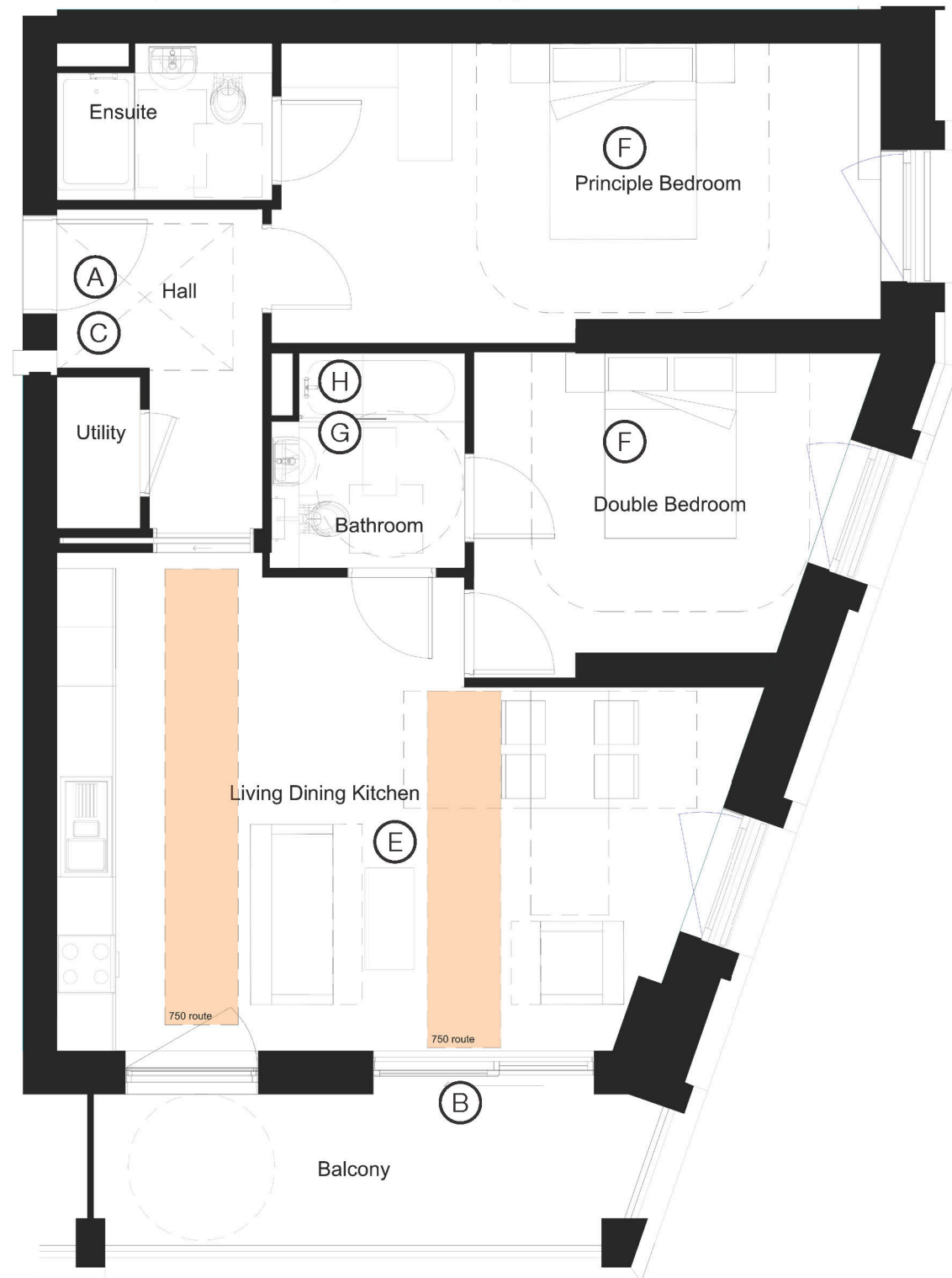


3 Layouts

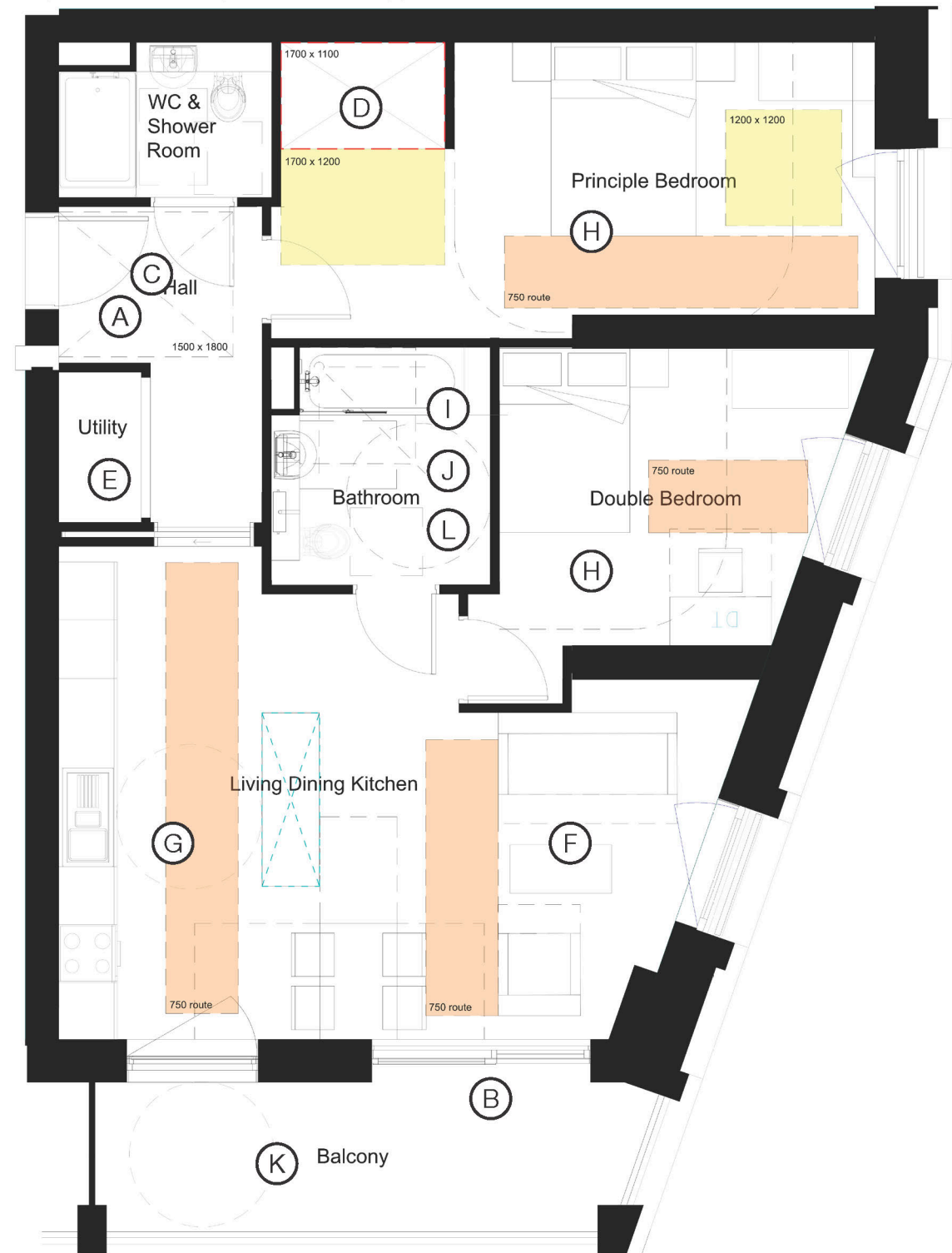
3.18 H5 Accessibility

To be read in conjunction with Compliance Table M4(2)








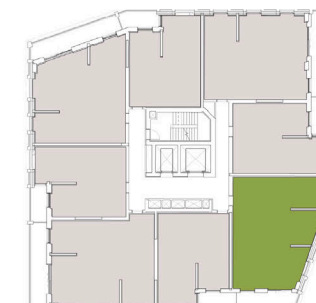
Block H5 : 2B/4P Plan - M4(2) Accessible Plan Layout

To be read in conjunction with Compliance Table M4(3)



Block H5: 2B/4P Plan - M4(3) Adapted Plan Layout with illustrative letters demonstrating M4(3) provision for wheelchair adaptable units.

- Key**
-  1500mm Wheelchair Turning Circle
 -  1200mm Manoeuvring Space
 -  750mm Clear Access Route to Windows
 -  1100x1700mm Wheelchair Storage & Transfer Space
 -  Height Adjustable Kitchen Worktop Section

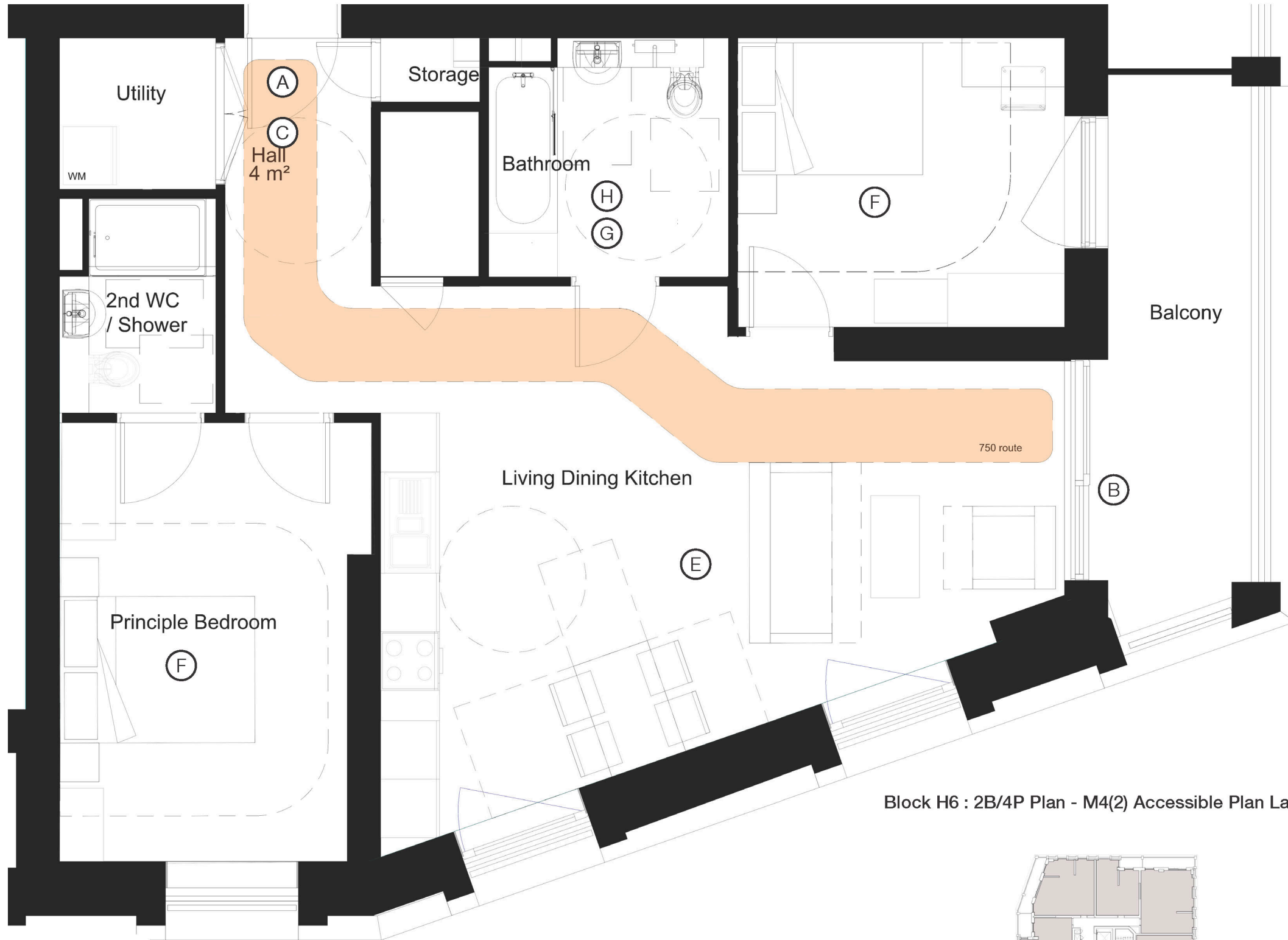


Key Location for Plan within H5 Block






3 Layouts

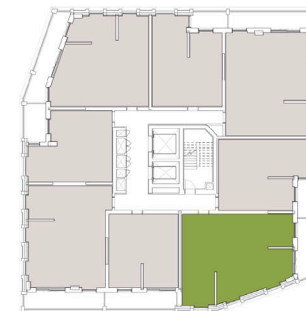
3.19 H6 Accessibility

To be read in conjunction with Compliance Table M4(2)



Block H6 : 2B/4P Plan - M4(2) Accessible Plan Layout

- Key**
-  1500mm Wheelchair Turning Circle
 -  1200mm Manoeuvring Space
 -  750mm Clear Access Route to Windows
 -  1100x1700mm Wheelchair Storage & Transfer Space
 -  Height Adjustable Kitchen Worktop Section

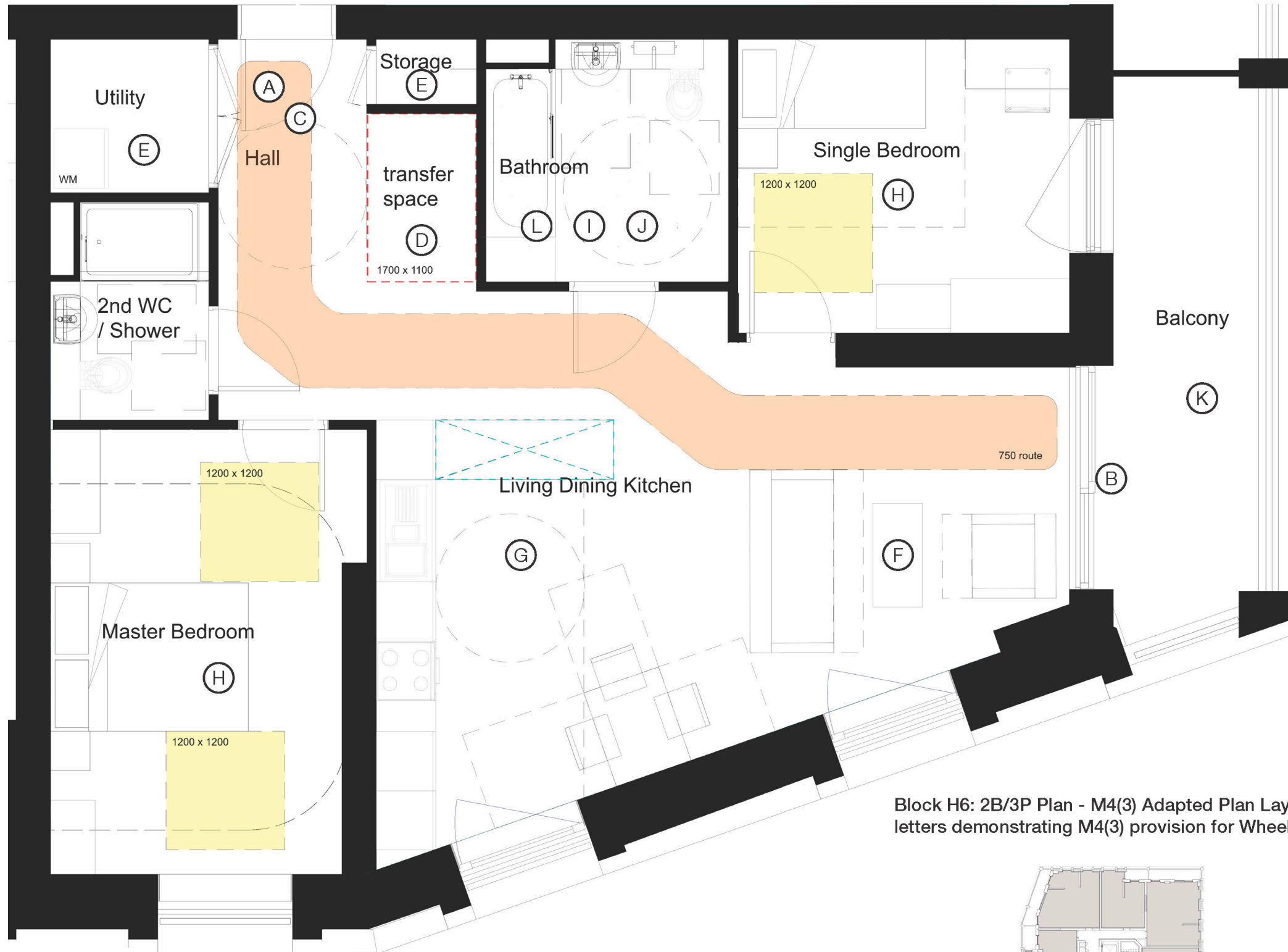


Key Location for Plan within H6 Block






3 Layouts

3.19 H6 Accessibility

To be read in conjunction with Compliance Table M4(3)



Block H6: 2B/3P Plan - M4(3) Adapted Plan Layout with illustrative letters demonstrating M4(3) provision for Wheelchair Adaptable units.

- Key**
-  1500mm Wheelchair Turning Circle
 -  1200mm Manoeuvring Space
 -  750mm Clear Access Route to Windows
 -  1100x1700mm Wheelchair Storage & Transfer Space
 -  Height Adjustable Kitchen Worktop Section

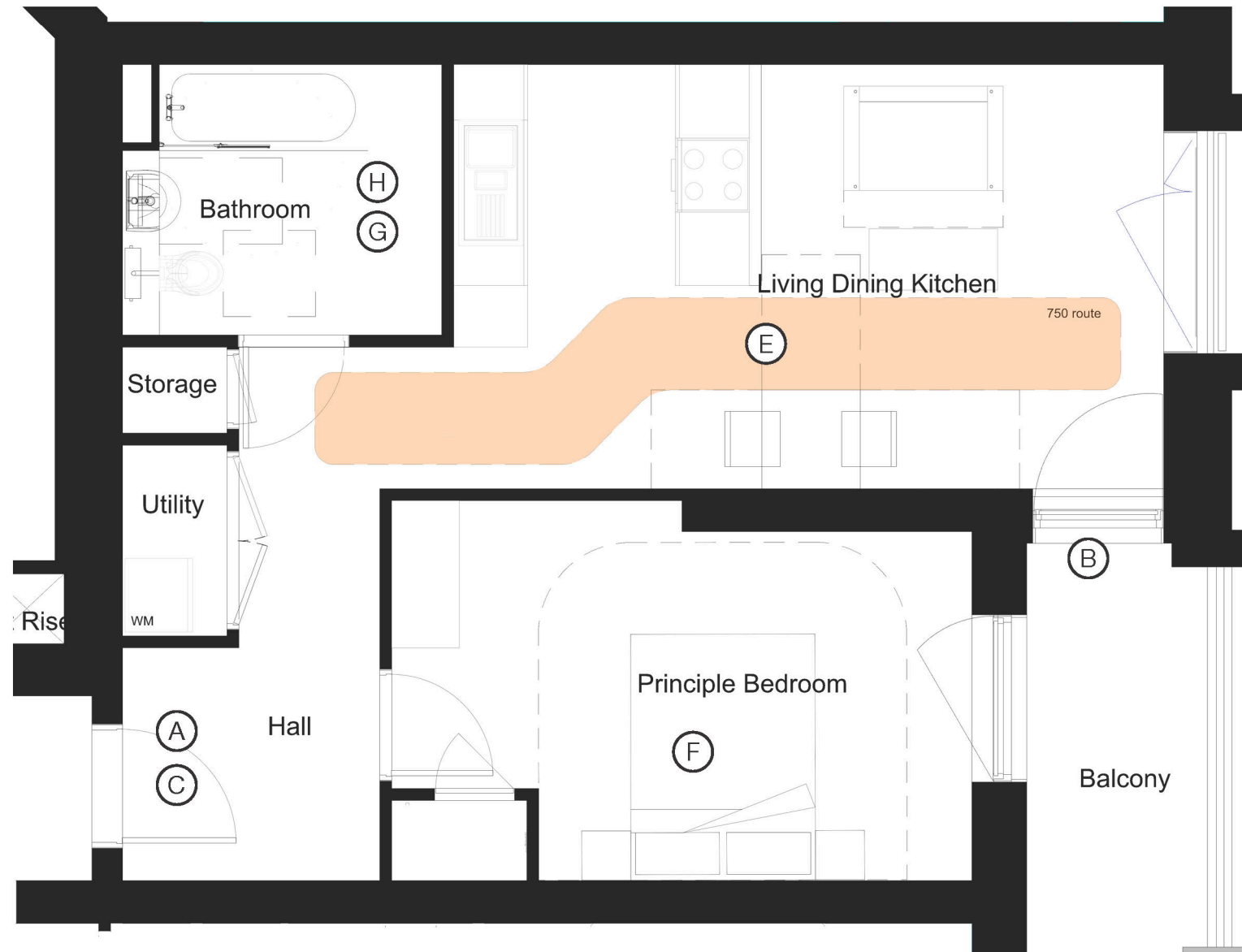


Key Location for Plan within H6 Block


3 Layouts

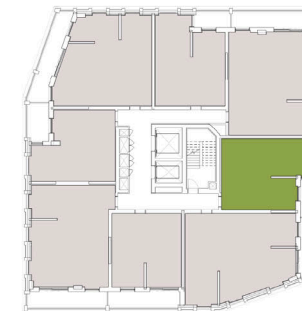
3.19 H6 Accessibility

To be read in conjunction with Compliance Table M4(2)



Block H6 : 1B/2P Plan - M4(2) Accessible Plan Layout

- Key**
-  1500mm Wheelchair Turning Circle
 -  1200mm Manoeuvring Space
 -  750mm Clear Access Route to Windows
 -  1100x1700mm Wheelchair Storage & Transfer Space
 -  Height Adjustable Kitchen Worktop Section



Key Location for Plan within H6 Block

3 Layouts

3.19 H6 Accessibility

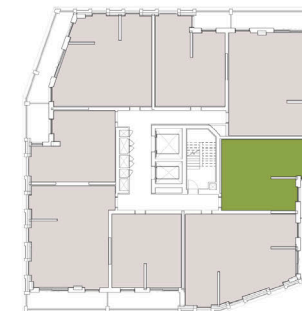
To be read in conjunction with Compliance Table M4(3)



Block H6: 1B/1P Plan - M4(3) Adapted Plan Layout with illustrative letters demonstrating M4(3) provision for Wheelchair Adaptable units.

Key

-  1500mm Wheelchair Turning Circle
-  1200mm Manoeuvring Space
-  750mm Clear Access Route to Windows
-  1100x1700mm Wheelchair Storage & Transfer Space
-  Height Adjustable Kitchen Worktop Section



Key Location for Plan within H6 Block

4.0

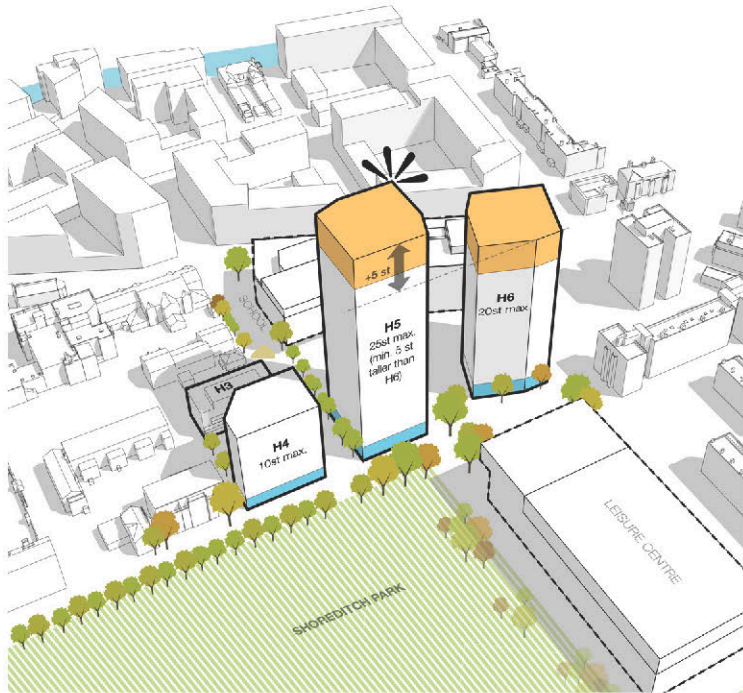
Appearance

4 Appearance

4.1 Scale and Massing

The Massing of the proposed building is in-line with the approved Parameter Plans, with H5 as the tallest element at 25 storey, H6 at 20 storey, H4 at 10 storey and H3 at 4 storey.

Block H3
Small Low Rise Block
4 Storey heights (including Ground Floor)



Block H4
Medium Rise Block
10 Storey heights



Block H6
Tall High Rise Block
20 Storey heights



Block H5
Tall High Rise Block
25 Storey heights



4 Appearance

4.2 Facade Composition

H3 and H4

H3 and H4 are low rise and mid rise blocks respectively.

Two brick types are proposed – with the base of H4 having the same brick tone as H3, thus unifying the blocks.

The facades are a composition of full height windows with either Juliette balconies or windows which open out on the balconies.

Precast concrete elements and brickwork detailing articulate the facades.

Metal work colour will be consistent between all 4 buildings to provide a sense of unity.

- Brick type A
- Brick type B
- Metal balconies with concrete edge detail
- Metal balconies



4 Appearance

4.2 Facade Composition

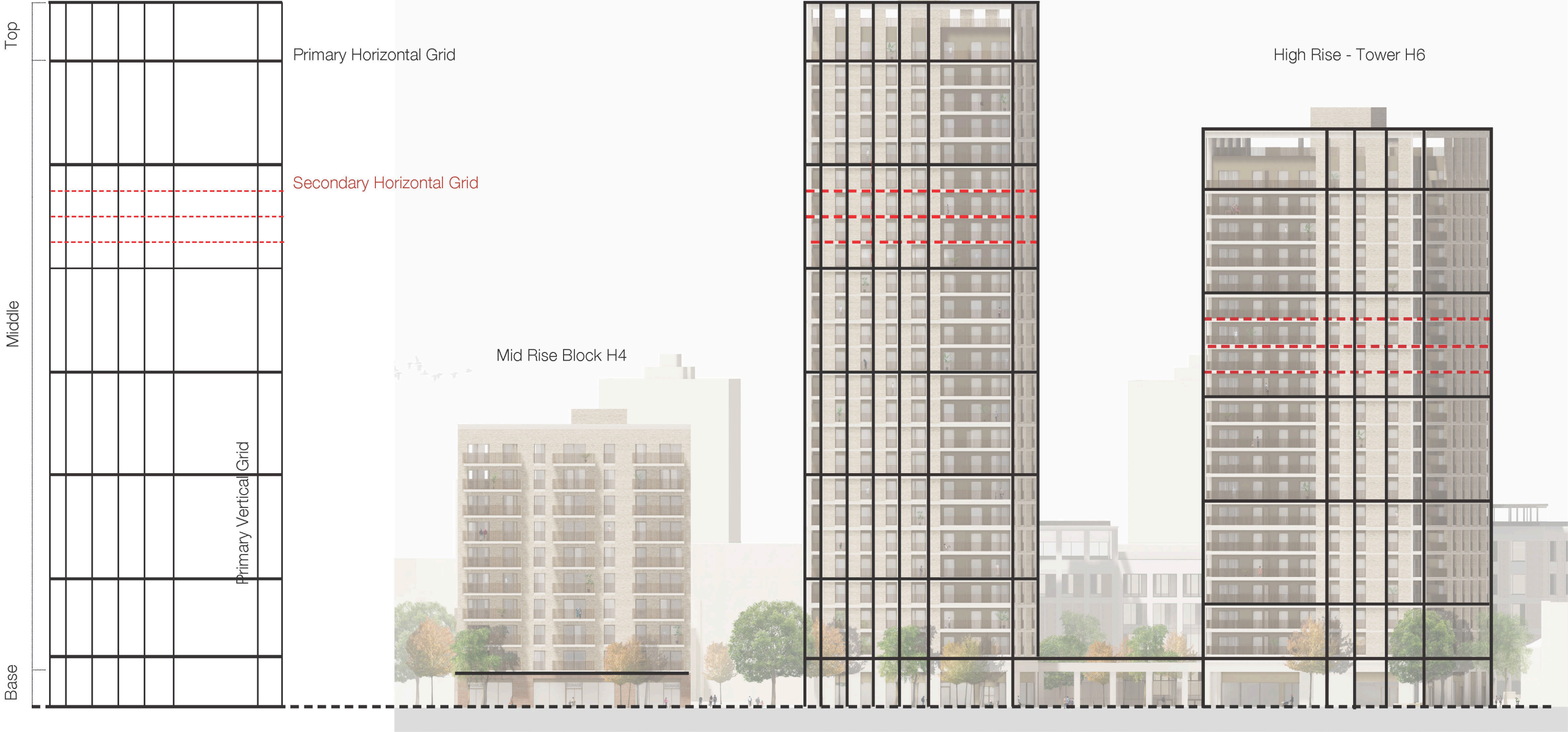
H4 H5 and H6

In line with the Design Principles document, the facades of the high rise blocks, H5 and H6, are articulated with a clearly defined base, middle and top.

Vertical concrete fins run along the whole façade, with vertically proportion openings at ground floor forming a direct relation between the residential lobbies and the surrounding public realm.

At the top of the building a grander order, achieved in visually linking the upper floor openings with the loggia of the roof terrace, enhances the proportion of the crown element at the top of the buildings. The corners of the “crown” have been marked by cantilevering cornices that frame the sky above the top floor balconies and mediate the transition between the building volumes and the sky. A finer horizontal grid marks the middle floors, creating a more refined texture on the residential floors with

inserted balconies marking the corners of the buildings and opening up views from the residential units towards the park and the city beyond.



4 Appearance

4.2 Facade Composition

As described earlier, H5 and H6 consist of a clearly defined base, middle and top.

Base

The base of blocks H5 and H6 comprises high quality architectural precast concrete panels. This language is a continuation of the language of the new secondary school completed under Phase 1 of the masterplan. The profiling of these panels introduce an articulation along the elevation. Both buildings will be further linked following completion of the school playground colonnade along Grange Street.

Entrances are defined as large, recessed openings in a solid base. The required plant rooms have been carefully integrated in the overall composition of the elevation.

Middle

The middle proportion of the buildings, being residential floor plate, comprise of a regular rhythm of brick faced precast concrete panel system. Vertical proportions are accentuated through the use of projecting expressed concrete element. A finer horizontal grain is expressed as primary and secondary elements. The primary horizontal element is projecting, the secondary horizontal element is flush with the brickwork face.

The design of the precast brick faced panels modulates the outer surface plane to provide variations in depth. These variations express the vertical and horizontal rhythm to the façade plane and create reveals to various balcony, window, and ground floor openings.

Brickwork will be a warm light tone complementary to the colour of the concrete and the brick tone of the school. All metalwork (rainscreen panels, windows, balconies, and handrails) on the building will be a consistent colour, to tie the scheme together.

Balcony elevations

Balcony facades recesses comprise of windows within metal panels coloured to match the window frames. Ventilation provision is set behind a perforated metal panel. Balcony soffits are exposed precast concrete with exposed profiled precast concrete edge. Balustrades consist of vertical metal slats.

Top

At the top of the building the precast brickfaced panel extend further to articulate the roofline and provide the enclosure, whilst opening the top, to the communal roof gardens. The top of the panels are further refined with the introduction of a projecting horizontal element that runs continuously around the top of the building. The spaces between the panels receive metal balustrading.

