

Changes to External Envelope

South Elevation

Notable moves from consented scheme:

- Further standardisation to windows and panel types
- Louvres introduced below retail windows
- Louvred loading bay doors and roof top plant enclosure developed to incorporate building motif
- Privacy screening to the south west corner introduced in response to planning condition



▲
Consented South Elevation



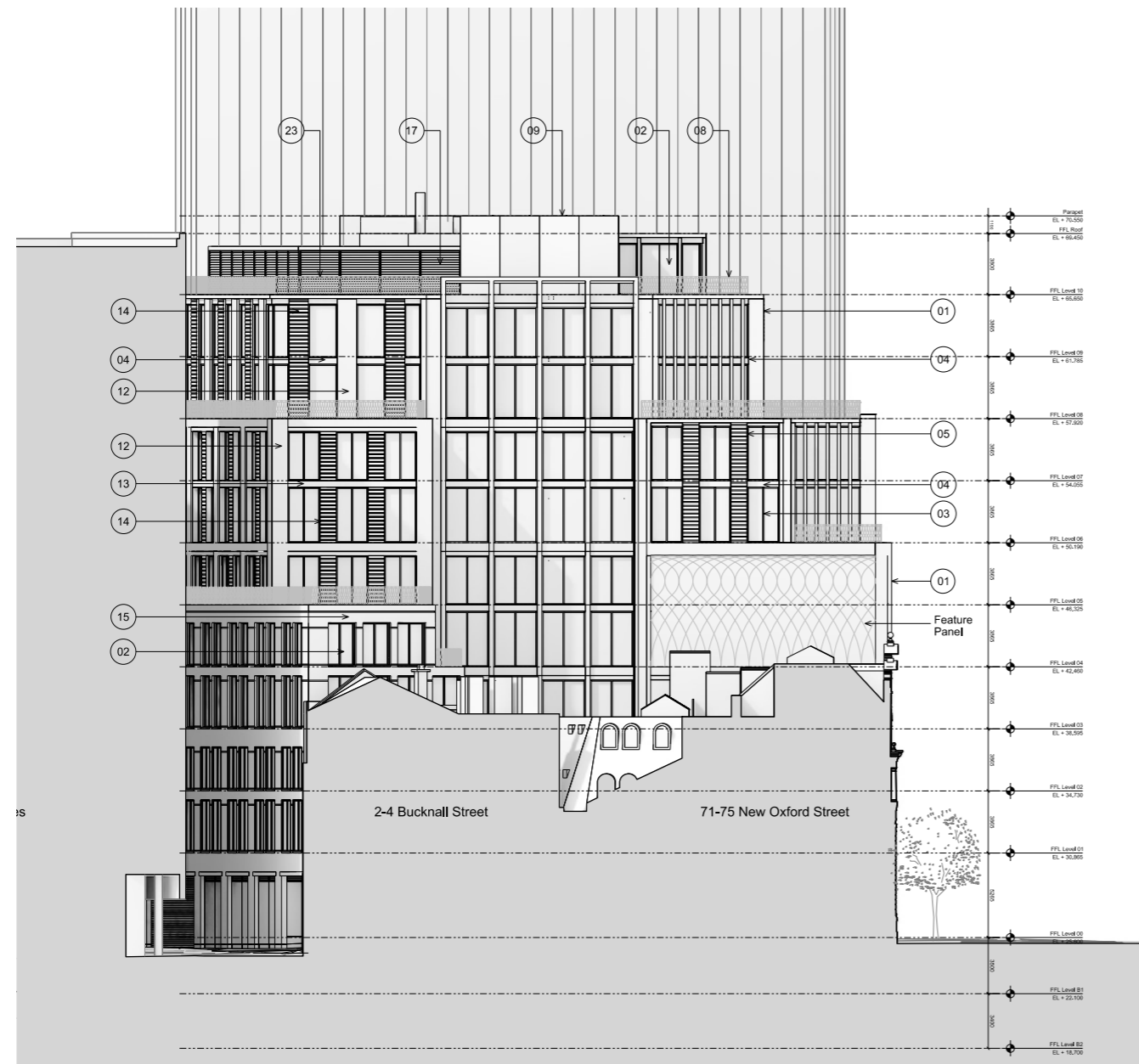
▲
Proposed South Elevation

Changes to External Envelope

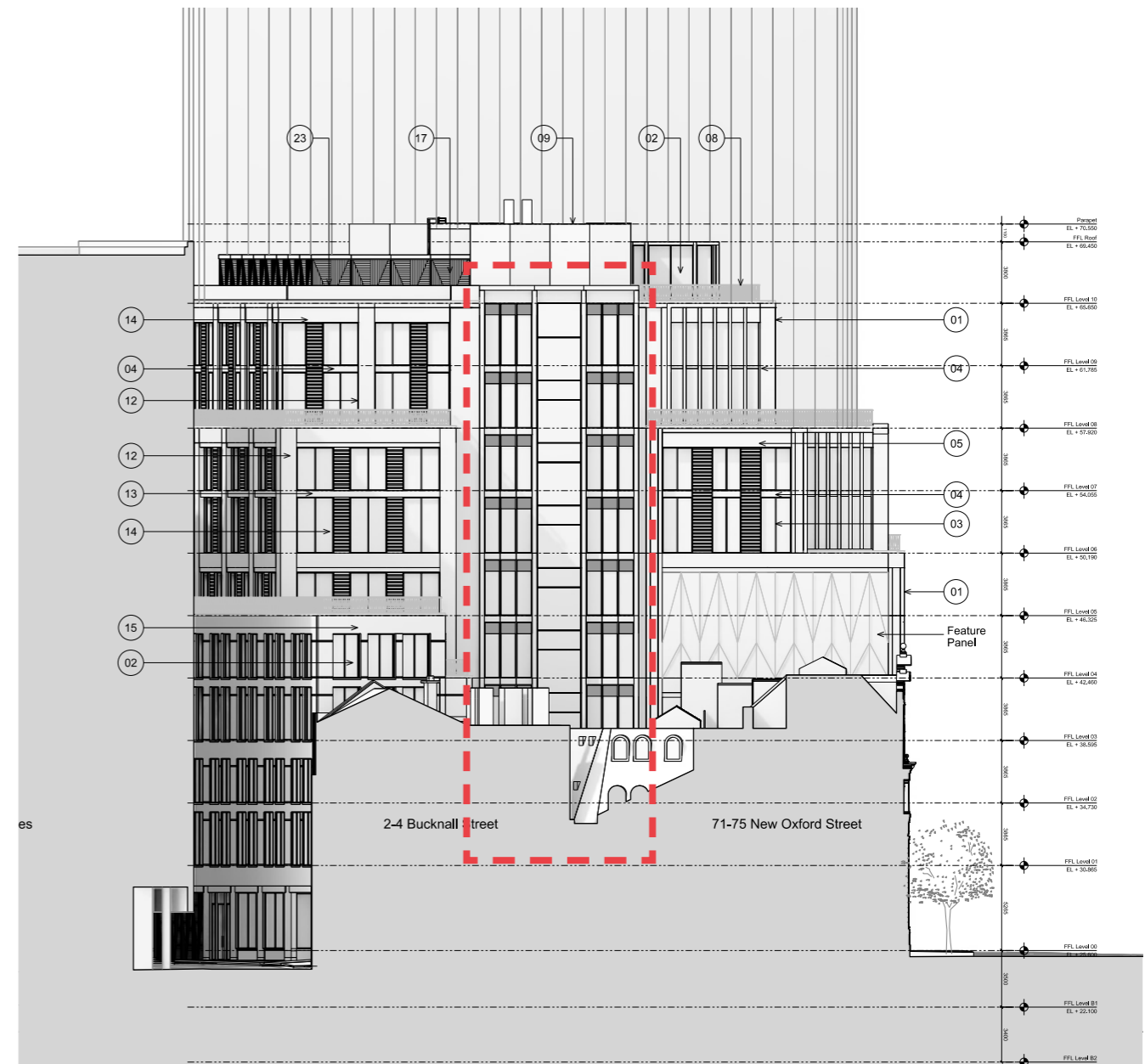
East Elevation

Notable moves from consented scheme:

- Further standardisation of windows and typical panel types
- Central element of elevation reconfigured in line with shifted core
- Feature panel motif developed further
- Change to position of goods lift overrun



▲ Consented North Elevation



▲ Proposed North Elevation

Changes to External Envelope

West Elevation

Notable moves from consented scheme:

- Further standardisation of windows and panel types
- Central element of elevation adjusted slightly in line with teaks to geometry
- Top of central loggia enclosed to create more confident detail



▲ Consented South Elevation



▲ Proposed South Elevation

Impacts on Area

The changes outlined in this document have had minimal impact on the areas. See comparative area summaries below, followed by plans demonstrating where GIA has been gained.

Consented Scheme Areas

Total GEA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial GEA	17,394 m ²	187,229 ft ²
Retail GEA	2,145 m ²	23,088 ft ²
Support GEA	1,573 m ²	16,932 ft ²
Total	21,112 m²	227,251 ft²

Total GIA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial GIA	16,717 m ²	179,941 ft ²
Retail GIA	2,027 m ²	21,819 ft ²
Support GIA	1,457 m ²	15,683 ft ²
Total	20,201 m²	217,444 ft²

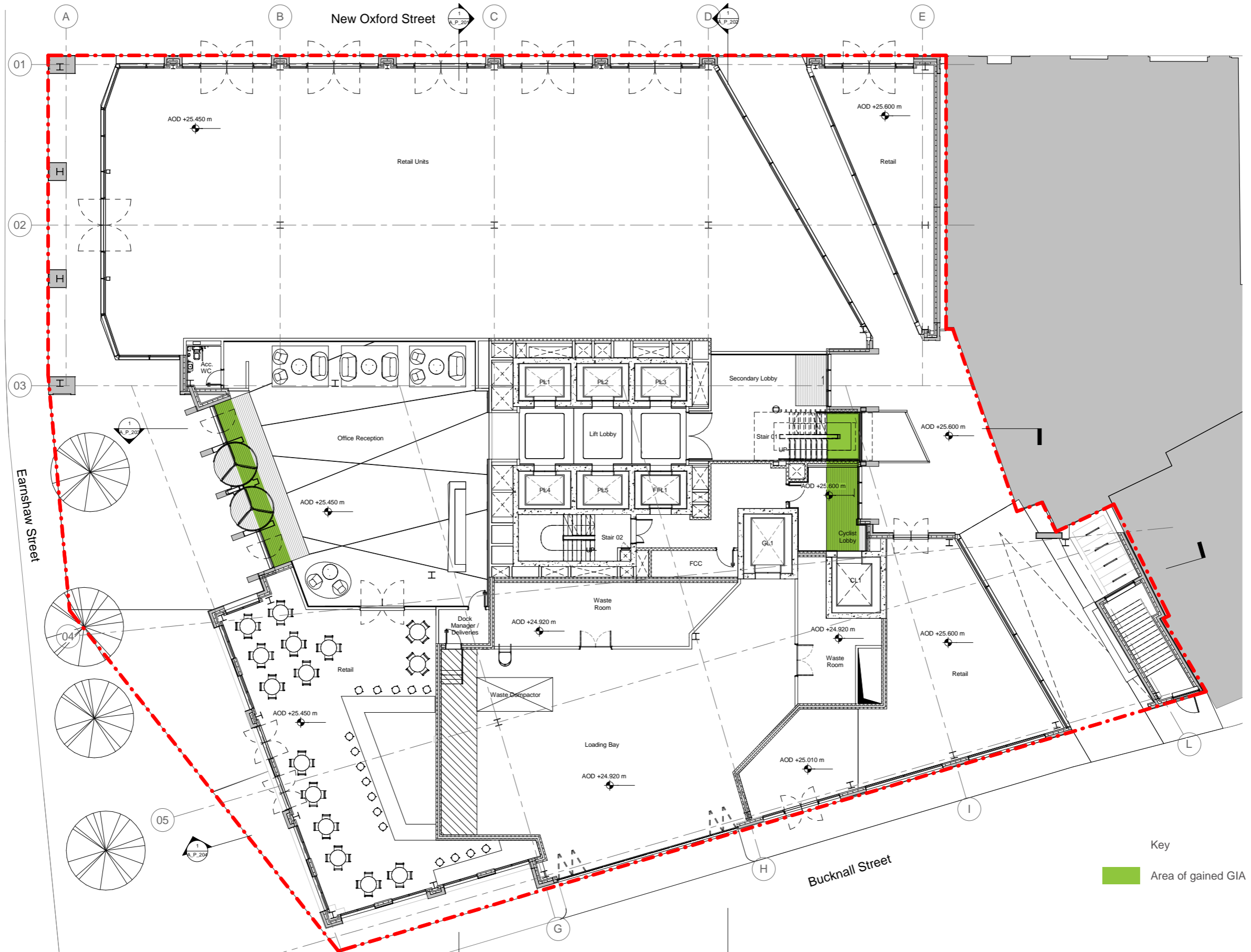
Total NIA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial NIA	12,742 m ²	137,155 ft ²
Retail NIA	1,845 m ²	19,860 ft ²
Total	14,587 m²	157,017 ft²

Revised Scheme Areas

Total GEA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial GEA	17,436 m ²	187,677 ft ²
Retail GEA	2,180 m ²	23,465 ft ²
Support GEA	1,556 m ²	16,750 ft ²
Total	21,172 m²	227,892 ft²

Total GIA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial GIA	16,835 m ²	181,213 ft ²
Retail GIA	2,015 m ²	21,689 ft ²
Support GIA	1,418 m ²	15,267 ft ²
Total	20,268 m²	218,168 ft²

Total NIA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial NIA	12,923 m ²	139,100 ft ²
Retail NIA	1,925 m ²	20,716 ft ²
Total	14,847 m²	159,816 ft²



Key
 Area of gained GIA



Key
Area of gained GIA

