

The Proposal

Accommodation Schedule Level by Level

The following shows the NIA and GIA level by level breakdown for the proposed scheme

Total NSA (C3 + PBSA) SQM	6639
Total GIA (C3 + PBSA) SQM	10445

Total GIA SQM	12355
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Commercial Space

NSA (Commercial)		
	SQM	SQFT
Level 09 (PBSA Roof)		
Level 08		
Level 07 (C3 Roof)		
Level 06		
Level 05		
Level 04		
Level 03		
Level 02		
Level 01		
Mezzanine Level		
Street Level	776	8353
Platform Level / Basement	607	6534
Service Yard	236	2540
TOTALS	1619	17427
TOTALS (Without Service Yard)	1383	14887

Shared Plant

GIA (Plant)		
	SQM	SQFT
Commercial Sprinkler	162	1744
Substations	71	764
Generator	58	624



PBSA Student - 192 Rooms

NIA (PBSA)		GIA (PBSA)		NSA/GIA
SQM	SQFT	SQM	SQFT	%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
457	4920	689	7416	66%
		241	2594	
		341	3671	
		405	4359	
3657	39362	6499	69955	

C3 Affordable - 35 Units

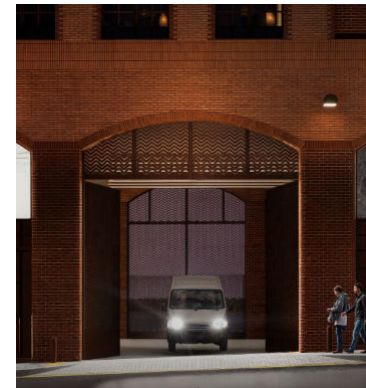
NIA (C3)		GIA (C3)		NSA/GIA
SQM	SQFT	SQM	SQFT	%
372	4005	464	4994	80%
498	5360	594	6394	84%
580	6242	678	7298	86%
580	6242	678	7298	86%
580	6242	678	7298	86%
372	4005	464	4994	80%
		119	1281	
		271	2917	
2981.9	32097	3946	42475	

The Proposal

North Elevation

The north elevation is divided into two halves expressing the two different tenures. The C3 half is separated into smaller vertical components, each framing the width of a home behind. This separation continues the grain of the adjacent High Street. Each component shares a common language of reconstituted stone shopfronts on the base and pitched parapets on the roof. The PBSA showcases repeated arches of similar widths on the ground floor evoking the continuous character of neighbouring railway arches. These frame the cafe space on the corner and host large glazed elements to provide active frontage onto Blackburn Road. The arch forming the service yard entrance is open with a perforated metal gate enabling vehicular access through.

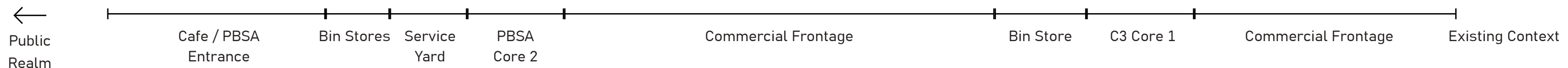
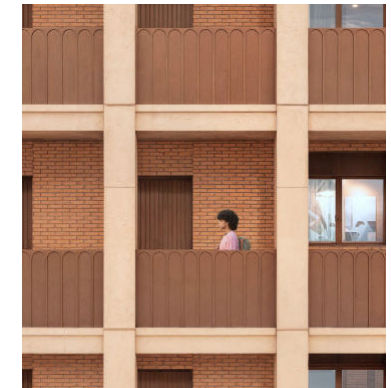
Service Yard



Shop Fronts



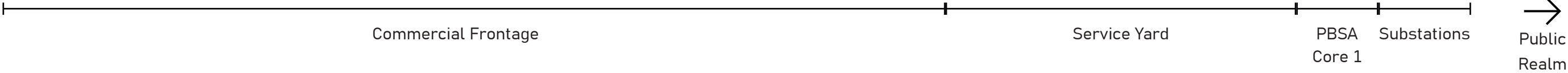
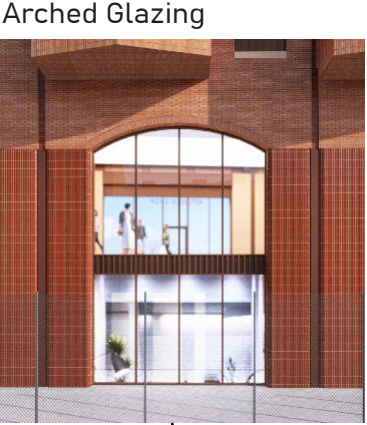
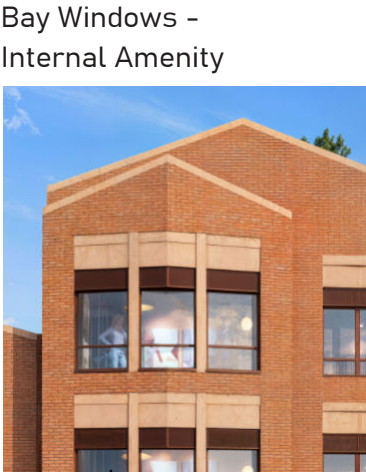
Deck Access



The Proposal

South Elevation

The south elevation has been designed to have a base expression comprised of repeated arches allowing daylight into the two levels of the commercial showroom. Above, the C3 element is divided into smaller components that share the same width as the Northern elevation. The PBSA is intended to continue the expression from the North and East elevations with Crittall windows and larger pitches on the roof.

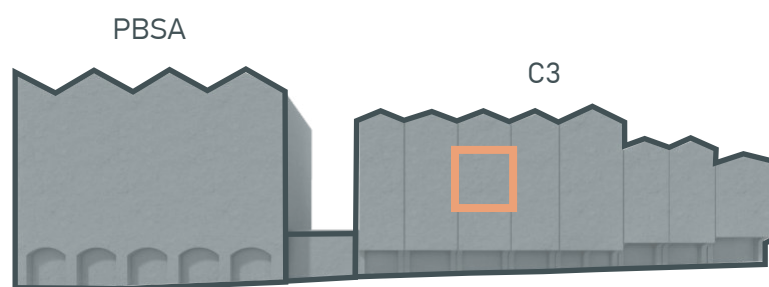


The Proposal

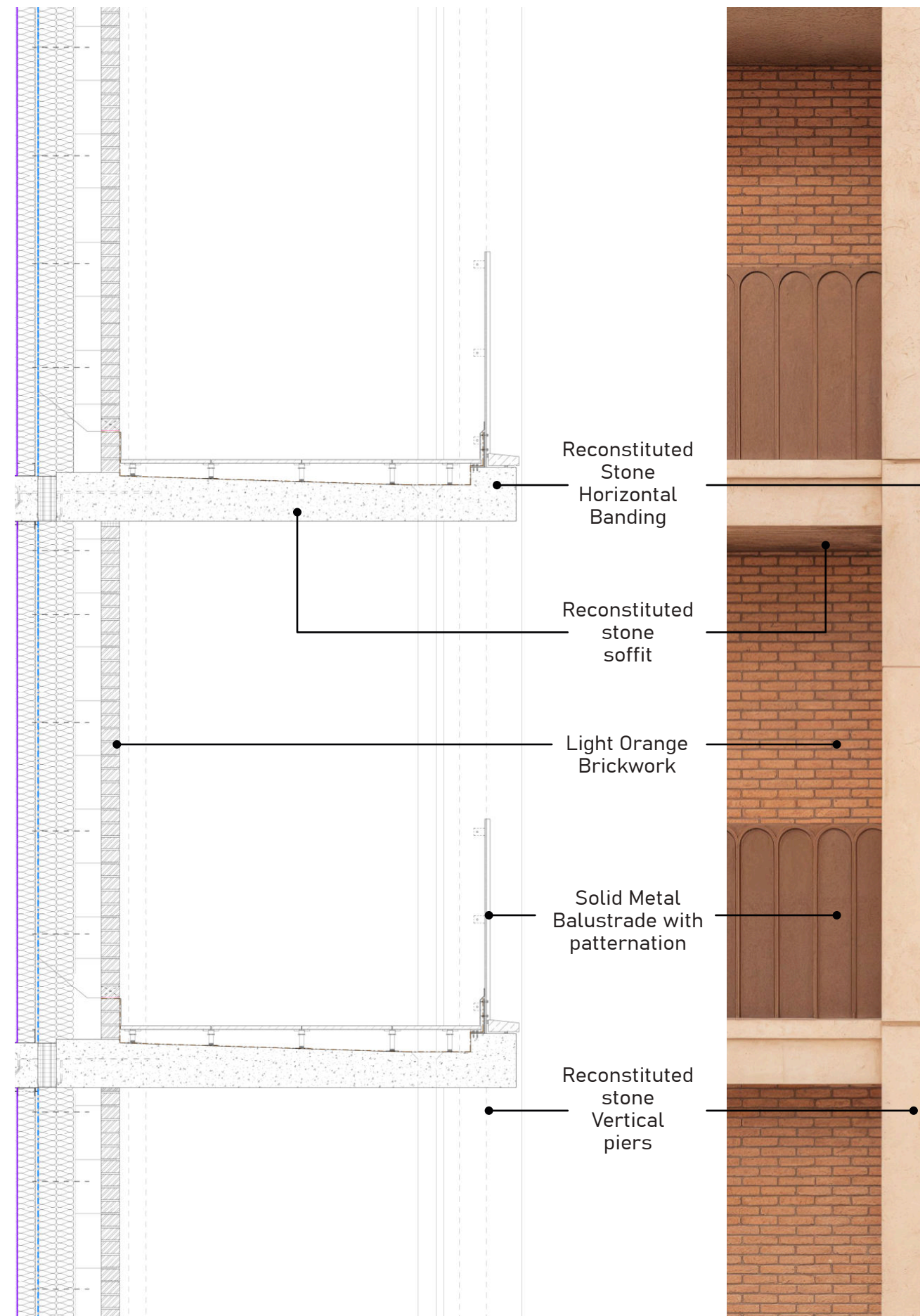
Deck Access

The access decks have been integrated into the vertical facade expression of the C3 element. They take the form of a lightweight reconstituted stone frame made from horizontal and vertical members of the same colour tone. Above the decks sits a solid metal balustrade with a vertical ribbed texture.

The servicing strategy for the C3 units occurs vertically through riser cupboards along the deck meaning no services are required to run under the deck soffit. This allows the decks to appear thinner on the facade.



North Elevation - Key



Typical detail through deck



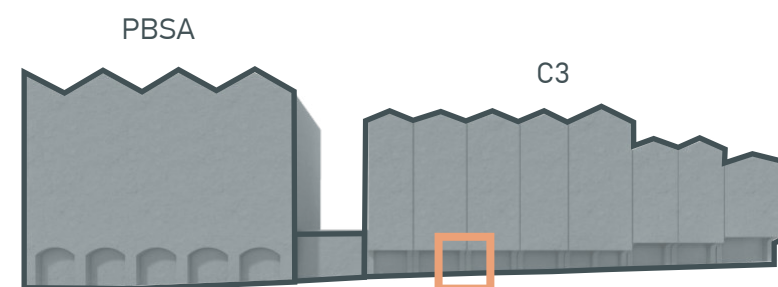
Bay Study - Deck Access

The Proposal

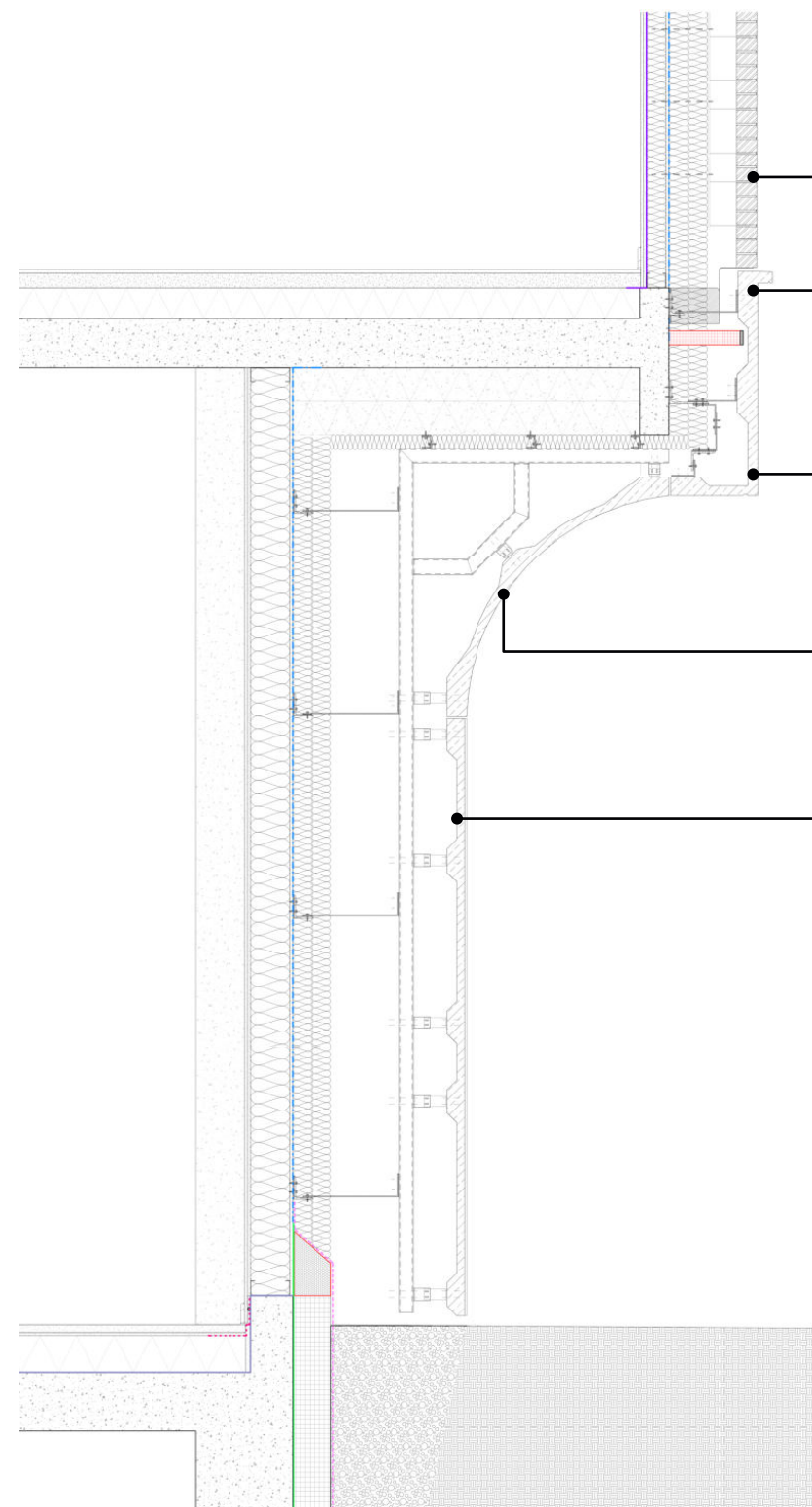
Shopfront Piers

The ground floor of the C3 element is stepped back from the building line with the typical floors and deck access cantilevering above. The facade is composed of a series of shopfronts flanked either side with reconstituted stone columns curving inwards. These carry the vertical expression of the piers down to ground without affecting the clear pavement widths. Textured detailing in the reconstituted stone is added at eye level along the columns.

The facade has been designed to appear as a series of shopfronts with a corresponding number of entrances into the commercial space. The commercial space has been designed for future flexibility to enable to space to be physically separated into a series of units in the future.

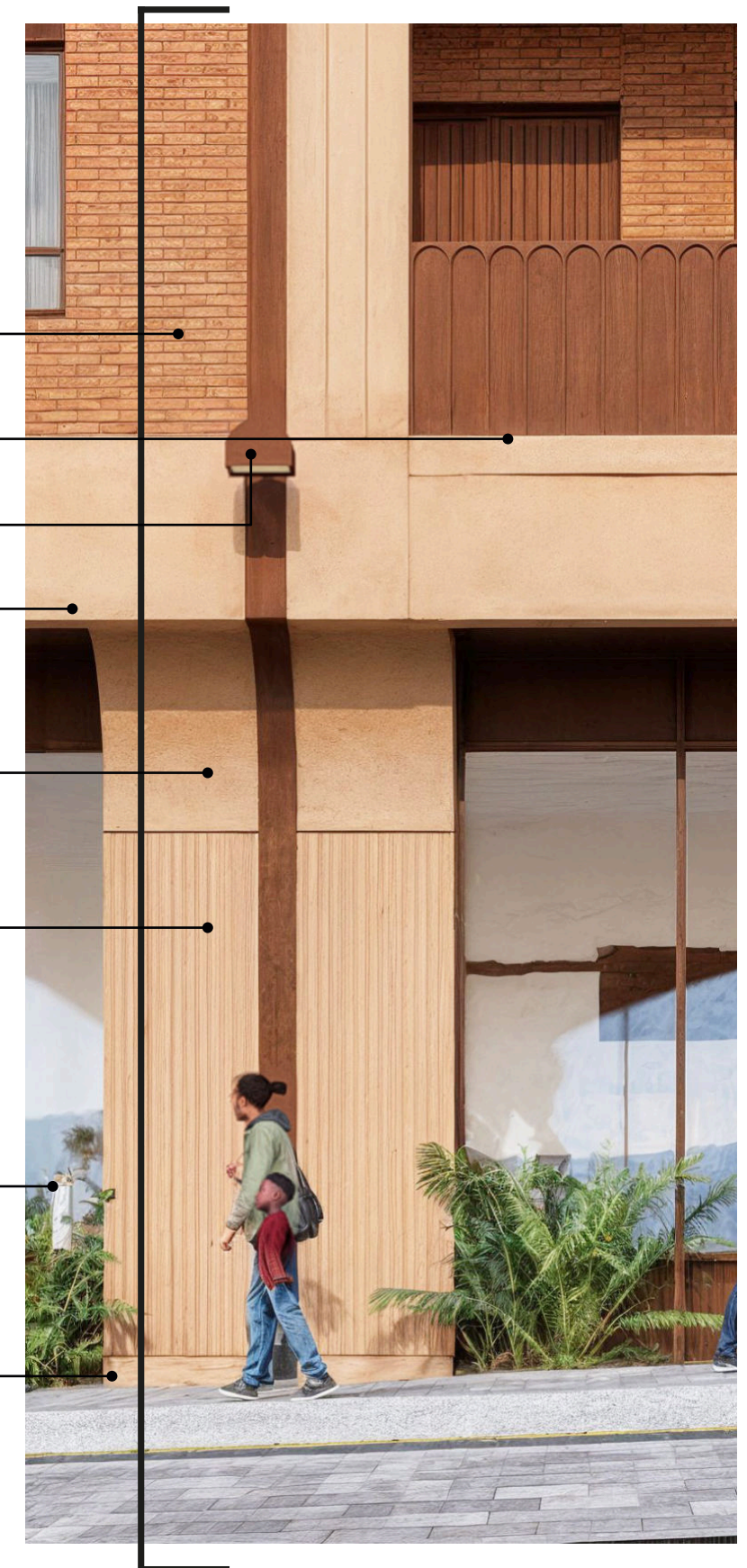


North Elevation - Key



Typical detail through C3 shop front piers

- Light Orange Brickwork
- Reconstituted stone coping
- Street Lighting
- Reconstituted stone band
- Reconstituted Stone panels
- Reconstituted stone Textured panels
- Curtain Wall
- Reconstituted Stone plinth

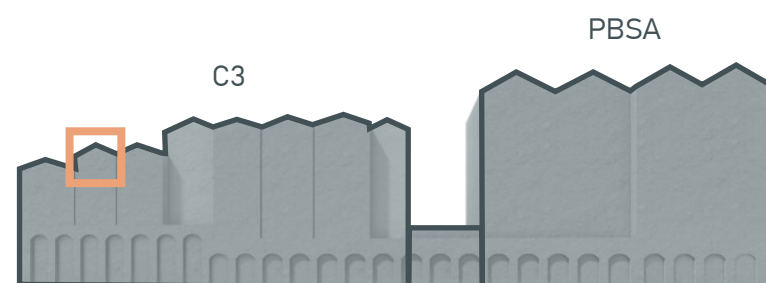


Bay Study - shop front piers

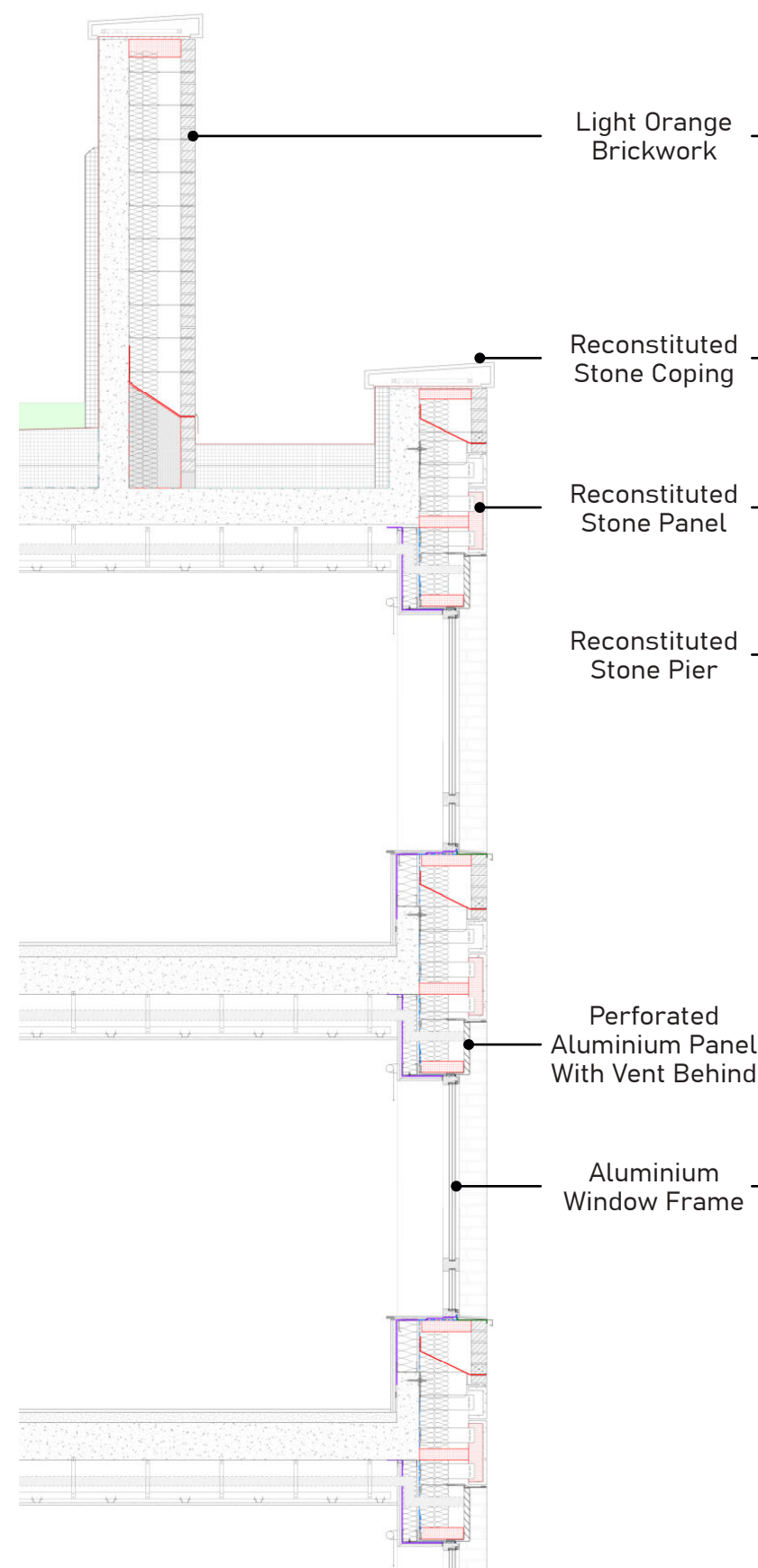
The Proposal

Bay Windows

Unit sizes are oversized to include the amenity area internally. In some units this results in a protruding bay, in others this space is kept within the main massing of the building to reduce an impact on townscape views from the east and west. This additional space is provided within generous living rooms, granting useable space all year round behind the external building fabric, mitigating noise from the railway. The bay windows have been influenced by the proportions of historic precedents in the area with three windows framed within a chamfered plan form. The bay windows take on the brick and stone materiality of the rest of the building fabric.



South Elevation - Key



Typical detail through Bay Windows

Light Orange
Brickwork

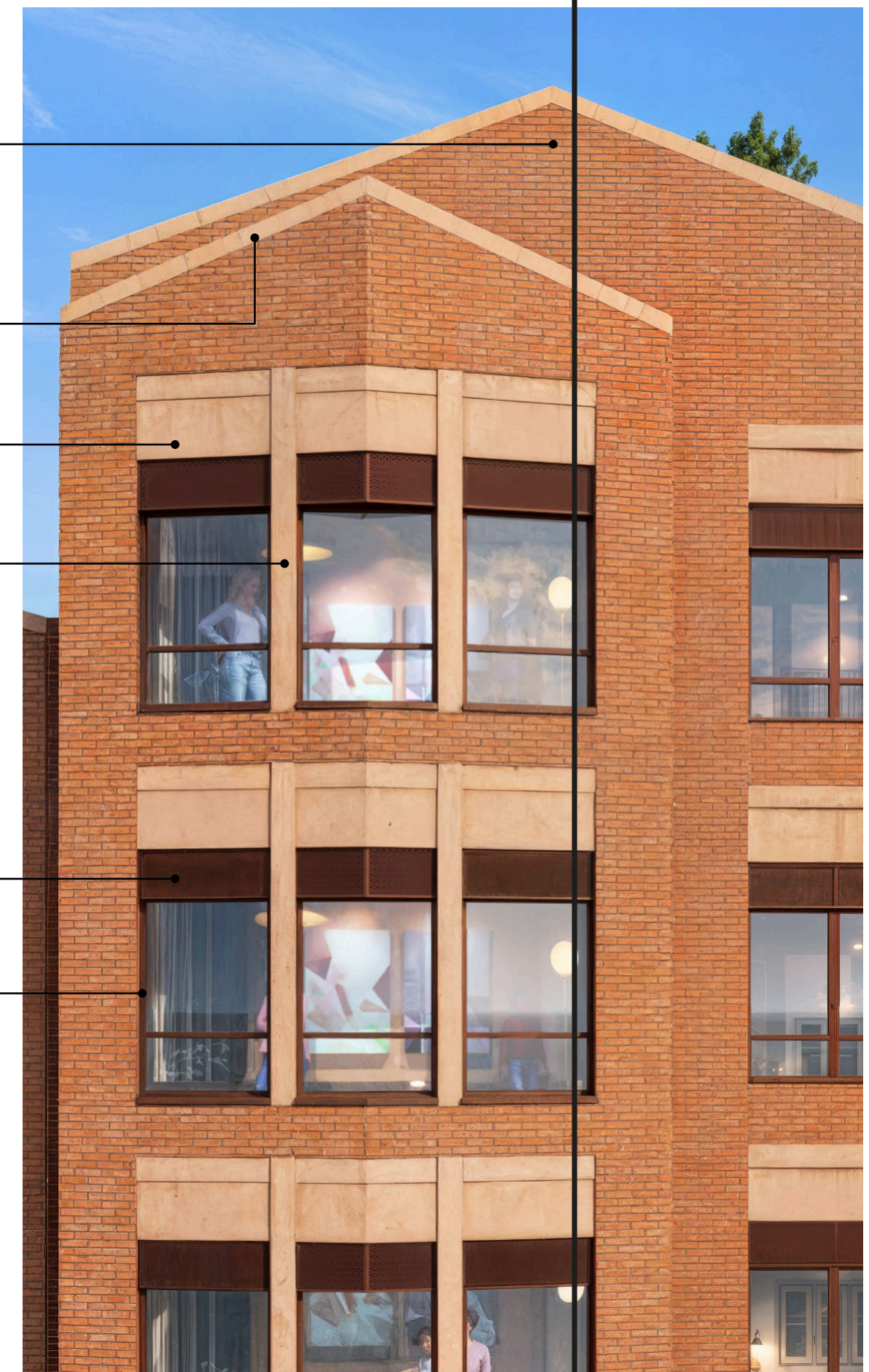
Reconstituted
Stone Coping

Reconstituted
Stone Panel

Reconstituted
Stone Pier

Perforated
Aluminium Panel
With Vent Behind

Aluminium
Window Frame

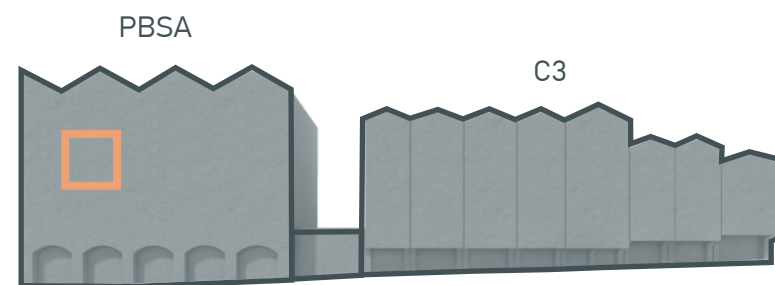


Bay Study - Bay Windows

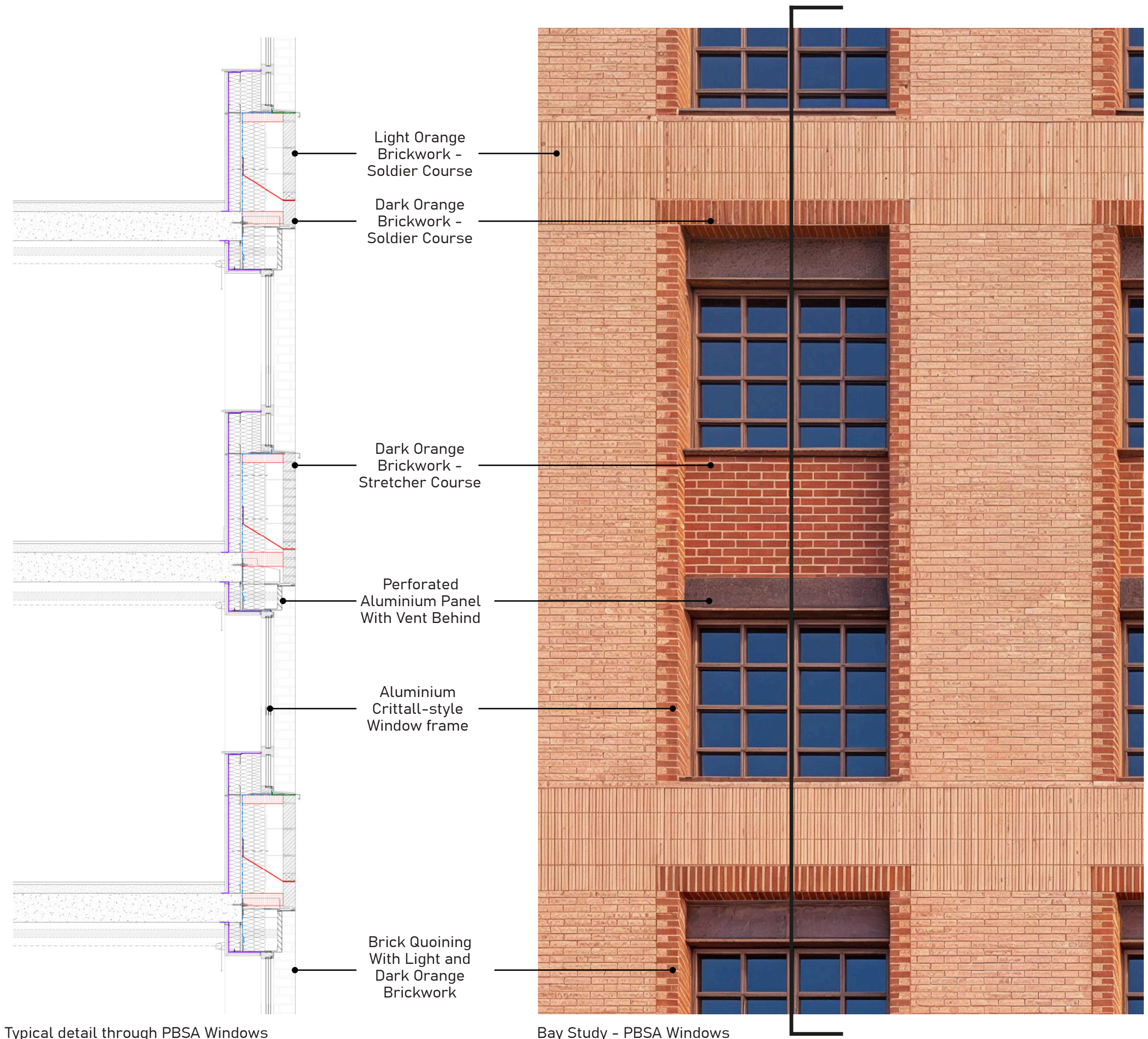
The Proposal

PBSA Windows

A lighter orange brickwork forms the majority of the PBSA facade in a stretcher course alongside soldier course bands every two storeys. Windows are coupled together every two storeys with a contrasting panel of darker orange soldier course brickwork. Curved brick and brick coining flanks either side of the coupled windows evoking contextual influence.



North Elevation - Key



Typical detail through PBSA Windows

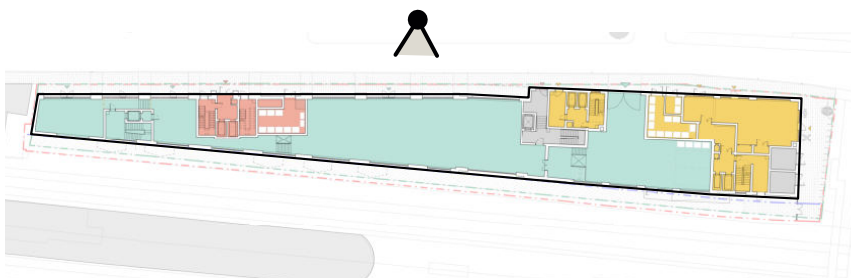
Bay Study - PBSA Windows

The Proposal

Shopfronts

Repeated shop fronts form the majority of the street level on the North elevation, Large areas of glazing allow pedestrians to look inside the showroom where larger shop displays may be located adjacent to the street.

The intention is to have a series of different shopfront displays so that each shop “unit” appears different.



Street Level Plan



Deck Balustrade

Reconstituted
stone Banding

Ventilation Zone

Glazing Zone
+ Signage

Plinth

The Proposal

C3 Entrance

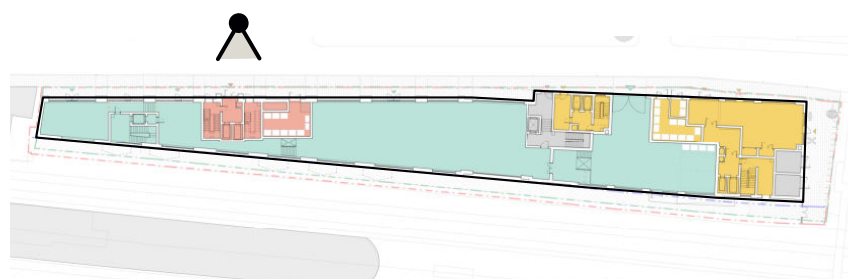
The C3 entrance lobby sits at the centre of the ground floor facing onto Blackburn Road. The reconstituted stone extends up to level 01 with the fenestration to the lift lobby larger in scale to integrate with the language of the base. Setting in the ground floor means an overhang provides shelter for those entering and exiting the building. The entrance lobby has been accentuated by flanking the door with columns and planters either side.

External lighting

Entrance signage

Signage and
access controls

Dry Riser Inlet

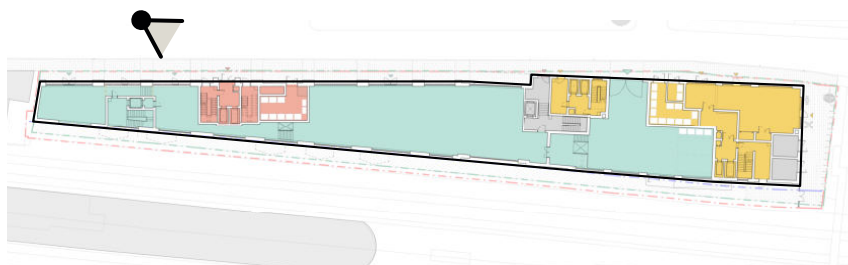


Street Level Plan



The Proposal

C3 Entrance



Street Level Plan