

## 4. Plot C2 Residential Enhancements

### D. Facades

Elevational updates to C2 are necessary to address changes to the internal mix and layouts resulting from the integration of the second stair, excessive solar gain and to maximize views out.

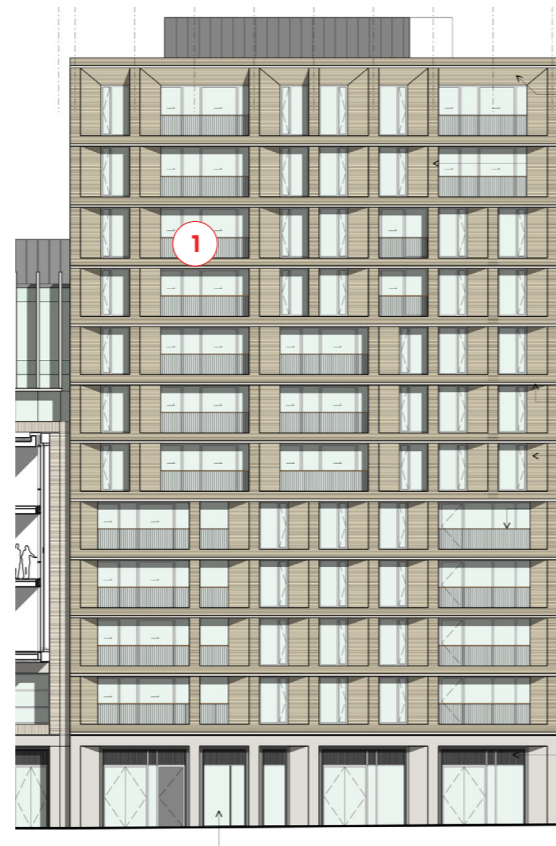
The Design Teams has sought to incorporate these changes within the established elevational language and approach prominent in the consented design.

1. Recessed balconies to the west elevation, arranged informally.
2. Projecting balconies to the prominent southeast corner.
3. Formal arrangement to the east facade with central projecting balconies.
4. Open framed corner to the upper floor on the northeast corner.

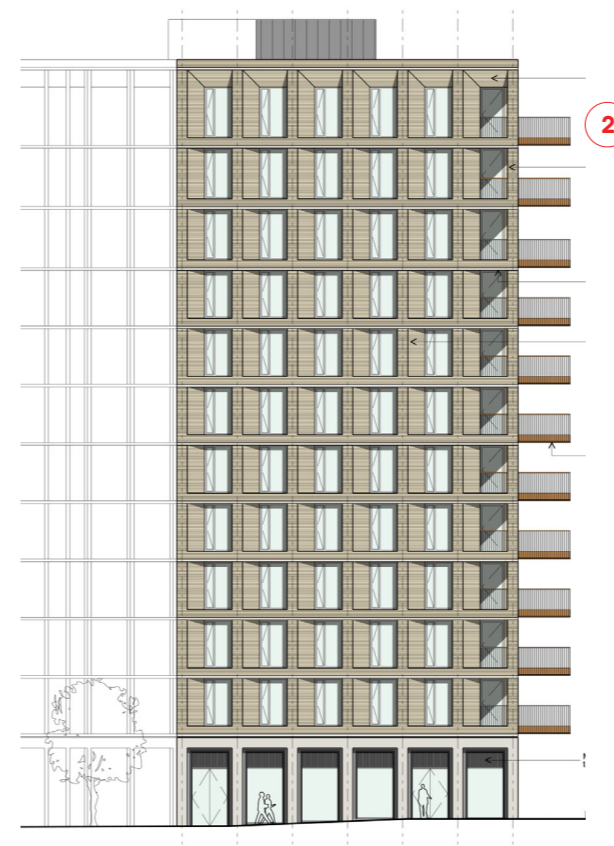
### Consented Scheme - Elevations



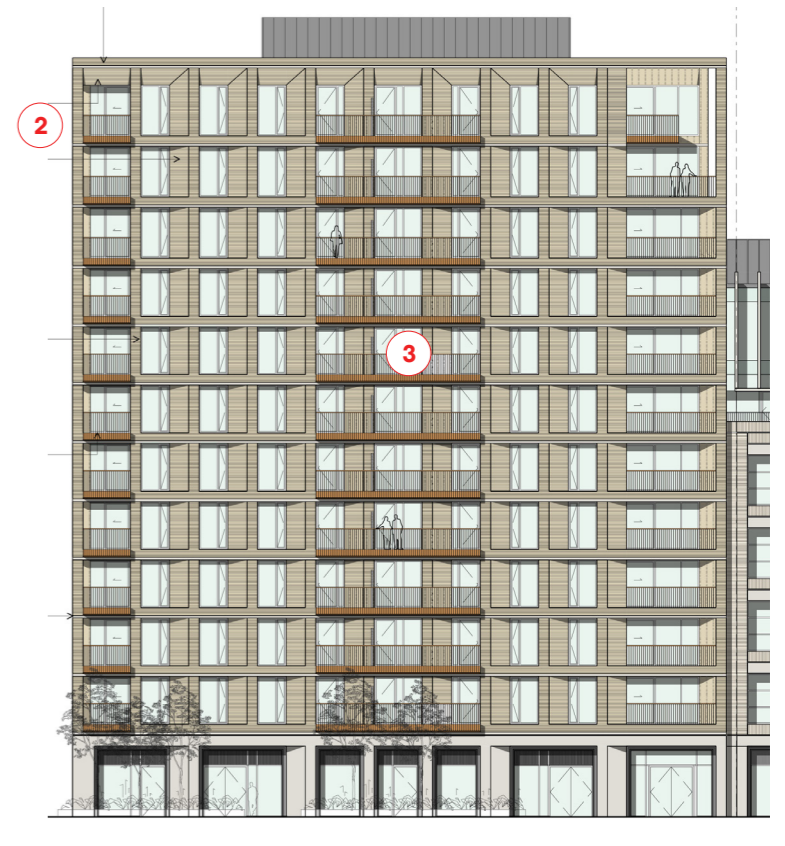
North Elevation



West Elevation



South Elevation

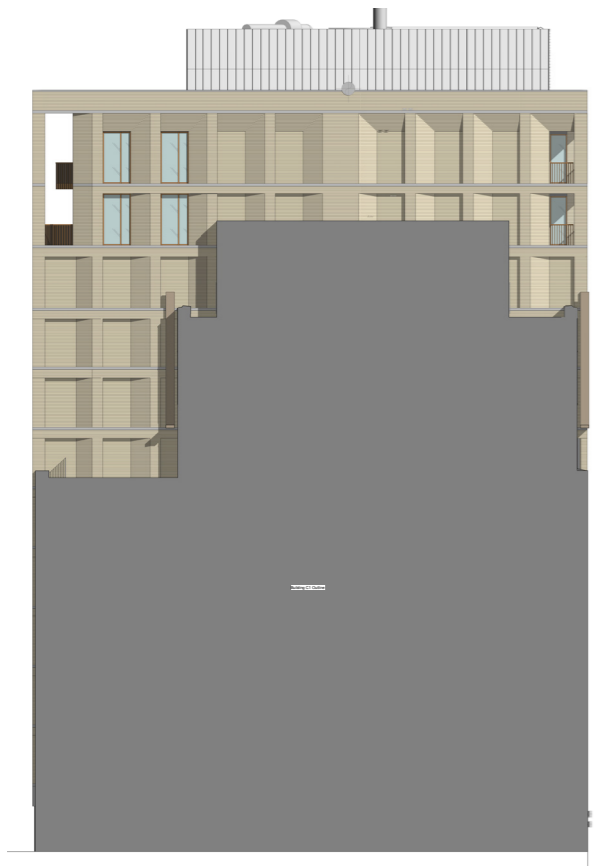


East Elevation

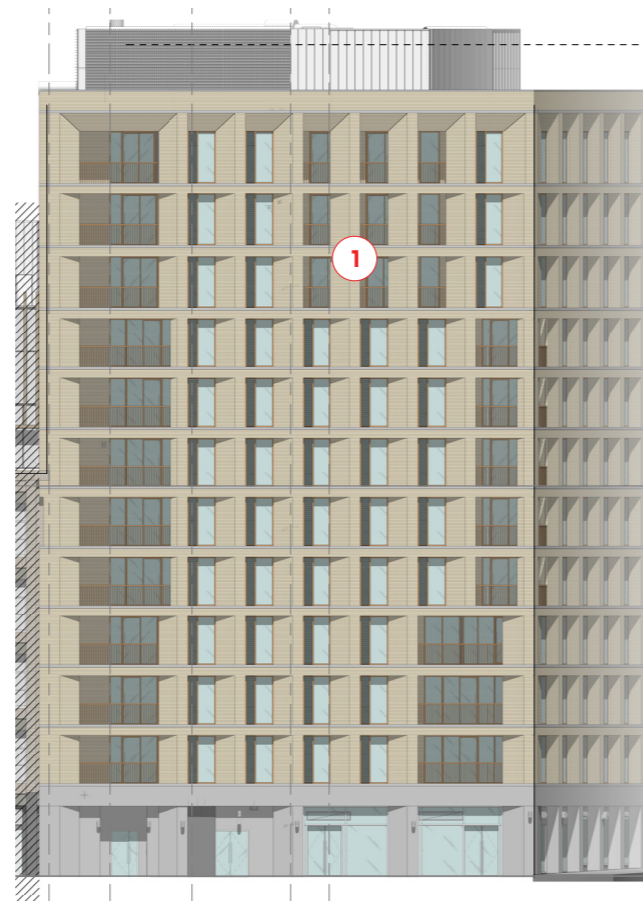
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## D. Facades

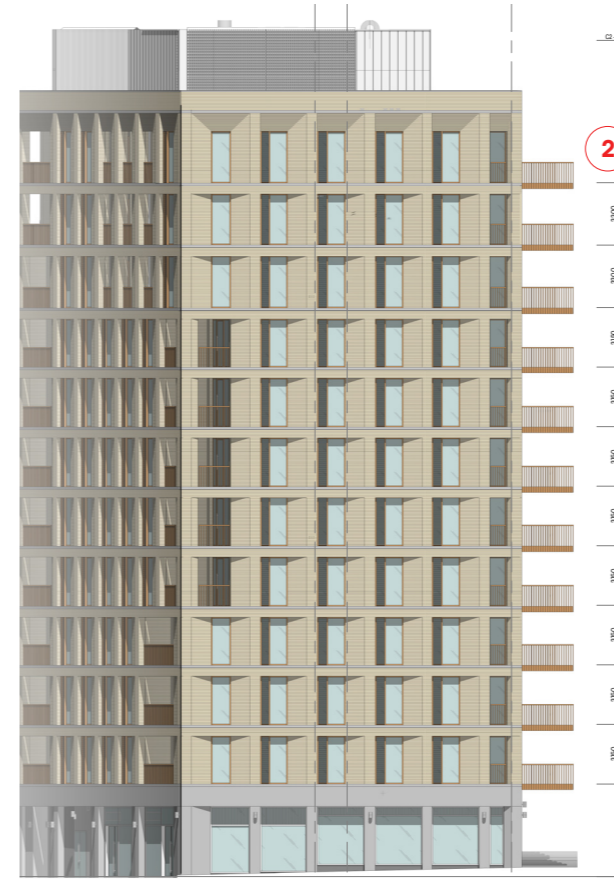
### Proposed Scheme - Elevations



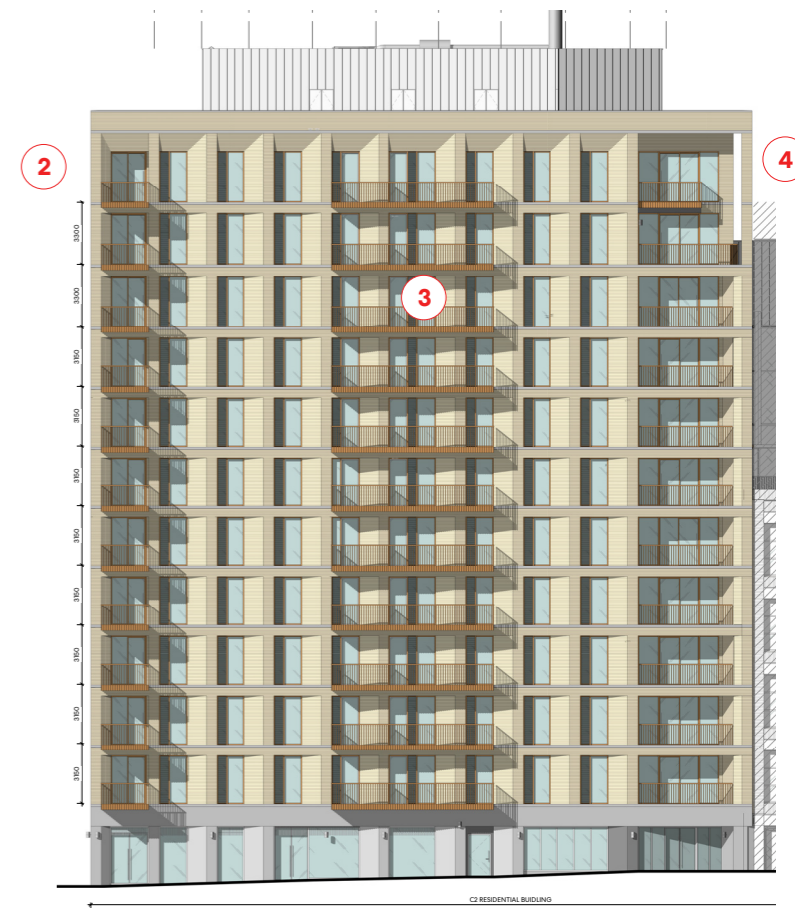
Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation

## 5. Plot C Affordable Workspace Enhancements

### A. Summary of Proposals

The consented design has been reviewed with a view to increasing the amount of and improving the quality of affordable workspace provided across the development.

To accommodate the required affordable workspace area under the Section 106 Agreement, the design enhancements proposed are as follows:

#### Affordable Workspace Areas

- Total 30,000 sqft affordable workspace provision in basement, ground floor and new ground floor mezzanine level.
- Areas integrated into the building through appropriate circulation and vertical connections.

#### Ground Floor Mezzanine Level

- Introduction of a new ground floor mezzanine level for affordable workspace use at the southwest corner of C3.
- Interface of ground floor mezzanine with the façade requires the incorporation of new spandrel panels and louvres to the elevations.

#### Support Facilities

- Relocation of cycle store and changing room facilities at basement level to facilitate the larger affordable workspace areas.
- Rearrangement of basement layout to provide integral landlord building management facilities.



Affordable Laboratory Space Precedent