



Aerial image from South West

## Proposed mass + form

The proposed building follows similar principles to the existing building in its mass and form.

The proposed building shares a volumetric clarity with the existing and surrounding buildings as it is made up of a number of different elements with differing heights, visually breaking up the building mass and provides a significantly superior solution to the existing building.

The proposed building follows the floor and finished roof datum's of the existing and adjoining buildings as per the existing with the majority of the building being above the ground floor level.

The proposed building will create a greater amount of floorspace than the existing but the floorspace has been cleverly designed to incorporate the majority of this within the lower ground floor level and will be formed by excavating part of the site, utilising the natural slope of the land without significantly increasing the visual mass and form of the building.

The building is of contemporary design with simple clean lines and utilises contemporary materials of predominantly vertical bronze fin fenestration, brickwork and glazing that not only makes the form and mass of the building harmonious with the adjoining buildings but breaks up the overall visual mass.

Trees omitted for clarity

