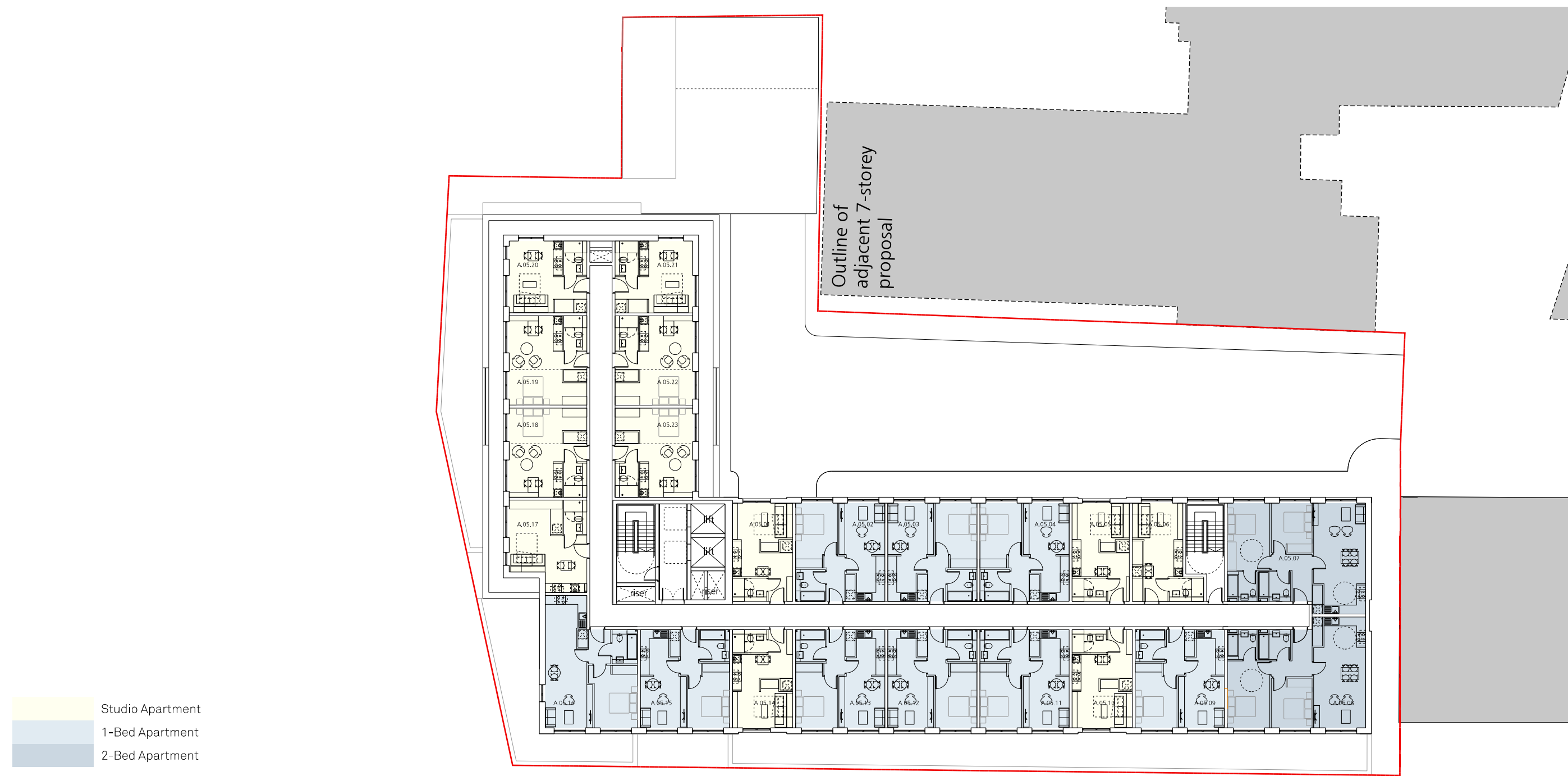
5.3.1 PROPOSED LEVEL 02 - 04



5.0 DESIGN PROPOSAL

5.4 PROPOSED FOURTH FLOOR PLAN

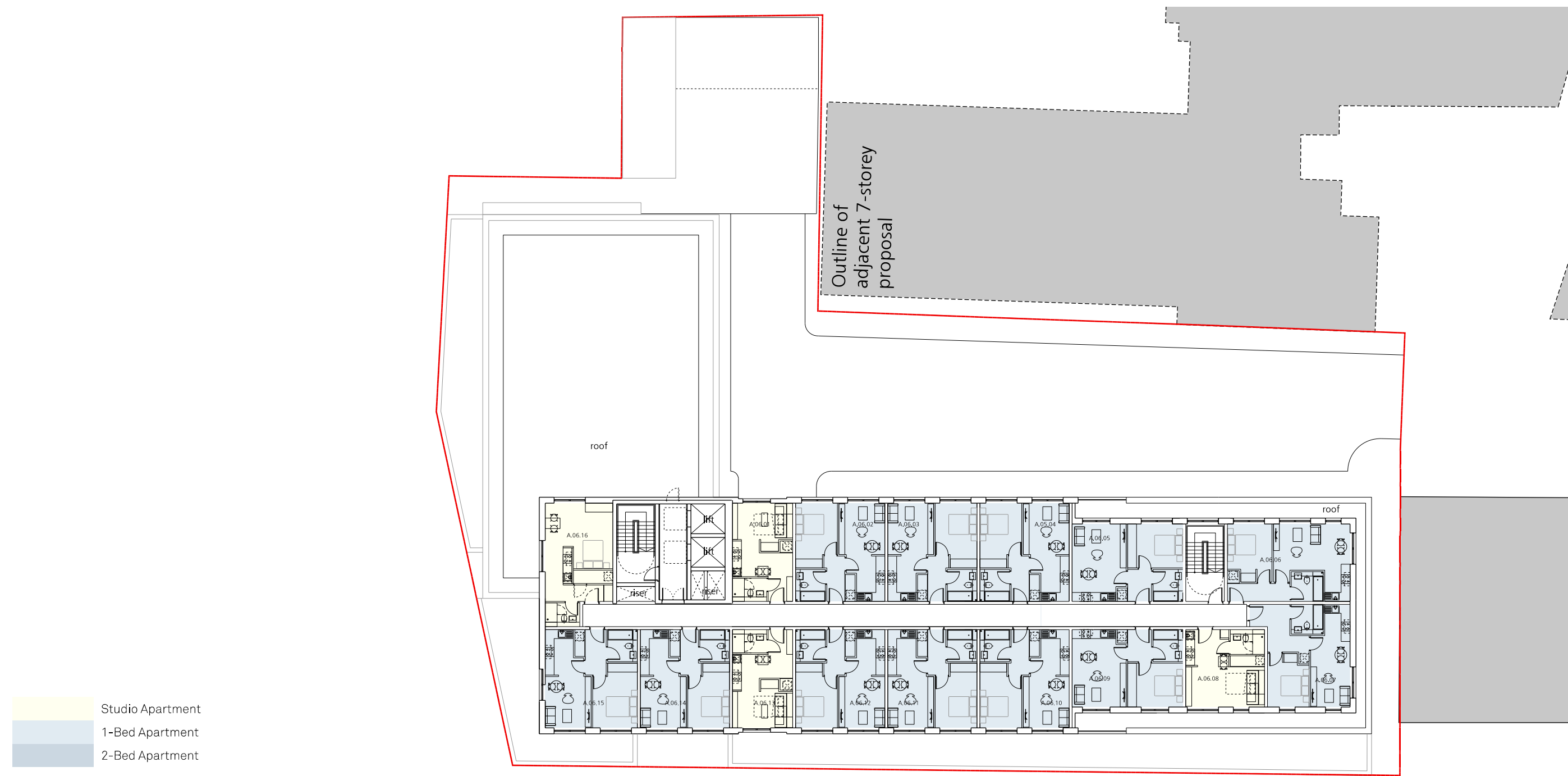
5.4.1 PROPOSED LEVEL 05



5.0 DESIGN PROPOSAL

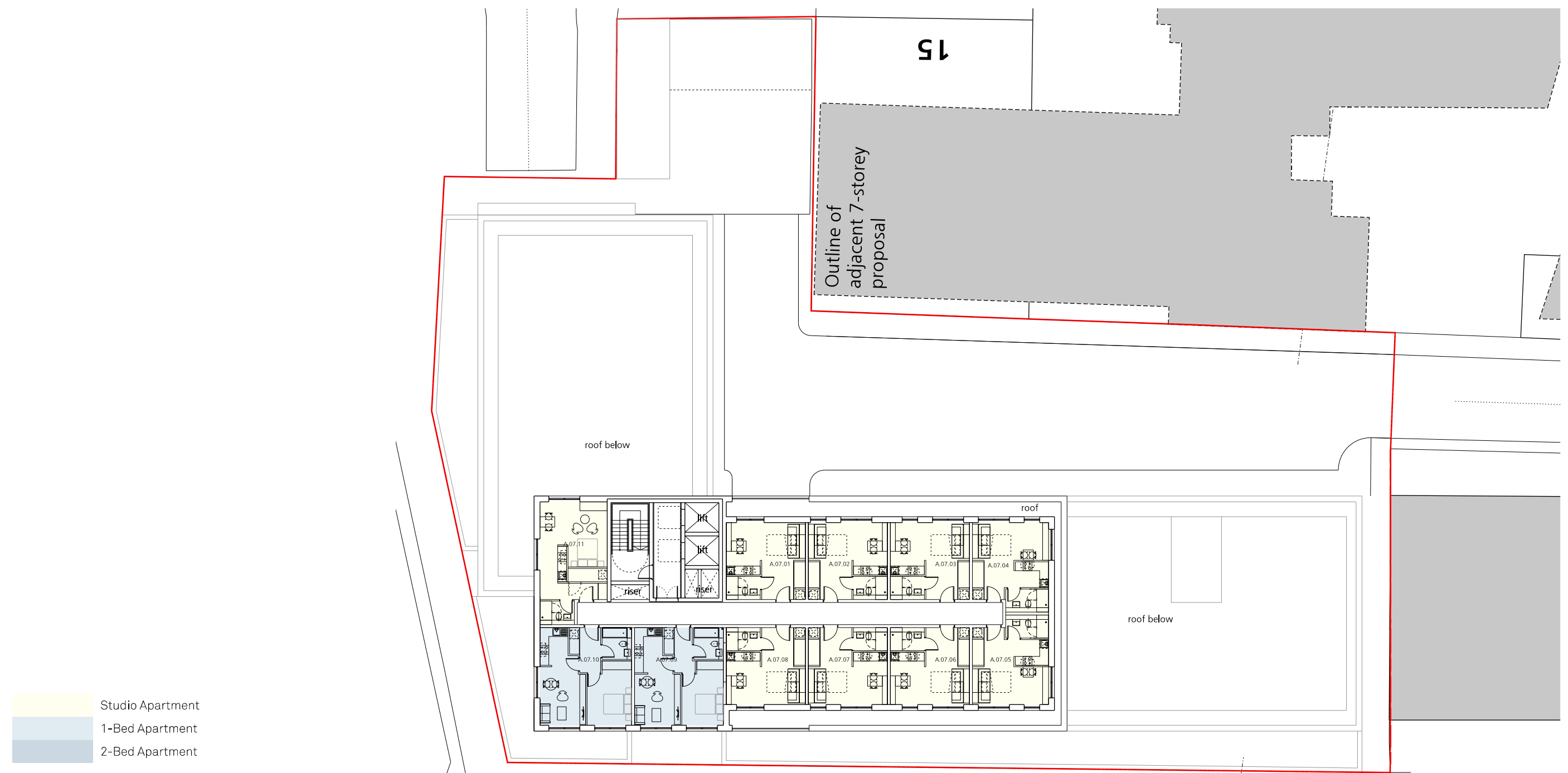
5.5 PROPOSED FIFTH FLOOR PLAN

5.5.1 PROPOSED LEVEL 06



5.5 PROPOSED SIXTH FLOOR PLAN

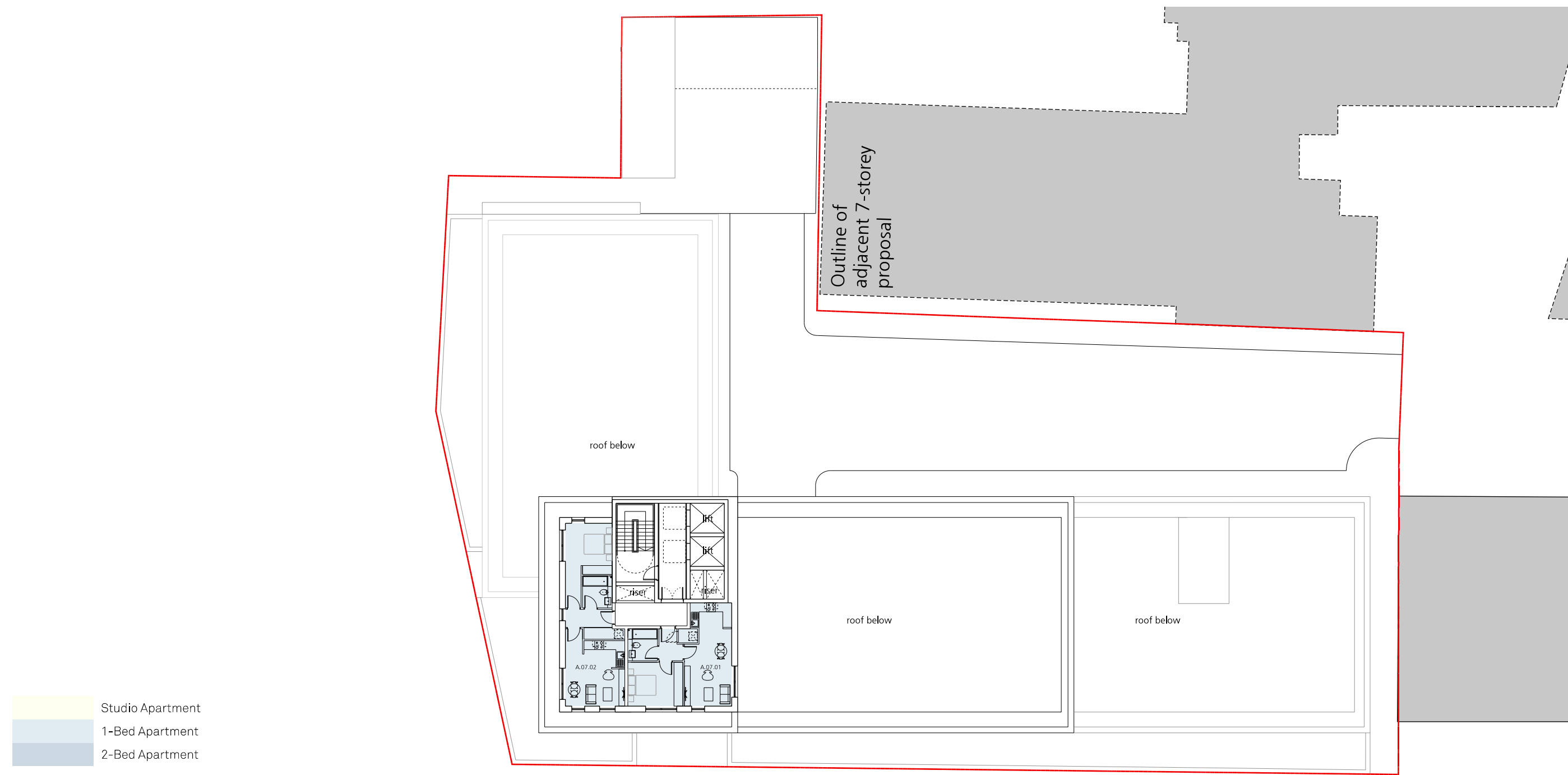
5.6.1 PROPOSED LEVEL 07



5.0 DESIGN PROPOSAL

5.5 PROPOSED SEVENTH FLOOR PLAN

5.7.1 PROPOSED LEVEL 08



6.0 FACADE DESIGN

6.1 PROPOSED CONTEXTUAL ELEVATION

6.1.1 PROPOSED WEST ELEVATION



Design intelligence, commercial flair.

KEY:

