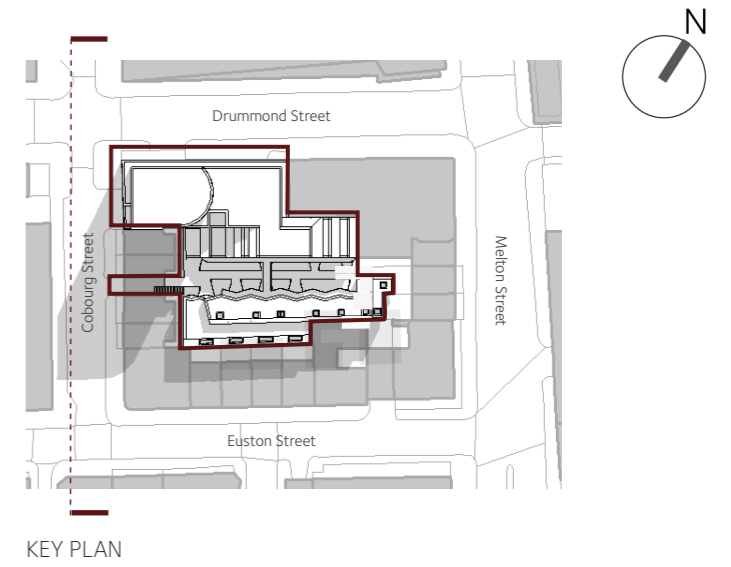
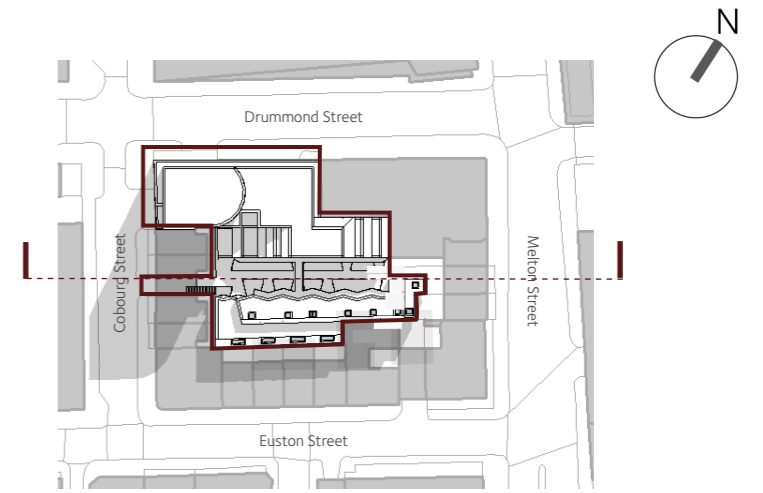


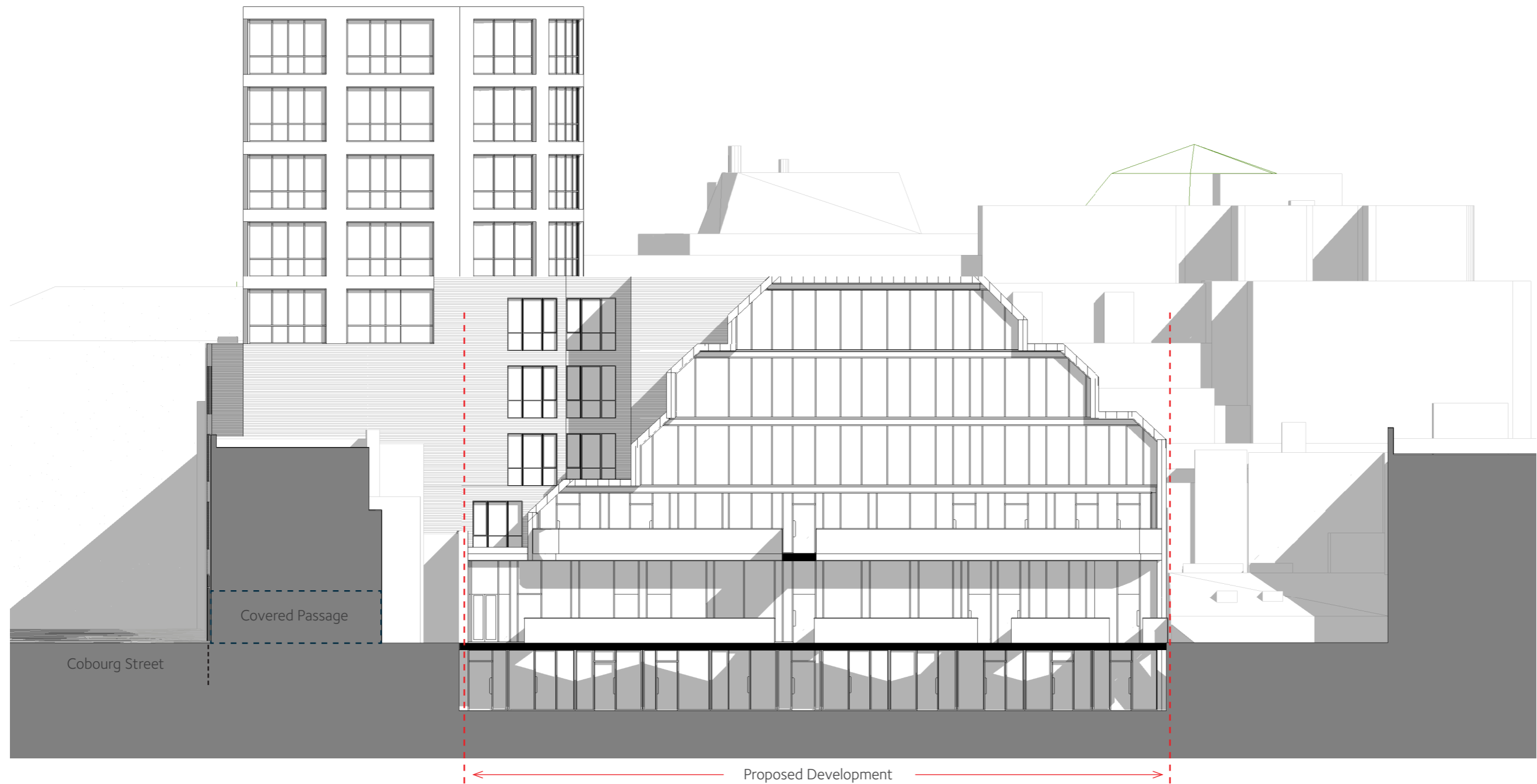
5.2 STREET ELEVATION WEST FACE - COBURG STREET



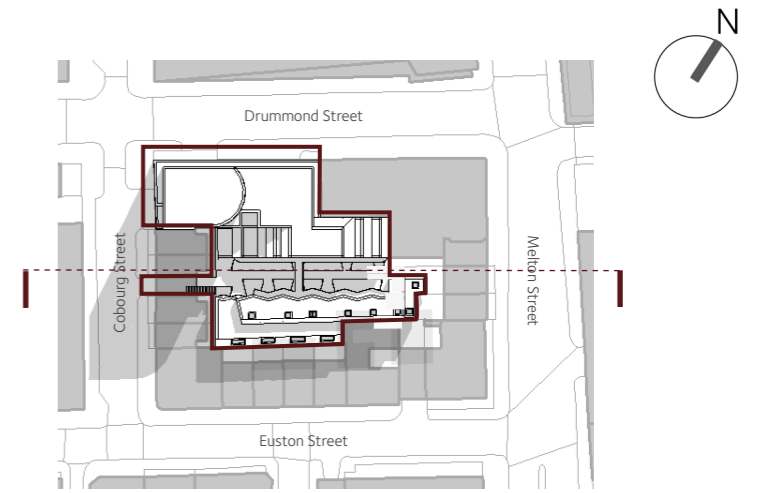
5.3 COURTYARD ELEVATION SOUTH FACE



KEY PLAN



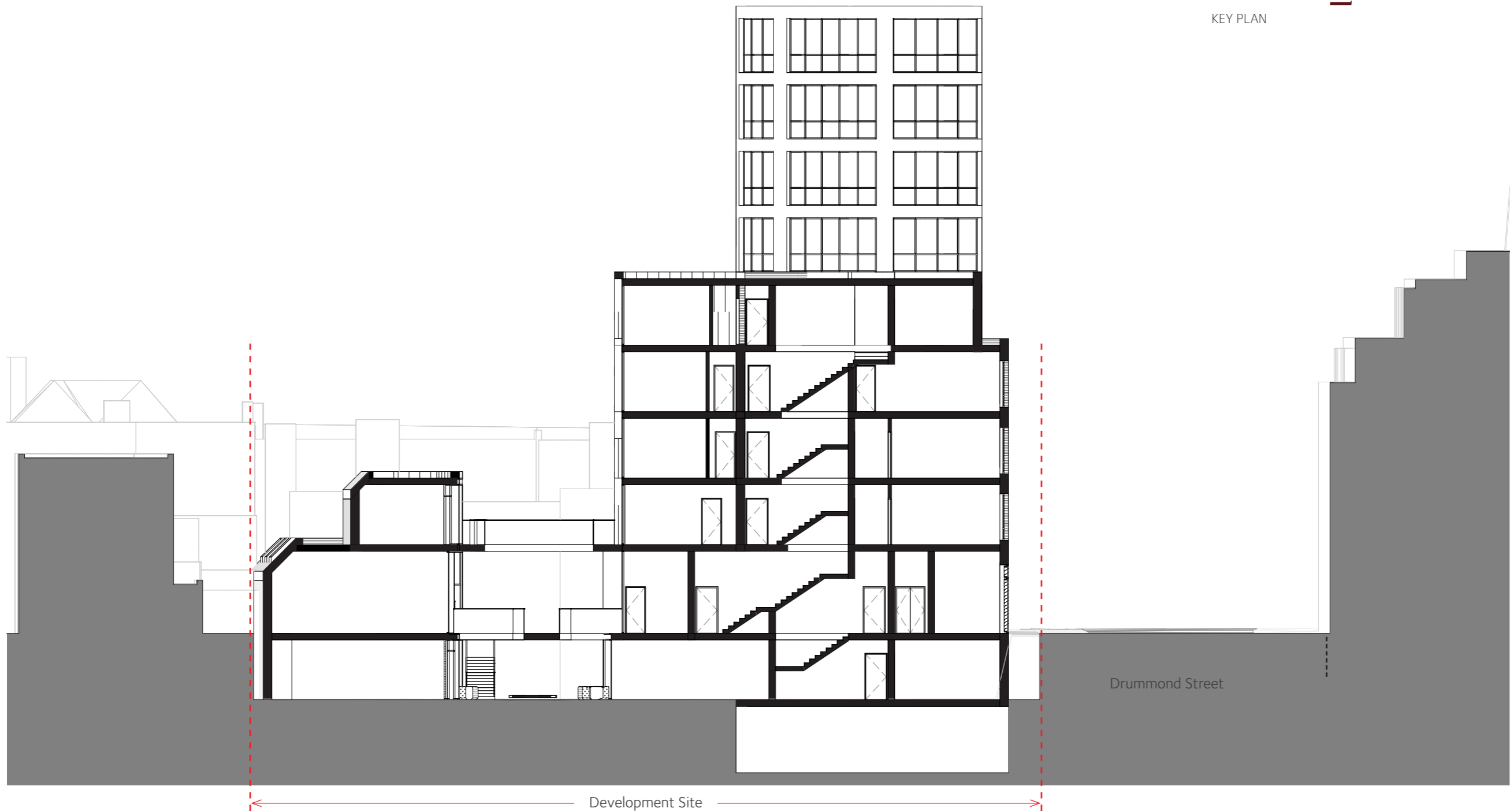
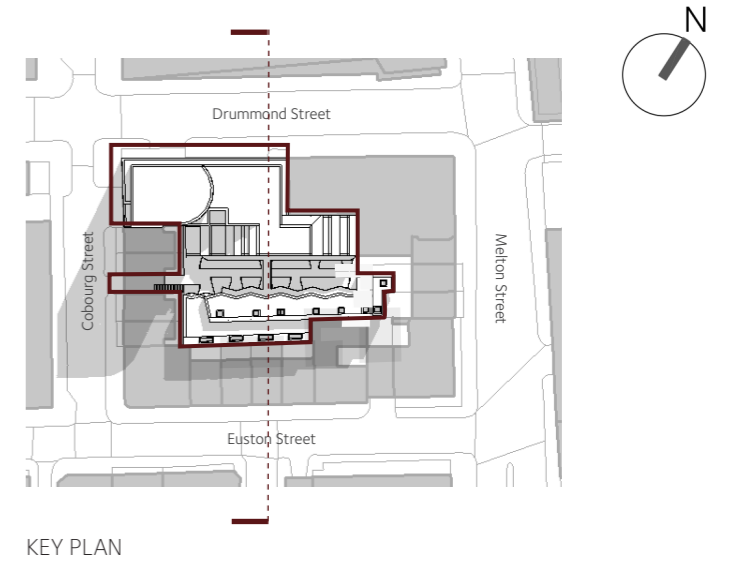
5.4 COURTYARD ELEVATION NORTH FACE



KEY PLAN



5.5 COURTYARD CROSS SECTION



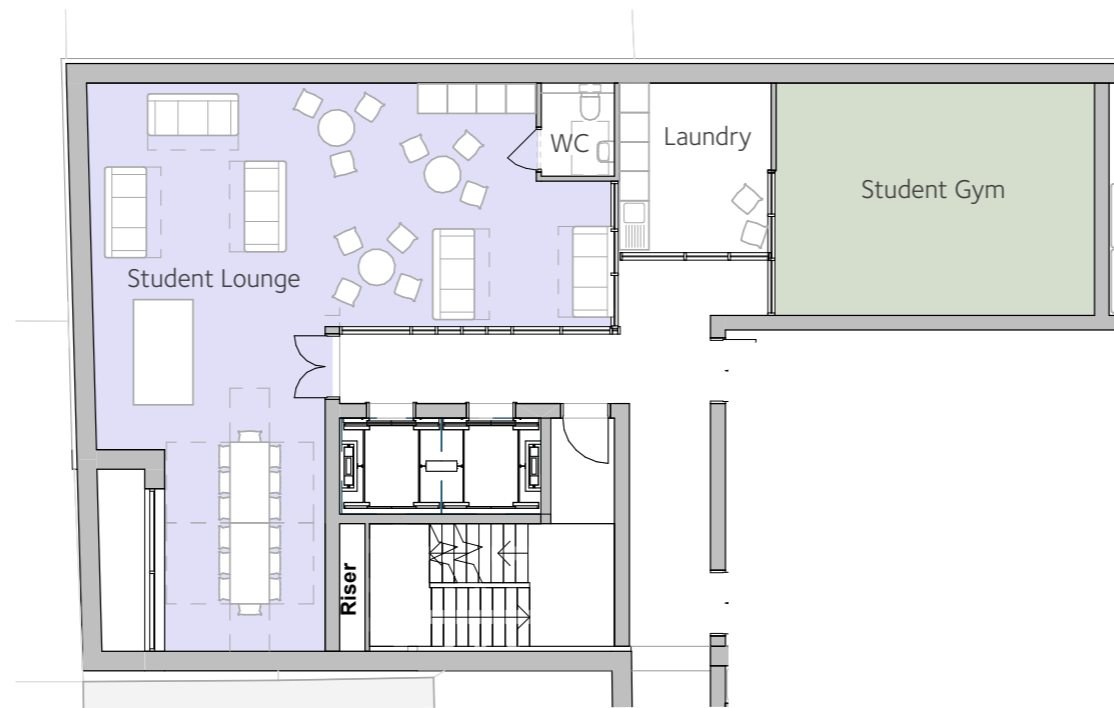
6.0 STUDENT AMENITY

The proposed building will be providing ancillary student amenity spaces to promote active social interaction between the residents.

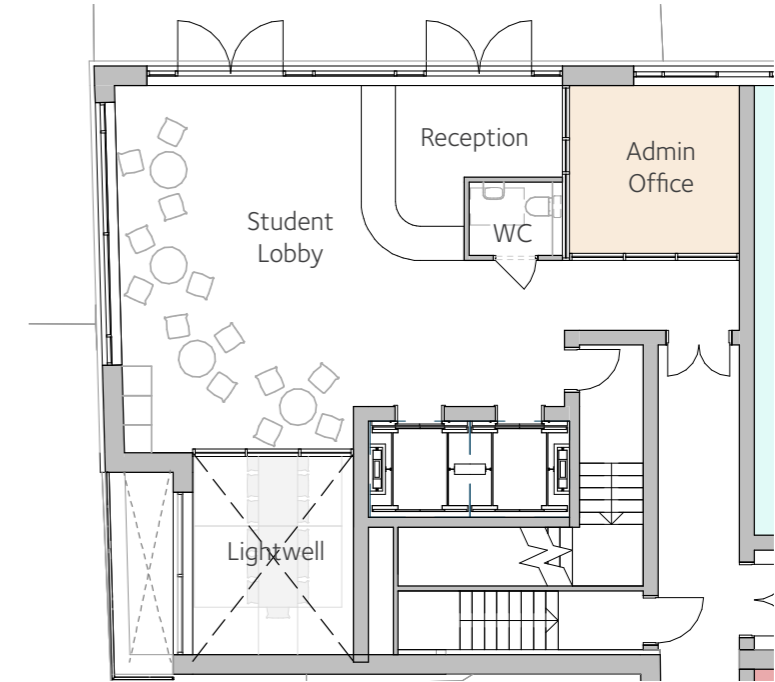
A dedicated student lounge at Basement -1 Level will have a communal study space, mixed seating, vending machines and games area. An accessible WC is available to use. A student gym is also located at this level to encourage exercise. A communal laundry room sits in between for washing, drying and hand washing.

The lobby at ground level will have student zones peppered with seating for study and refreshments available for both the residents and their visitors. There is an accessible visitor's WC provided.

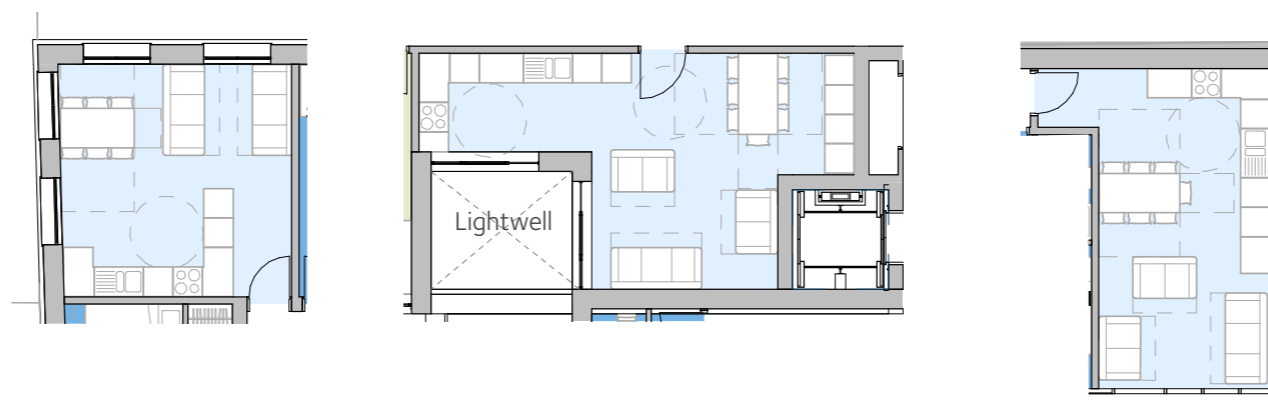
All six cluster flats have their own communal living and dining spaces to be used for group studies, communal cooking and general entertaining.



BASEMENT LEVEL -1



GROUND LEVEL



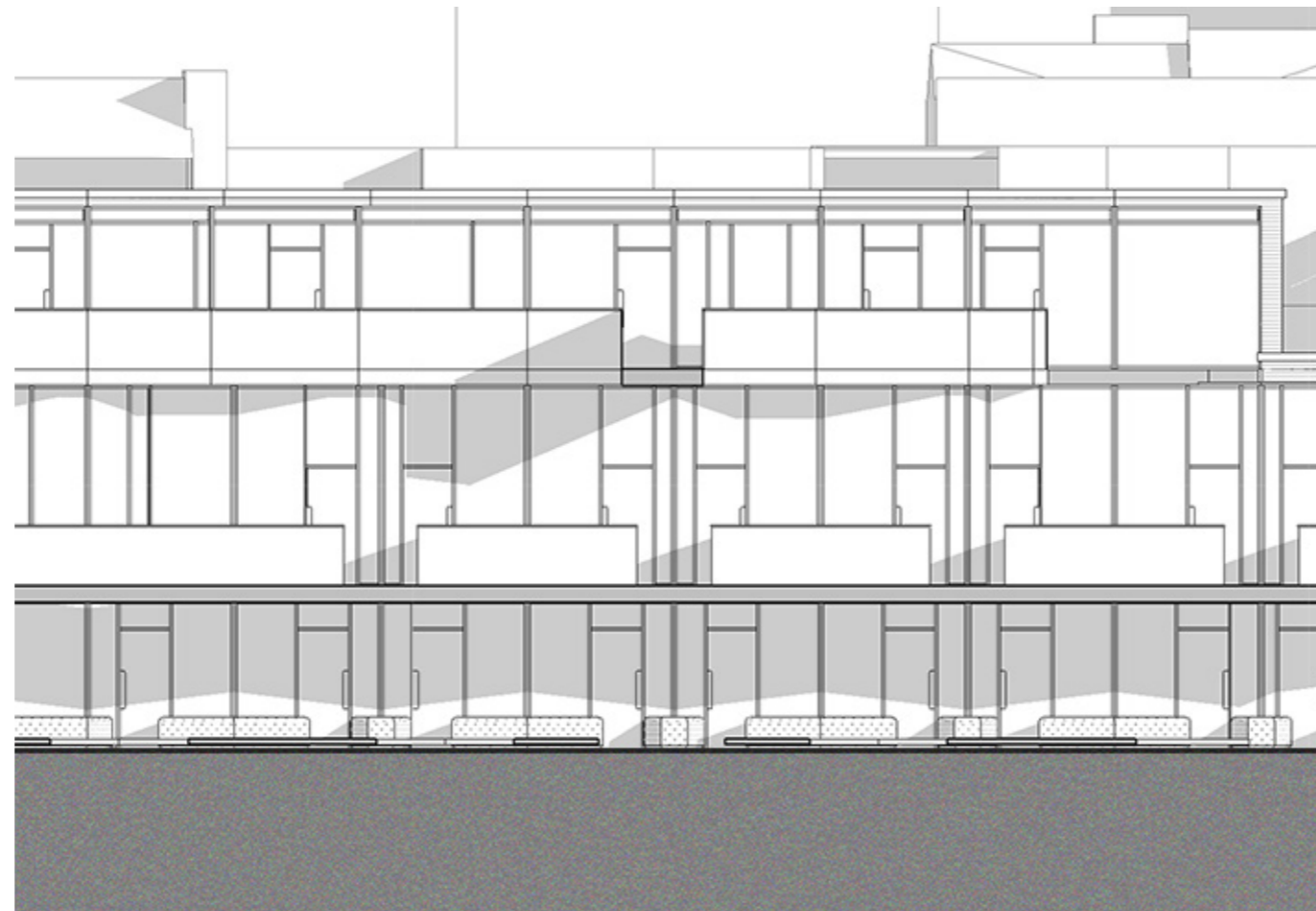
UPPER LEVELS TYPICAL COMMUNAL LIVING/DINING ROOMS
IN CLUSTER ZONES

7.0 COURTYARD DESIGN

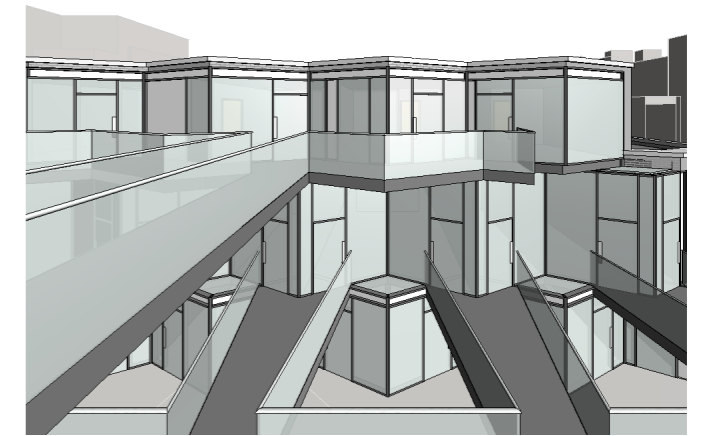
The internal layout of the building has been designed to provide two buildings containing student accommodation. The outlines of the buildings have been carefully considered so that they are not visible from the surrounding streets.

The central part of the building connects at ground floor with the main entrance on Drummond Street and has its own dedicated core. The accommodation is arranged in two wings separated by a central open courtyard which is roughly on axis with the passage way from Cobourg Street. The studio rooms accessed via external walkways.

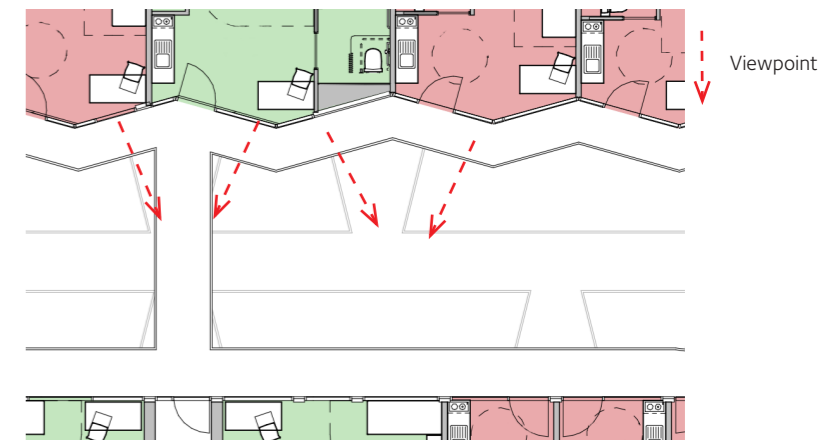
The walkways have been designed to allow the maximum natural light to reach the courtyard. The elevations facing the courtyard are almost entirely glazed and on the south side angled in such a way as to minimize the overlooking across the courtyard. The undulation alternate on different floors creating an articulated façade within the courtyard.



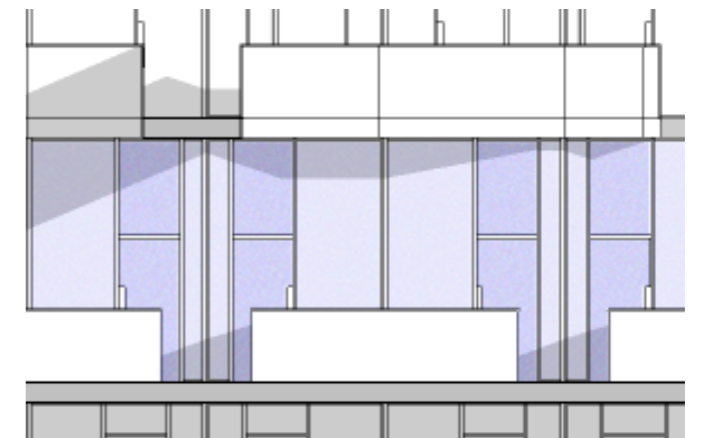
COURTYARD ELEVATION EXTRACT



COURTYARD ELEVATION - 3D OVERLOOKING MITIGATION STUDY



COURTYARD DIAGRAM - CRANKED FACADE HELPS TO MITIGATE OVERLOOKING ACROSS COURTYARD



SECTIONS OF GLAZING IN OBSCURED GLASS TO MAINTAIN PRIVACY



INNER COURTYARD VIEW AT BASEMENT LEVEL

7.0 3D MASSING/CGI IMAGES

9.1 DRUMMOND STREET/NORTH GOWER STREET JUNCTION TO EUSTON STATION



KEY PLAN

