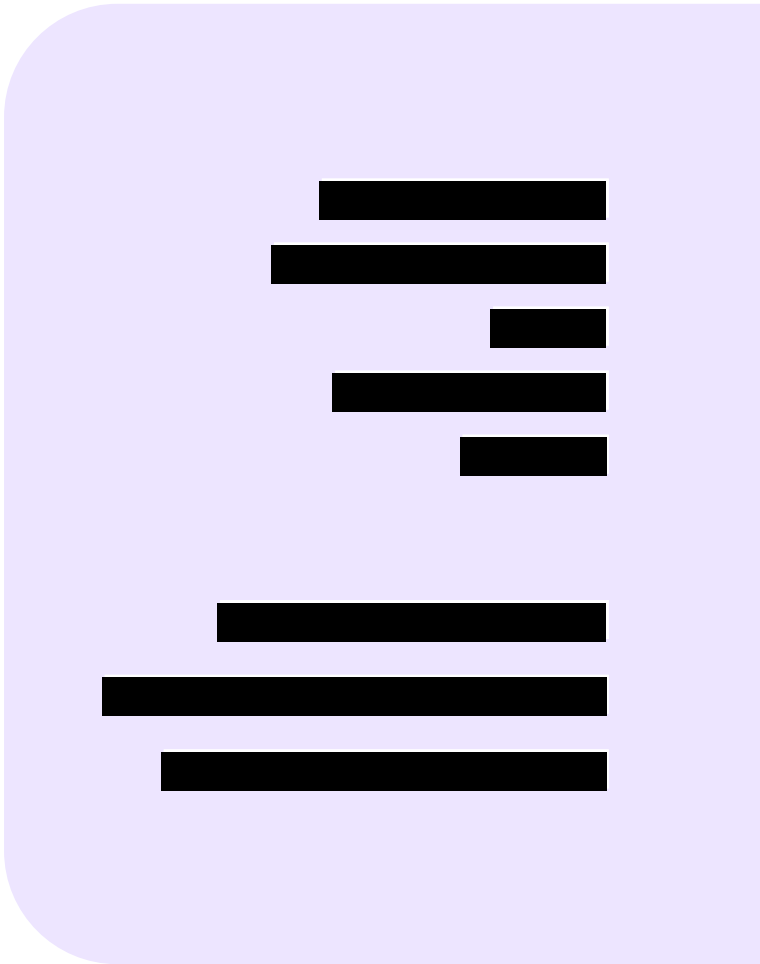


THE ATRIUM
BURRS PLACE
LUTON
LU1 3BE

JOB NO: 1397
JUNE 2026



SECTION	TITLE
1.0	INTRODUCTION
2.0	SITE AND CONTEXT
3.0	DESIGN BRIEF
4.0	PROPOSED SITE STRATEGY
5.0	OPTION 1 - PRIVATE MARKET
6.0	OPTION 2 - AFFORDABLE TENURE
7.0	PRECEDENTS

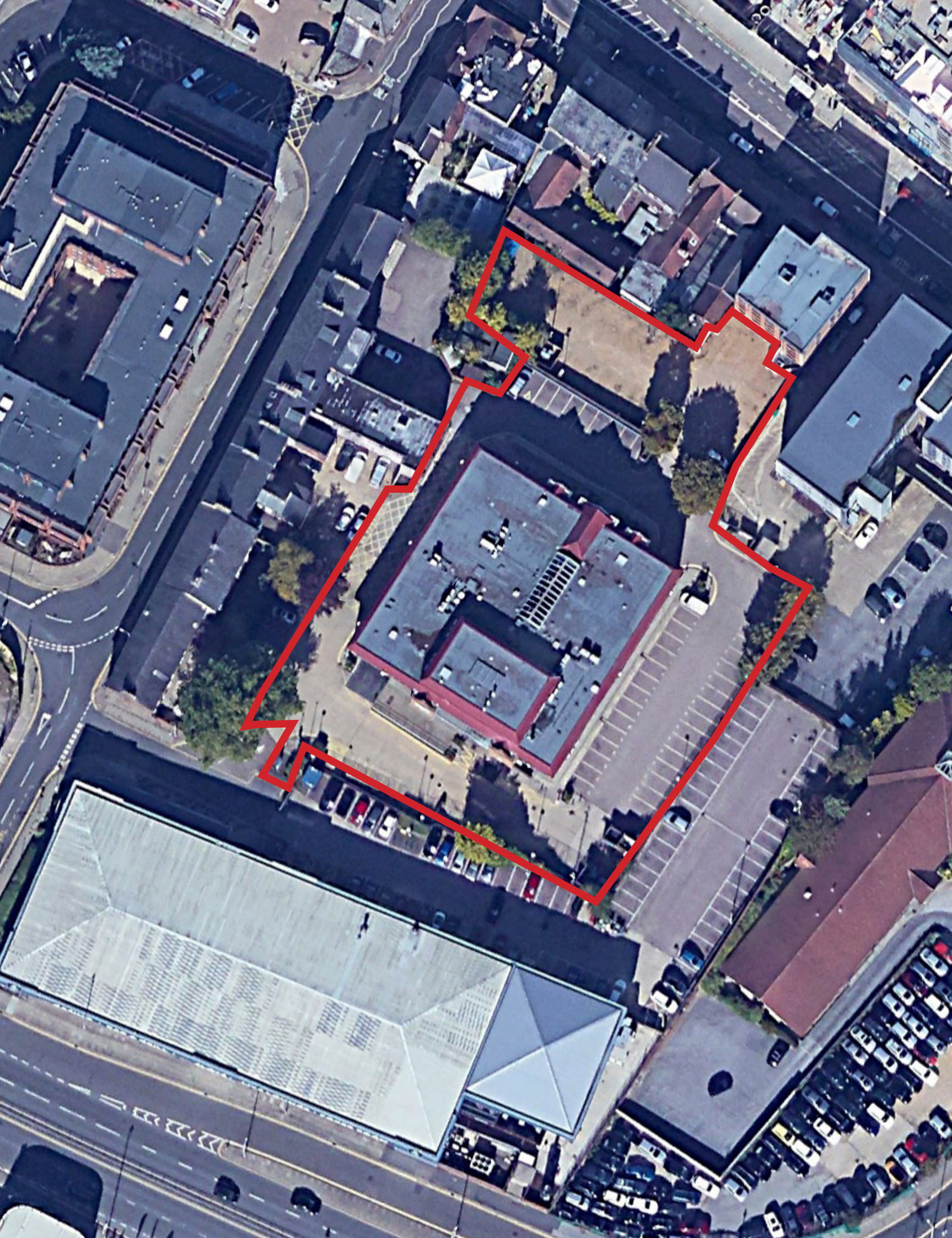
Doc Ref: 1397F-RDT-ZZ-XX-RP-A-8030-P01

JOB NO: 1397

REVISION/COMMENT	AUTHOR	CHECK	DATE
P01 PRELIMINARY ISSUE	JV	CC	24/06/26

1.0

INTRODUCTION



RDT Architects have been commissioned by Chamberlain Holdings to prepare a feasibility exploring a design proposal for new build residential apartments on the site.

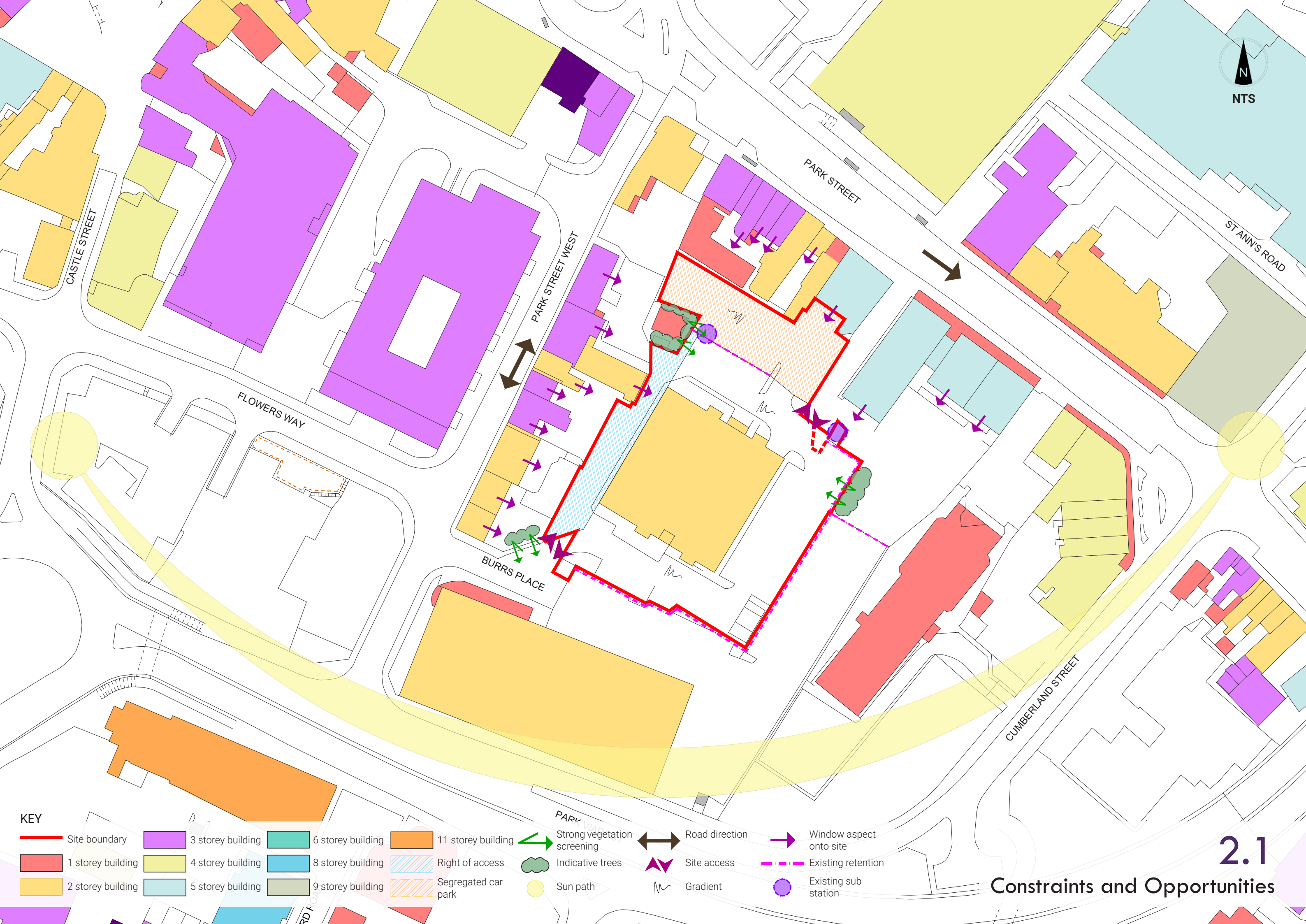
The purpose of this feasibility booklet is to assess the viability of redeveloping the site to accommodate residential towers. Two development scenarios have been considered as part of this appraisal. The first option examines the potential for private market residential towers, aimed at open market housing provision. The second option explores the delivery of towers under an affordable tenure model, providing housing accessible to a wider range of residents.

As all proposed buildings exceed six storeys in height, they fall within the scope of the Building Safety Act (BSA) threshold for higher-risk buildings. As such, future design and development will need to respond to the associated regulatory and compliance requirements.

The site is characterised by changes in ground level across its extent. At this stage, no detailed topographical survey has been undertaken; therefore, all levels referenced within these proposals are based on initial assumptions and should be verified through a comprehensive survey as the project progresses.

2.0

SITE AND CONTEXT



KEY

- | | | | | | | |
|-------------------|-------------------|-------------------|---------------------|-----------------------------|----------------|-------------------------|
| Site boundary | 3 storey building | 6 storey building | 11 storey building | Strong vegetation screening | Road direction | Window aspect onto site |
| 1 storey building | 4 storey building | 8 storey building | Right of access | Indicative trees | Site access | Existing retention |
| 2 storey building | 5 storey building | 9 storey building | Segregated car park | Sun path | Gradient | Existing sub station |

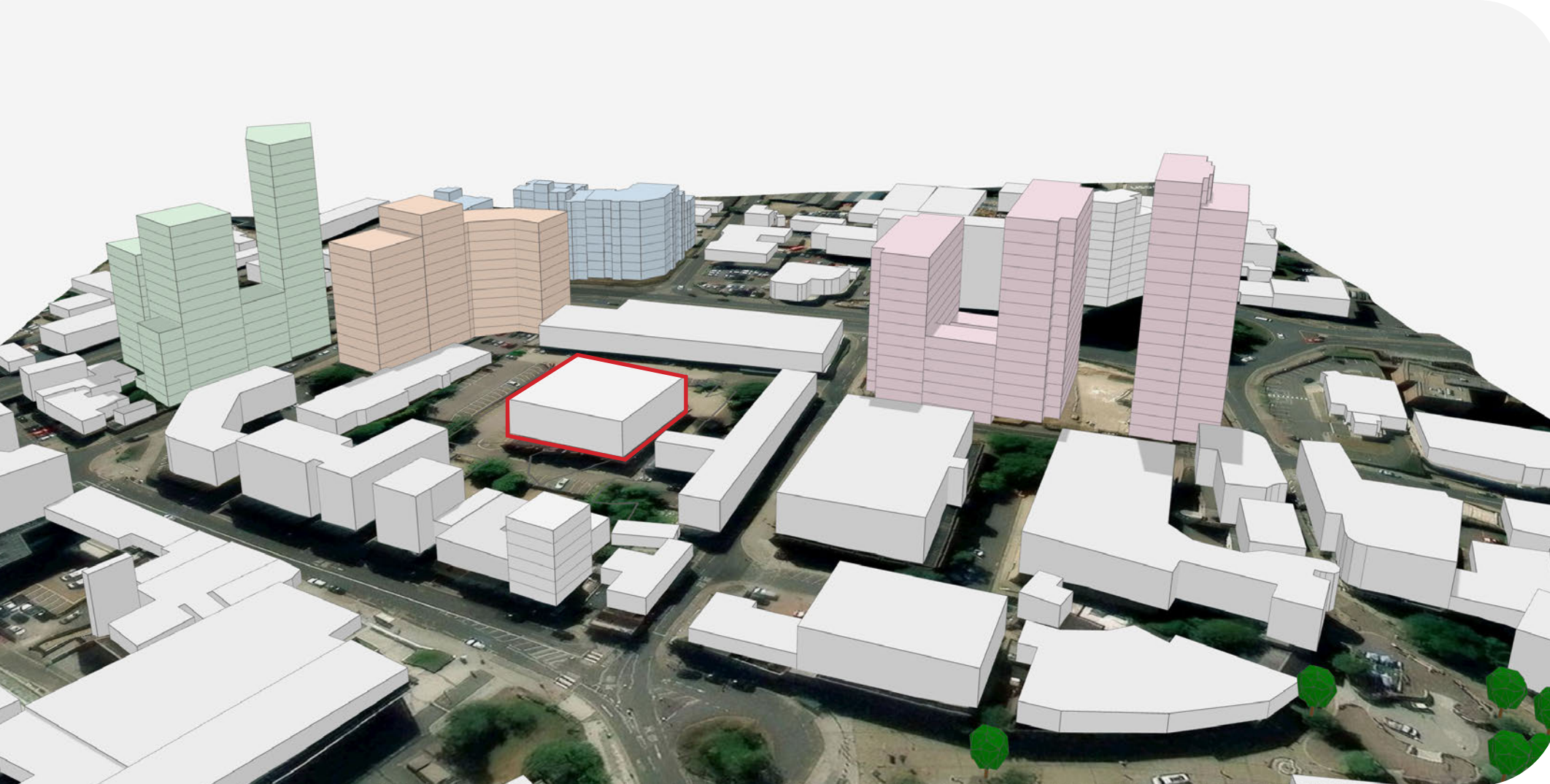


CASTLE STREET
GARDENER STEWART ARCHITECTS
4-21 STOREYS
UNDER CONSTRUCTION

CUMBERLAND STREET
BENCHMARK ARCHITECTS
12 STOREYS
CONSENTED

CUMBERLAND STREET
GARDENER STEWART ARCHITECTS
4-21 STOREYS
CONSENTED

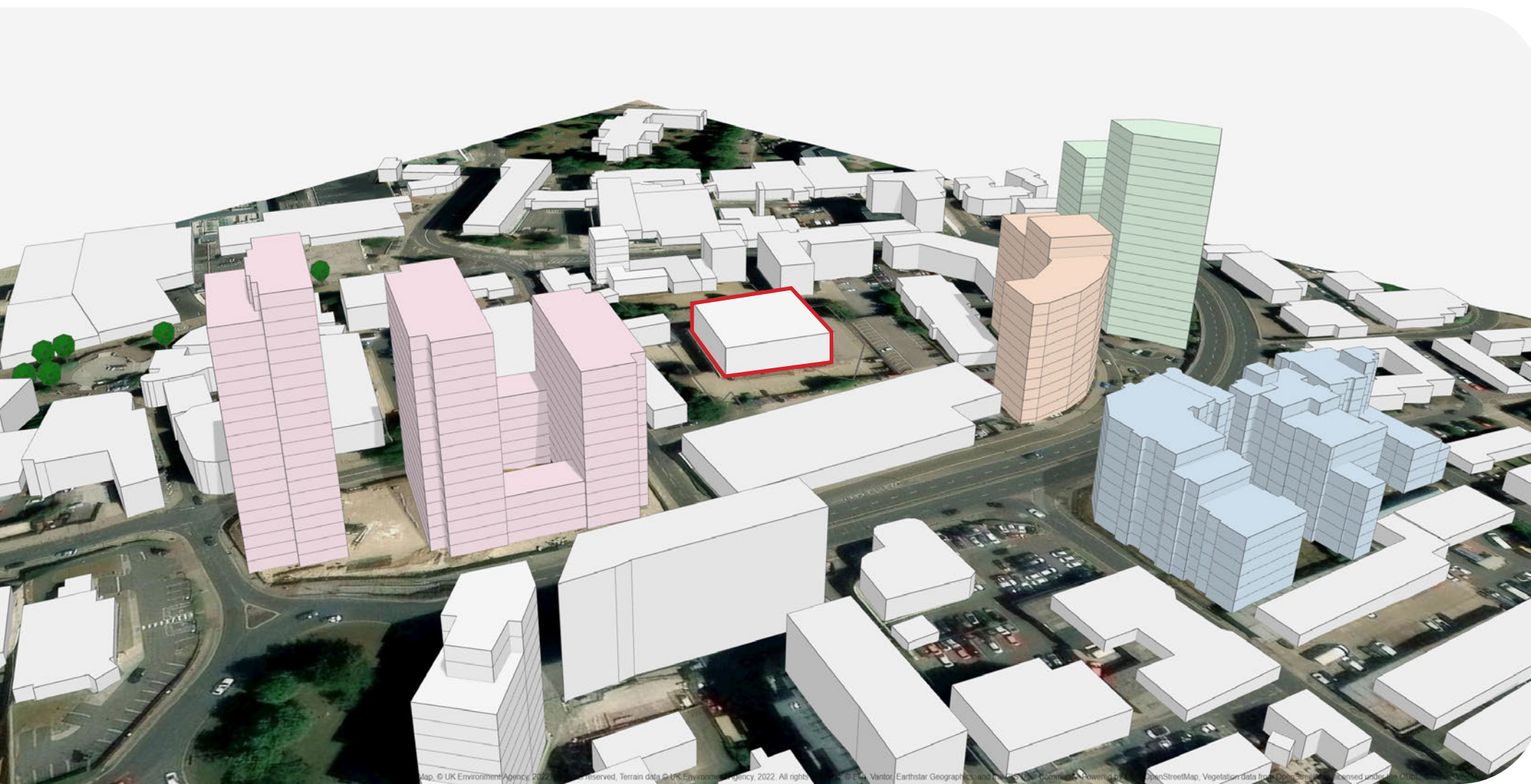
LANGLEY STREET
MICHAEL HARDIMAN ASSOCIATES
4-9 STOREYS
CONSENTED



THE ATRIUM
EXISTING BUILDING

CASTLE STREET
GARDENER STEWART ARCHITECTS

CUMBERLAND STREET 1
BENCHMARK ARCHITECTS



CUMBERLAND STREET 2
GARDENER STEWART ARCHITECTS

LANGLEY STREET
MICHAEL HARDIMAN ASSOCIATES

2.2.1 Neighbouring Developments - Massing

3.0

DESIGN BRIEF

PRIVATE MARKET

- Delivery of residential towers targeting the **private open market**.
- Focusing on **maximising development** value.
- Inclusion of a **mix of units types** as per percentages below:

Studio	10%
1 Bed 2 Person	30%
2 Bed 3 Person	24%
2 Bed 4 Person	30%
3 Bed 6 Person	6%
- Design approach to prioritise **architectural quality, skyline presence, and place making**.
- **Car-free development** approach, with no on-site parking provision, encouraging sustainable transport use.
- Provision of adequate **residential ancillary** spaces (i.e. bins, bikes and storage)
- Provision for appropriate **commercial / community spaces**.
- Remain sympathetic to the **existing site context**.

AFFORDABLE TENURE

- Delivery of residential towers focused on **affordable housing provision**.
- Focusing on **maximising development** value.
- Inclusion of a **mix of units types** as per percentages below:

Studio	5%
1 Bed 2 Person	10%
2 Bed 3 Person	35%
2 Bed 4 Person	30%
3 Bed 4 Person	15%
3 Bed 5 Person	5%
- Design approach to prioritise **architectural quality, skyline presence, and place making**.
- **Car-free development** approach, with no on-site parking provision, encouraging sustainable transport use.
- Provision of adequate **residential ancillary spaces** (i.e. bins, bikes and storage)
- Provision for appropriate **commercial / community spaces**.
- Remain sympathetic to the **existing site context**.

4.0

PROPOSED SITE STRATEGY



- 1 Provision for 7 accessible bays, with the remainder of the scheme designed as car-free (subject to confirmation by council).
- 2 Access maintained to the west of the site due to the existing right of way for adjacent properties outside the site boundary.
- 3 18m separation distance provided between towers, and a clear connection between the north and west of the site.
- 4 Set back approx. 2.1m from the boundary; adjoining car park at higher level and adjacent church at lower level.
- 5 Area seems to be 2m lower than the rest of the site and is proposed to be residential amenity. (survey required to confirm levels)
- 6 Proximity of the extension considered - habitable windows face the development, consistent with the existing condition.

KEY

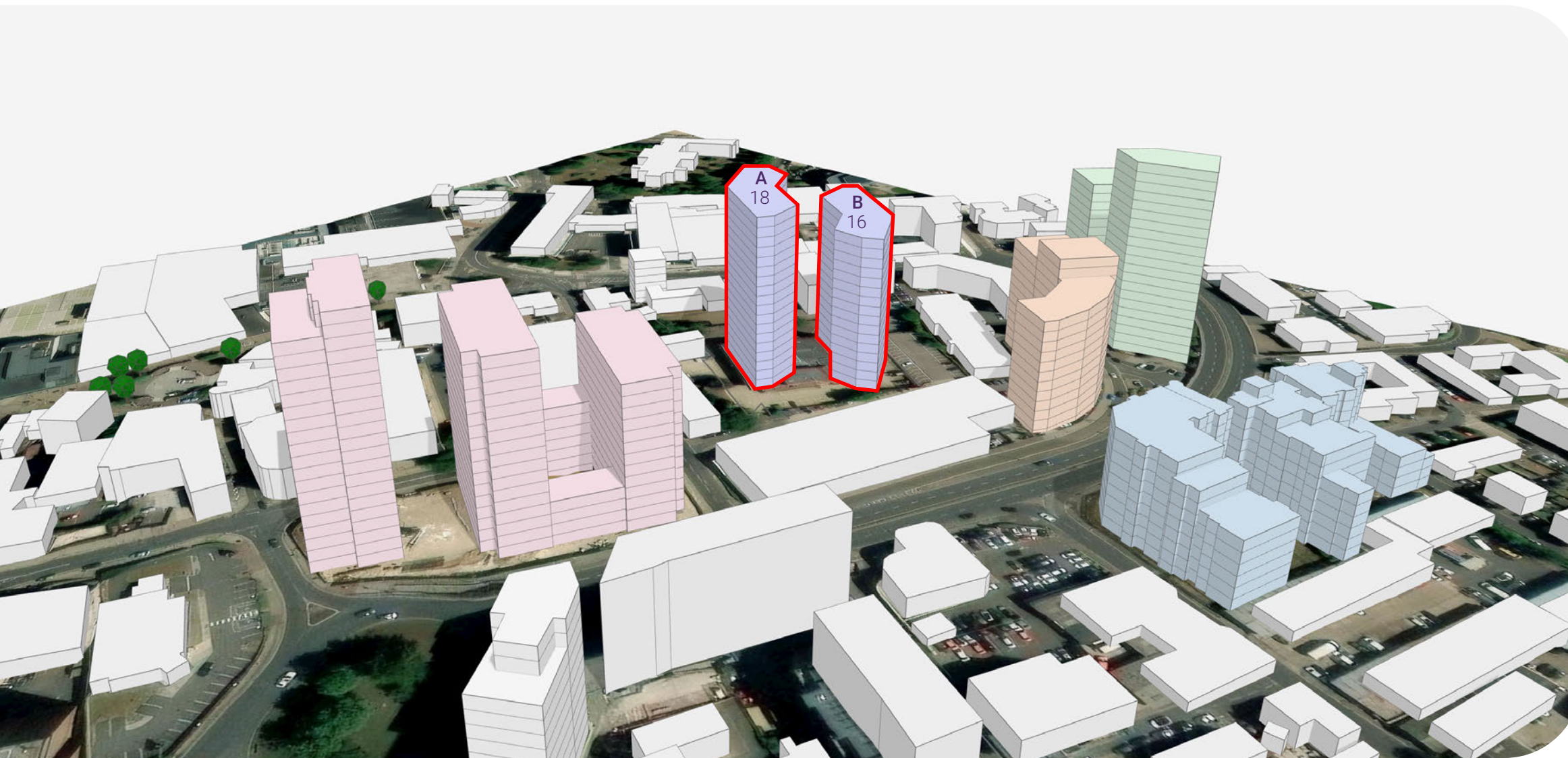
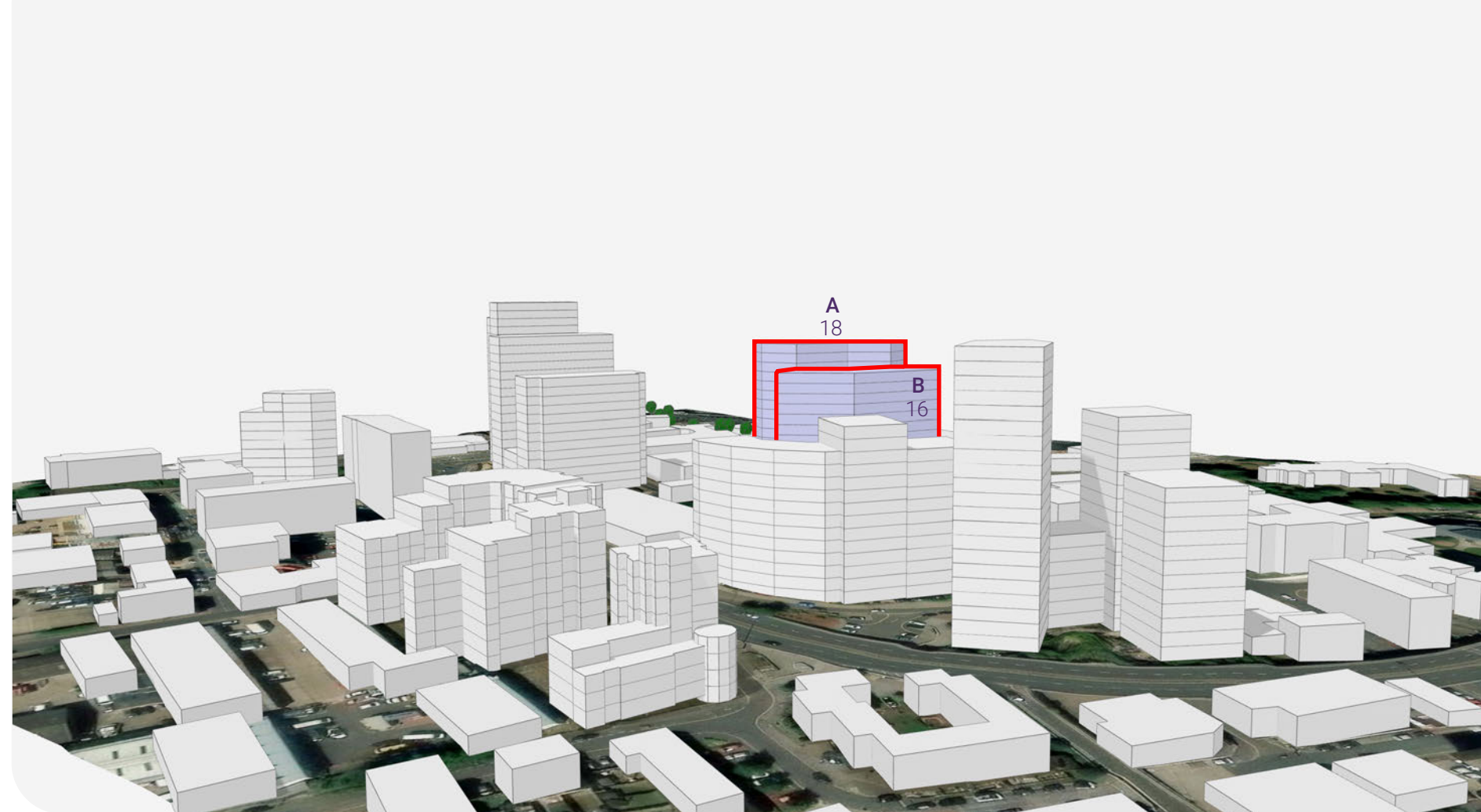
- EMERGENCY VEHICLE ACCESS
- VEHICLE ACCESS
- COMMERCIAL / COMMUNITY ACCESS
- RESIDENTIAL ANCILLARY ACCESS
- RESIDENTIAL ENTRANCE
- EXISTING RETAINING WALLS
- EXISTING BUILDING OUTLINE

4.1

Proposed Site Plan

5.0

OPTION 1 - PRIVATE MARKET



SITE - THE ATRIUM

CASTLE STREET

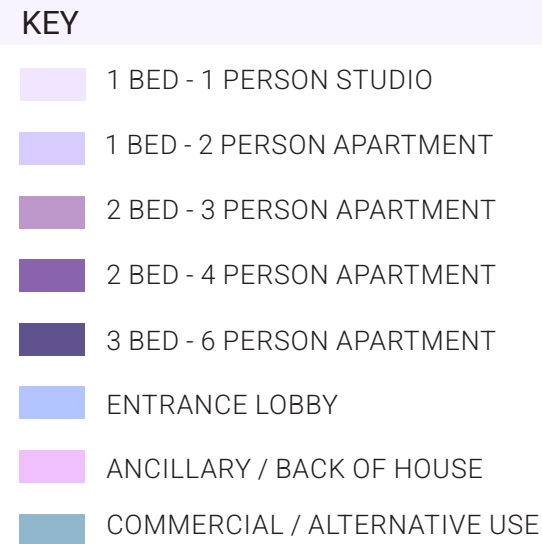
CUMBERLAND STREET 1

CUMBERLAND STREET 2

LANGLEY STREET

5.1

Option 1 - Proposed Visuals



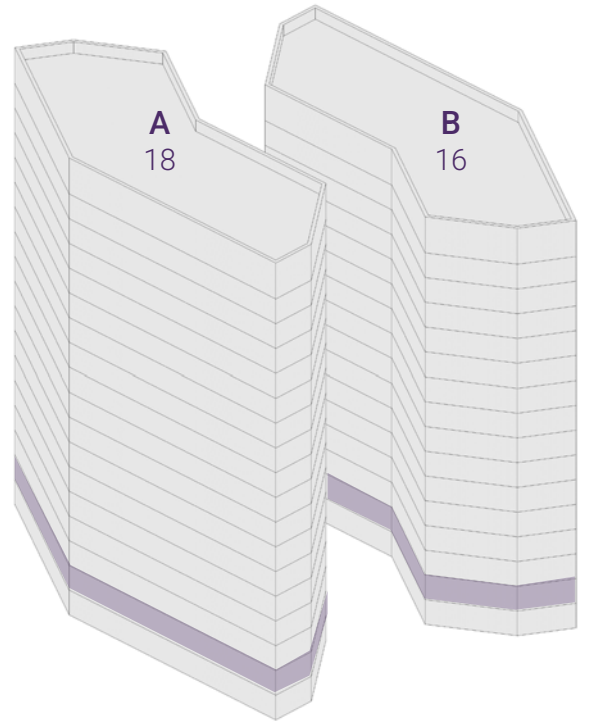
KEY

[illegible]

NON-RESIDENTIAL SPACES						
Commercial / Community		Residential Ancillary		Parking		Spaces
(N/A) Sq.m	(N/A) Sq. ft	(N/A) Sq.m	(N/A) Sq. ft	(N/A) Sq.m	(N/A) Sq. ft	
188.63	2030.40					
377.26	4060.79	806.47	8680.77			7
565.89	6091.19	806.47	8680.77	0	0.00	7



PROPOSED 3D MASSING



KEY

- 1 BED - 1 PERSON STUDIO
- 1 BED - 2 PERSON APARTMENT
- 2 BED - 3 PERSON APARTMENT
- 2 BED - 4 PERSON APARTMENT
- 3 BED - 6 PERSON APARTMENT
- ENTRANCE LOBBY
- ANCILLARY / BACK OF HOUSE
- COMMERCIAL / ALTERNATIVE USE

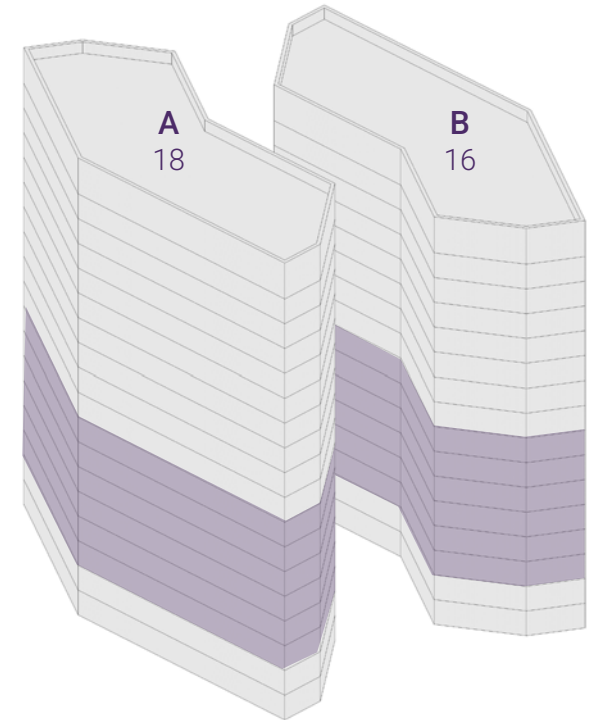
BLOCK A - RESIDENTIAL									
FLOOR	UNIT TYPES						EFFICIENCY		
	Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total	GIA (m ²)	NIA (m ²)	%
20 th									
19 th									
18 th									
17 th	1	2	3	2	1	9	763.56	580.47	76.02%
16 th	1	2	3	2	1	9	763.56	580.47	76.02%
15 th	1	2	3	2	1	9	763.56	580.47	76.02%
14 th	1	2	3	2	1	9	763.56	580.47	76.02%
13 th	1	2	3	2	1	9	763.56	580.47	76.02%
12 th	1	2	3	2	1	9	763.56	580.47	76.02%
11 th	1	2	3	2	1	9	763.56	580.47	76.02%
10 th	1	2	3	2	1	9	763.56	580.47	76.02%
9 th	1	2	3	2	1	9	763.56	580.47	76.02%
8 th	1	2	3	2	1	9	763.56	572.1	74.93%
7 th	2	3	3	2		10	763.56	572.1	74.93%
6 th	2	3	3	2		10	763.56	572.1	74.93%
5 th	2	3	3	2		10	763.56	572.1	74.93%
4 th	2	3	3	2		10	763.56	572.1	74.93%
3 rd	2	3	3	2		10	763.56	572.1	74.93%
2 nd	2	3	3	2		10	763.56	572.1	74.93%
1 st	1	2	2	2		7	763.56	499.47	65.41%
0									
Total	23	40	50	34	10	157			
UNIT MIX %							TOTAL AREAS AND EFFICIENCY		
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total		Sq. m	Sq. ft	
							GIA	12980.52	139721.15
							NIA	9728.40	104715.62
14.65%	25.48%	31.85%	21.66%	6.37%	100.00%		Efficiency	74.95%	

BLOCK B - RESIDENTIAL						
UNIT TYPES						
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total	
1	2	2	3	1	9	
1	2	2	3	1	9	
1	2	2	3	1	9	
1	2	2	3	1	9	
1	2	2	3	1	9	
1	2	2	3	1	9	
1	2	2	3	1	9	
1	2	2	3	1	9	
1	2	2	3	1	9	
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2	3	2	3		10	
2	3	2	3		10	
2	3	2	3		10	
2	3	2	3		10	
2	3	2				

NON-RESIDENTIAL SPACES						
Commercial / Community		Residential Ancillary		Parking		
(NIA) Sq. m	NIA Sq. ft	(NIA) Sq. m	(NIA) Sq. ft	(NIA) Sq. m	(NIA) Sq. ft	Spaces
188.63	2030.40	806.47	8680.77	0	0.00	7
377.26	4060.79	806.47	8680.77	0	0.00	7
565.89	6091.19	806.47	8680.77	0	0.00	7



PROPOSED 3D MASSING



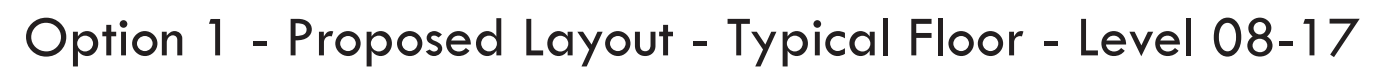
KEY

- 1 BED - 1 PERSON STUDIO
- 1 BED - 2 PERSON APARTMENT
- 2 BED - 3 PERSON APARTMENT
- 2 BED - 4 PERSON APARTMENT
- 3 BED - 6 PERSON APARTMENT
- ENTRANCE LOBBY
- ANCILLARY / BACK OF HOUSE
- COMMERCIAL / ALTERNATIVE USE

FLOOR	BLOCK A - RESIDENTIAL						
	UNIT TYPES						EFFICIENCY
	Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total	GIA (m ²) NIA (m ²) %
20 th							
19 th							
18 th							
17 th	1	2	3	2	1	9	763.56 580.47 76.02%
16 th	1	2	3	2	1	9	763.56 580.47 76.02%
15 th	1	2	3	2	1	9	763.56 580.47 76.02%
14 th	1	2	3	2	1	9	763.56 580.47 76.02%
13 th	1	2	3	2	1	9	763.56 580.47 76.02%
12 th	1	2	3	2	1	9	763.56 580.47 76.02%
11 th	1	2	3	2	1	9	763.56 580.47 76.02%
10 th	1	2	3	2	1	9	763.56 580.47 76.02%
9 th	1	2	3	2	1	9	763.56 580.47 76.02%
8 th	1	2	3	2	1	9	763.56 572.1 74.93%
7 th	2	3	3	2		10	763.56 572.1 74.93%
6 th	2	3	3	2		10	763.56 572.1 74.93%
5 th	2	3	3	2		10	763.56 572.1 74.93%
4 th	2	3	3	2		10	763.56 572.1 74.93%
3 rd	2	3	3	2		10	763.56 572.1 74.93%
2 nd	2	3	3	2		10	763.56 572.1 74.93%
1 st	1	2	2	2		7	763.56 499.47 65.41%
0							
Total	23	40	50	34	10	157	
UNIT MIX %							TOTAL AREAS AND EFFICIENCY
							Sq.m Sq.ft
							GIA 12980.52 139721.15 NIA 9728.40 104715.62
							Efficiency 74.95%

FLOOR	BLOCK B - RESIDENTIAL						
	UNIT TYPES						EFFICIENCY
	Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total	GIA (m ²) NIA (m ²) %
20 th							
19 th							
18 th							
17 th							
16 th							
15 th	1	2	2	3	1	9	763.56 580.29 76.00%
14 th	1	2	2	3	1	9	763.56 580.29 76.00%
13 th	1	2	2	3	1	9	763.56 580.29 76.00%
12 th	1	2	2	3	1	9	763.56 580.29 76.00%
11 th	1	2	2	3	1	9	763.56 580.29 76.00%
10 th	1	2	2	3	1	9	763.56 580.29 76.00%
9 th	1	2	2	3	1	9	763.56 580.29 76.00%
8 th	1	2	2	3	1	9	763.56 571.91 74.90%
7 th	2	3	2	3		10	763.56 571.91 74.90%
6 th	2	3	2	3		10	763.56 571.91 74.90%
5 th	2	3	2	3		10	763.56 571.91 74.90%
4 th	2	3	2	3		10	763.56 571.91 74.90%
3 rd	2	3	2	3		10	763.56 571.91 74.90%
2 nd	2	3	2	3		10	763.56 571.91 74.90%
1 st	2	3			2	7	763.56 480.27 62.90%
0							
Total	22	37	28	44	8	139	
UNIT MIX %							TOTAL AREAS AND EFFICIENCY
							Sq.m Sq.ft
							GIA 11453.40 123283.37 NIA 8545.67 91984.82
							Efficiency 74.61%

NON-RESIDENTIAL SPACES						
Commercial / Community		Residential Ancillary		Parking		
(NIA) Sq.m	NIA Sq.ft	(NIA) Sq.m	(NIA) Sq.ft	(NIA) Sq.m	(NIA) Sq.ft	Spaces
188.63	2030.40					
377.26	4060.79	806.47	8680.77			7
565.89	6091.19	806.47	8680.77	0	0.00	7



- 1 BED - 1 PERSON STUDIO
- 1 BED - 2 PERSON APARTMENT
- 2 BED - 3 PERSON APARTMENT
- 2 BED - 4 PERSON APARTMENT
- 3 BED - 6 PERSON APARTMENT
- ENTRANCE LOBBY
- ANCILLARY / BACK OF HOUSE
- COMMERCIAL / ALTERNATIVE USE

BLOCK B - RESIDENTIAL									
UNIT TYPES						EFFICIENCY			
Studio	1B 2P	2B 2P	2B 3P	3B 3P	3B 4P	Total	GIA (m2)	NIA (m2)	%
1	2	2	3	1	9		763.56	580.29	76.00%
1	2	2	3	1	9		763.56	580.29	76.00%
1	2	2	3	1	9		763.56	580.29	76.00%
1	2	2	3	1	9		763.56	580.29	76.00%
1	2	2	3	1	9		763.56	580.29	76.00%
1	2	2	3	1	9		763.56	580.29	76.00%
1	2	2	3	1	9		763.56	580.29	76.00%
2	2	2	3	1	9		763.56	571.91	74.90%
2	3	2	3		10		763.56	571.91	74.90%
2	3	2	3		10		763.56	571.91	74.90%
2	3	2	3		10		763.56	571.91	74.90%
2	3	2	3		10		763.56	571.91	74.90%
2	3	2	2		7		763.56	480.27	62.90%
22	37	28	44	8	139				

UNIT MIX %						TOTAL AREAS AND EFFICIENCY			
Studio	1B 2P	2B 2P	2B 3P	3B 3P	Total	Sq.m	Sq.ft		
15.83%	26.62%	20.14%	31.65%	5.76%	100.00%	GIA	11453.40	123283.3	
						NIA	8545.67	91984.82	
Efficiency						74.61%			

NON-RESIDENTIAL SPACES						
Commercial / Community		Residential Ancillary		Parking		Spaces
(NIA) Sq.m	NIA Sq. ft.	(NIA) Sq.m	(NIA) Sq. ft.	(NIA) Sq.m	(NIA) Sq. ft.	
188.63	2030.40					
377.26	4060.79	806.47	8680.77			7
565.89	6091.19	806.47	8680.77	0	0.00	7

FLOOR
20 TH
19 TH
18 TH
17 TH
16 TH
15 TH
14 TH
13 TH
12 TH
11 TH
10 TH
9 TH
8 TH
7 TH
6 TH
5 TH
4 TH
3 RD
2 ND
1 ST
0
Total

BLOCK A - RESIDENTIAL									
UNIT TYPES						EFFICENCY			
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total	GIA (m ²)	NIA (m ²)	%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	580.47	76.02%	
1	2	3	2	1	9	763.56	572.1	74.93%	
2	3	3	2		10	763.56	572.1	74.93%	
2	3	3	2		10	763.56	572.1	74.93%	
2	3	3	2		10	763.56	572.1	74.93%	
2	3	3	2		10	763.56	572.1	74.93%	
2	3	3	2		10	763.56	572.1	74.93%	
2	3	3	2		10	763.56	572.1	74.93%	
1	2	2	2		7	763.56	499.47	65.41%	
23	40	50	34	10	157				
UNIT MIX %						TOTAL AREAS AND EFFICENCY			
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total		Sq.m	Sq. ft	
						GIA	12980.52	139721.15	
						NIA	9728.40	104715.62	
14.65%	25.48%	31.85%	21.66%	6.37%	100.00%	Efficiency	74.95%		

NON-RESIDENTIAL SPACES							
Commercial / Community		Residential Ancillary		Parking			
(NIA) Sq.m	NIA Sq. ft	(NIA) Sq.m	(NIA) Sq. ft	(NIA) Sq.m	(NIA) Sq. ft	Spaces	
188.63	2030.40						
377.26	4060.79	806.47	8680.77			7	
565.89	6091.19	806.47	8680.77	0	0.00	7	

BLOCK B - RESIDENTIAL									
UNIT TYPES						EFFICENCY			
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total	GIA (m2)	NIA (m2)	%	
1	2	2	3	1	9	763.56	580.29	76.00%	
1	2	2	3	1	9	763.56	580.29	76.00%	
1	2	2	3	1	9	763.56	580.29	76.00%	
1	2	2	3	1	9	763.56	580.29	76.00%	
1	2	2	3	1	9	763.56	580.29	76.00%	
1	2	2	3	1	9	763.56	580.29	76.00%	
1	2	2	3	1	9	763.56	580.29	76.00%	
1	2	2	3	1	9	763.56	571.91	74.90%	
2	3	2	3		10	763.56	571.91	74.90%	
2	3	2	3		10	763.56	571.91	74.90%	
2	3	2	3		10	763.56	571.91	74.90%	
2	3	2	3		10	763.56	571.91	74.90%	
2	3	2	3		10	763.56	571.91	74.90%	
2	3	2	3		10	763.56	571.91	74.90%	
2	3		2		7	763.56	480.27	62.90%	
22	37	28	44	8	139				
UNIT MIX %						TOTAL AREAS AND EFFICENCY			
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total		Sq.m	Sq. ft	
						GIA	11453.40	123283.37	
						NIA	8545.67	91984.82	
15.83%	26.62%	20.14%	31.65%	5.76%	100.00%	Efficiency	74.61%		

NOTES:
Conversion rate for sq.m to sq. ft = 10.76391

TOTALS					
UNIT TYPES					
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total
1	2	3	2	1	9
1	2	3	2	1	9
2	4	5	5	2	18
2	4	5	5	2	18
2	4	5	5	2	18
2	4	5	5	2	18
2	4	5	5	2	18
2	4	5	5	2	18
2	4	5	5	2	18
2	4	5	5	2	18
4	6	5	5		20
4	6	5	5		20
4	6	5	5		20
4	6	5	5		20
4	6	5	5		20
4	6	5	5		20
3	5	2	4		14
45	77	78	78	18	296

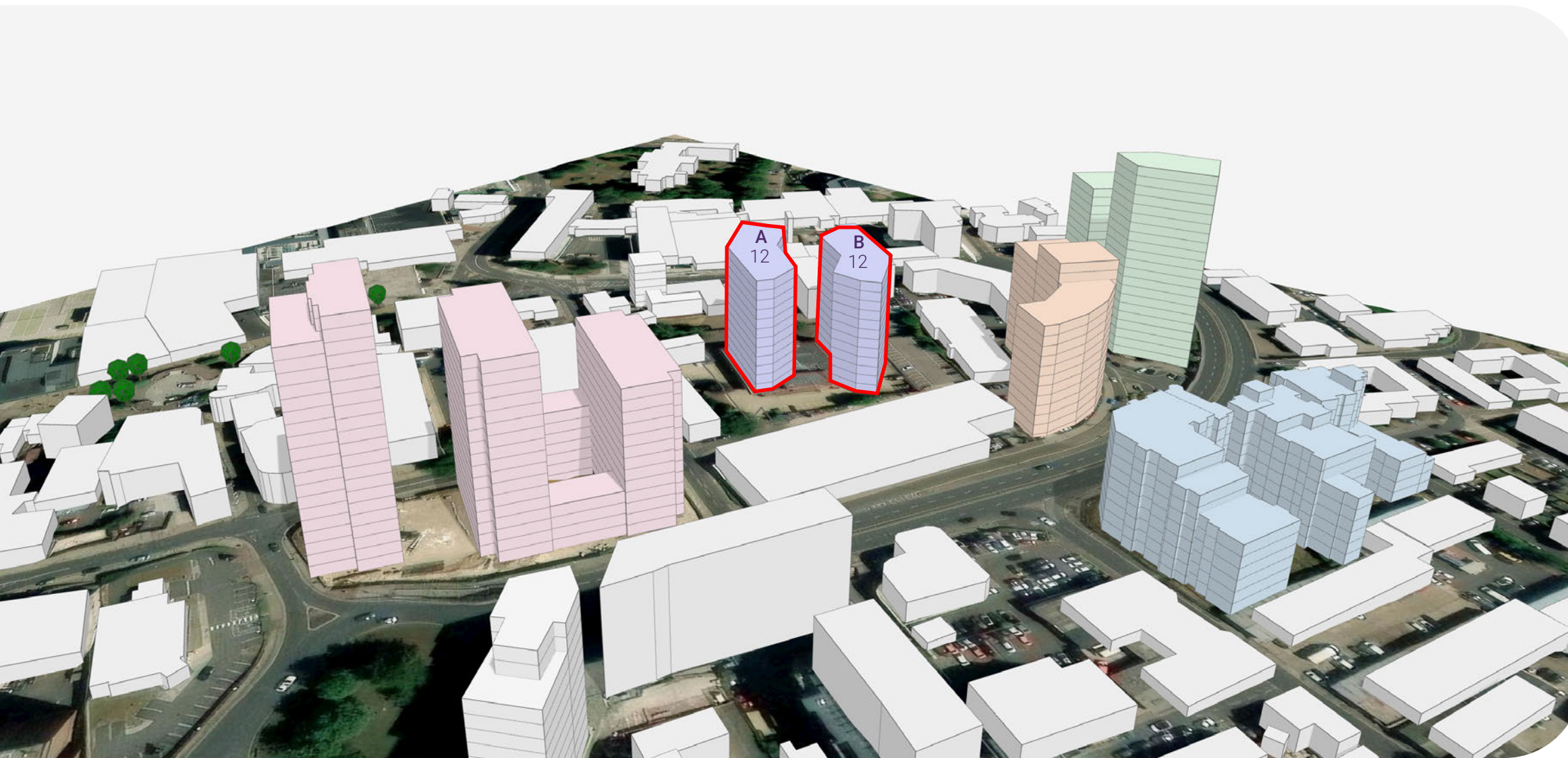
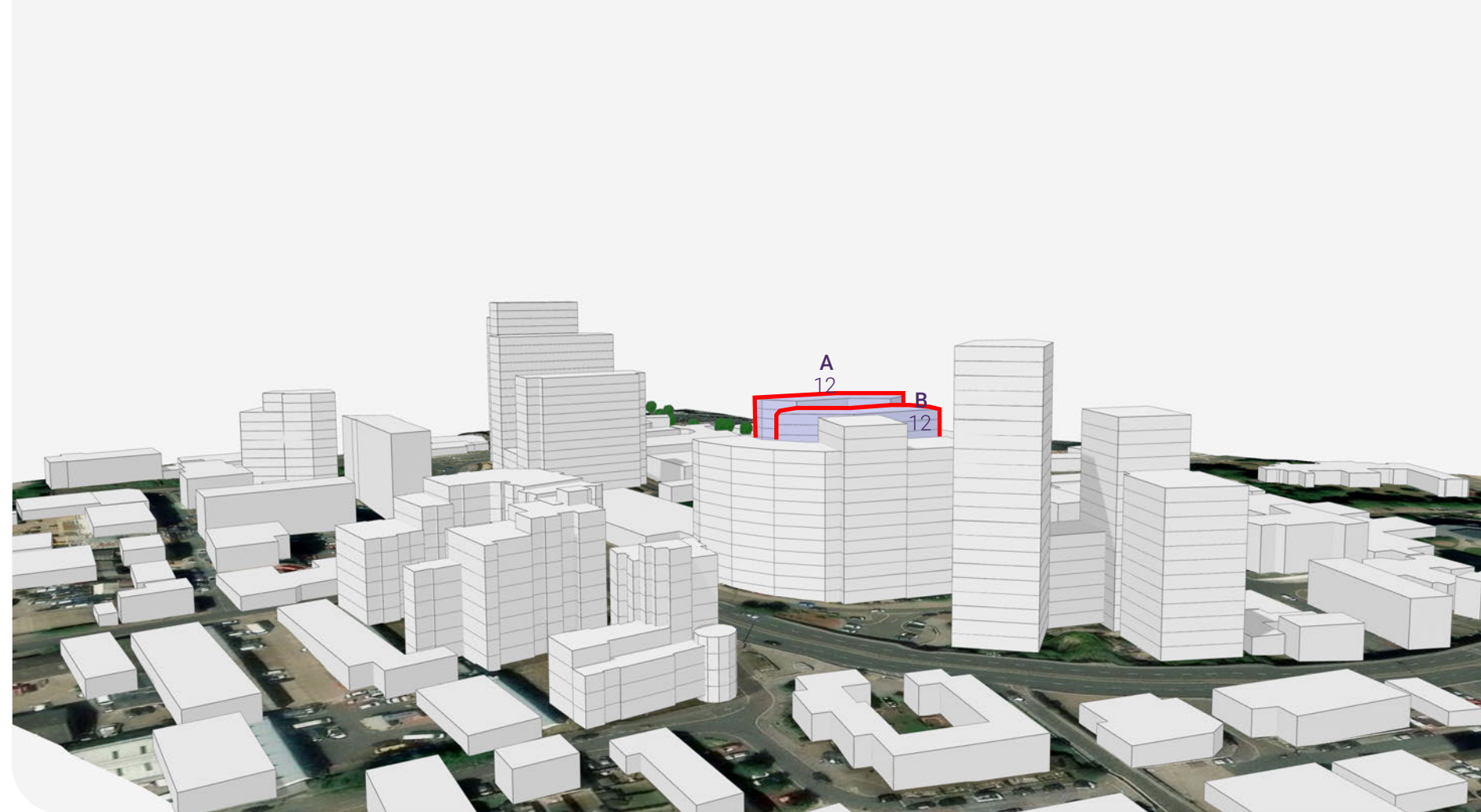
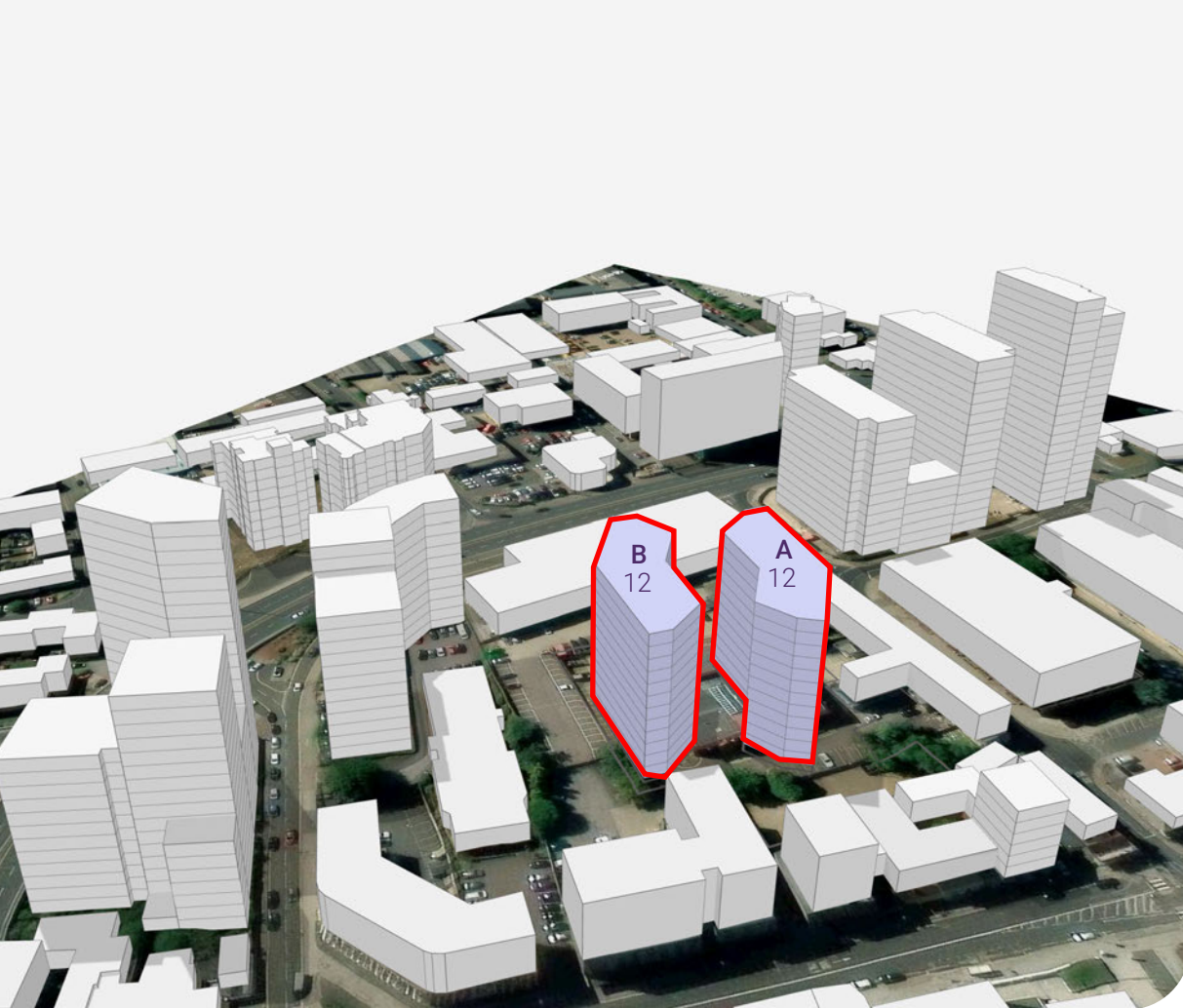
UNIT MIX %					
Studio	1B 2P	2B 3P	2B 4P	3B 6P	Total
15.20%	26.01%	26.35%	26.35%	6.08%	100.00%

RESIDENTIAL AREAS		
	Sq. m	Sq. ft
GIA	24433.92	263004.52
NIA	18274.07	196700.44
Efficiency	74.79%	

*Where commercial / community space is double height, area has been calculated with assumption of Level 00 as a full plate and Level 01 as half of this value.

6.0

OPTION 2 - AFFORDABLE TENURE



SITE - THE ATRIUM

CASTLE STREET

CUMBERLAND STREET 1

CUMBERLAND STREET 2

LANGLEY STREET

6.1

Option 2 - Proposed Visuals



- 1 BED - 1 PERSON STUDIO
- 1 BED - 2 PERSON APARTMENT
- 2 BED - 3 PERSON APARTMENT
- 2 BED - 4 PERSON APARTMENT
- 3 BED - 4 PERSON APARTMENT
- 3 BED - 5 PERSON APARTMENT
- ENTRANCE LOBBY
- ANCILLARY / BACK OF HOUSE
- COMMERCIAL / ALTERNATIVE USE

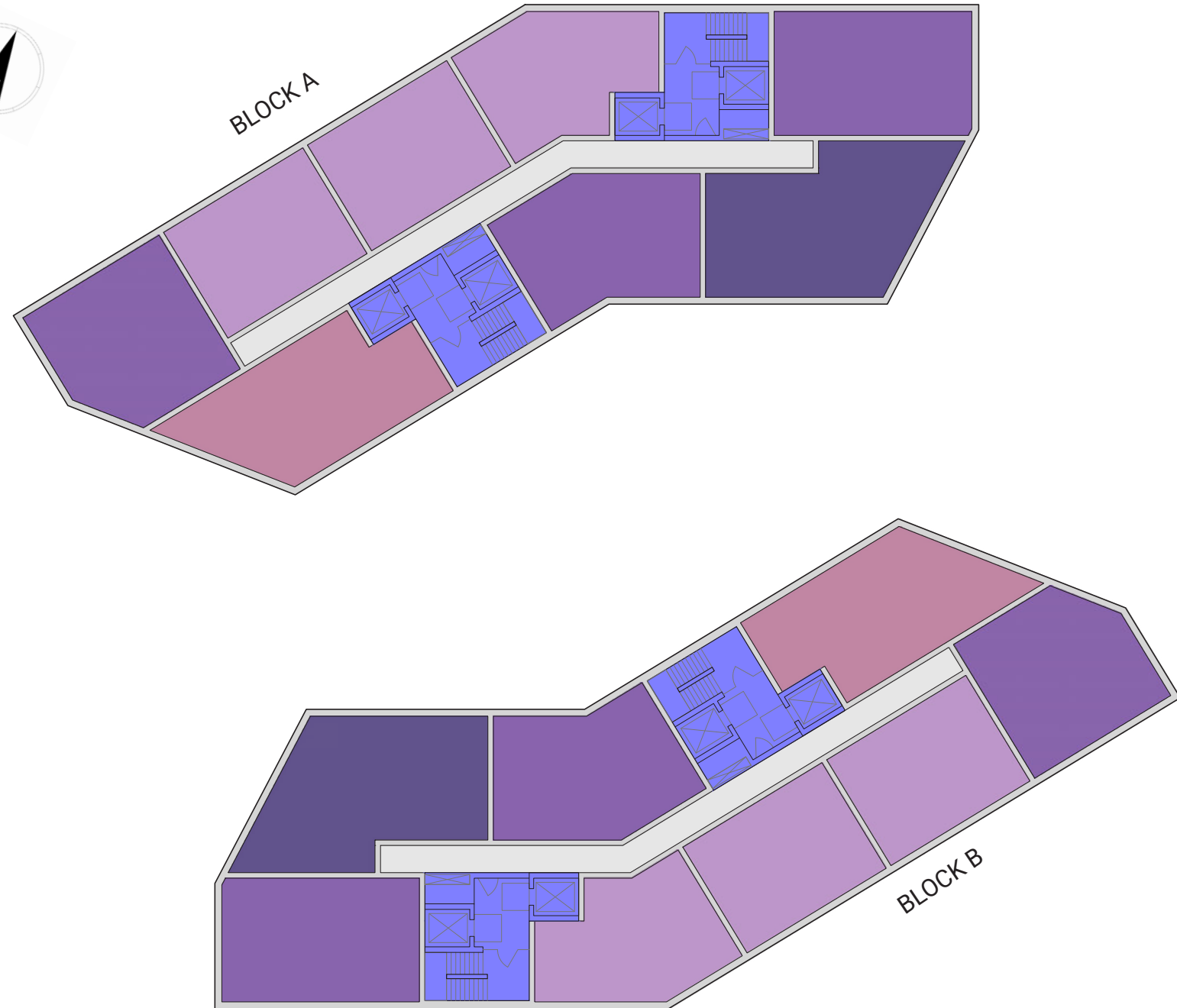
[illegible][illegible]

NON-RESIDENTIAL SPACES						
Commercial / Community		Residential Ancillary		Parking		
(N/A) Sq.m	N/A Sq. ft	(N/A) Sq.m	(N/A) Sq. ft	(N/A) Sq.m	(N/A) Sq. ft	Spaces
388.17	4178.23	826.13	8913.92			7
388.17	4178.23	826.13	8913.92	0	0.00	7

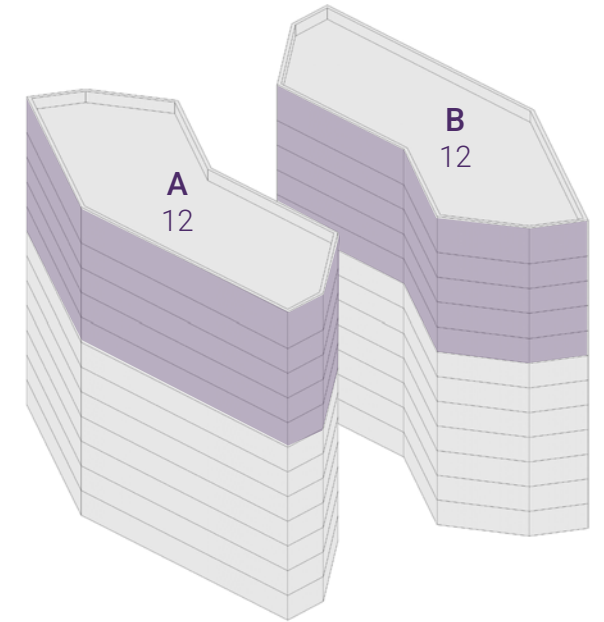


- | BLOCK A | | | | | | | | | | |
|------------------|------------------|--------|--------|--------|-------|---------|-------|----------------------------|-----------------------|----------|
| FLOOR | UNIT TYPES | | | | | | | EFFICIENCY | | |
| | Studio | 1B 2P | 2B 3P | 2B 4P | 3B 4P | 3B 5P | Total | GIA (m ²) | NIA (m ²) | % |
| | 20 th | | | | | | | | | |
| | 19 th | | | | | | | | | |
| | 18 th | | | | | | | | | |
| | 17 th | | | | | | | | | |
| | 16 th | | | | | | | | | |
| | 15 th | | | | | | | | | |
| | 14 th | | | | | | | | | |
| | 13 th | | | | | | | | | |
| 12 th | | | | | | | | | | |
| 11 th | | | 3 | 3 | 1 | 1 | 8 | 763.56 | 577.25 | 75.60% |
| 10 th | | | 3 | 3 | 1 | 1 | 8 | 763.56 | 577.25 | 75.60% |
| 9 th | | | 3 | 3 | 1 | 1 | 8 | 763.56 | 577.25 | 75.60% |
| 8 th | | | 3 | 3 | 1 | 1 | 8 | 763.56 | 577.25 | 75.60% |
| 7 th | | | 3 | 3 | 1 | 1 | 8 | 763.56 | 575.2 | 75.33% |
| 6 th | 1 | 1 | 3 | 3 | 1 | 1 | 9 | 763.56 | 575.2 | 75.33% |
| 5 th | 1 | 1 | 3 | 3 | 1 | 1 | 9 | 763.56 | 575.2 | 75.33% |
| 4 th | 1 | 1 | 3 | 3 | 1 | 1 | 9 | 763.56 | 575.2 | 75.33% |
| 3 rd | 1 | 1 | 3 | 3 | 1 | 1 | 9 | 763.56 | 575.2 | 75.33% |
| 2 nd | 1 | 1 | 3 | 3 | 1 | 1 | 9 | 763.56 | 575.2 | 75.33% |
| 1 st | 1 | 1 | 3 | 3 | 1 | 1 | 9 | 763.56 | 575.2 | 75.33% |
| 0 | | | | | | | | | | |
| Total | 6 | 6 | 33 | 33 | 11 | 5 | 94 | | | |
| UNIT MIX % | | | | | | | | TOTAL AREAS AND EFFICIENCY | | |
| Studio | 1B 2P | 2B 3P | 2B 4P | 3B 4P | 3B 5P | Total | | Sq. m | | Sq. ft |
| 6.39% | 6.38% | 35.11% | 35.11% | 11.70% | 5.32% | 100.00% | | GIA | 6390.15 | 90407.80 |
| | | | | | | | | NIA | 6335.40 | 68193.68 |
| | | | | | | | | Efficiency | 75.43% | |

[illegible][illegible]



PROPOSED 3D MASSING



KEY

- 1 BED - 1 PERSON STUDIO
- 1 BED - 2 PERSON APARTMENT
- 2 BED - 3 PERSON APARTMENT
- 2 BED - 4 PERSON APARTMENT
- 3 BED - 4 PERSON APARTMENT
- 3 BED - 5 PERSON APARTMENT
- ENTRANCE LOBBY
- ANCILLARY / BACK OF HOUSE
- COMMERCIAL / ALTERNATIVE USE

FLOOR	BLOCK A							EFFICIENCY		
	Studio	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	Total	GIA (m²)	NIA (m²)	%
20 th										
19 th										
18 th										
17 th										
16 th										
15 th										
14 th										
13 th										
12 th										
11 th										
10 th			3	3	1	1	8	763.56	577.25	75.60%
9 th			3	3	1	1	8	763.56	577.25	75.60%
8 th			3	3	1	1	8	763.56	577.25	75.60%
7 th			3	3	1	1	8	763.56	575.2	75.33%
6 th	1	1	3	3	1		9	763.56	575.2	75.33%
5 th	1	1	3	3	1		9	763.56	575.2	75.33%
4 th	1	1	3	3	1		9	763.56	575.2	75.33%
3 rd	1	1	3	3	1		9	763.56	575.2	75.33%
2 nd	1	1	3	3	1		9	763.56	575.2	75.33%
1 st	1	1	3	3	1		9	763.56	575.2	75.33%
0										
Total	6	6	33	33	11	5	94			
UNIT MIX %							TOTAL AREAS AND EFFICIENCY			
Studios	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	Total		GIA	Sq. ft	
6.38%	6.38%	35.11%	35.11%	11.70%	5.32%	100.00%		8399.16	90407.80	
								6335.40	68193.68	75.43%

FLOOR	BLOCK B							EFFICIENCY		
	Studio	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	Total	GIA (m²)	NIA (m²)	%
20 th										
19 th										
18 th										
17 th										
16 th										
15 th										
14 th										
13 th										
12 th										
11 th										
10 th										
9 th			3	3	1	1	8	763.56	577.25	75.60%
8 th			3	3	1	1	8	763.56	577.25	75.60%
7 th			3	3	1	1	8	763.56	577.25	75.60%
6 th			3	3	1	1	8	763.56	575.2	75.33%
5 th	1	1	3	3	1		9	763.56	575.2	75.33%
4 th	1	1	3	3	1		9	763.56	575.2	75.33%
3 rd	1	1	3	3	1		9	763.56	575.2	75.33%
2 nd	1	1	3	3	1		9	763.56	575.2	75.33%
1 st	1	1	3	3	1		9	763.56	575.2	75.33%
0										
Total	6	6	33	33	11	5	94			
UNIT MIX %							TOTAL AREAS AND EFFICIENCY			
Studios	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	Total		GIA	Sq. ft	
6.38%	6.38%	35.11%	35.11%	11.70%	5.32%	100.00%		8399.16	90407.80	
								6335.40	68193.68	75.43%

NON-RESIDENTIAL SPACES						
Commercial / Community	Residential Ancillary	Parking				
(NIA) Sq.m	(NIA) Sq. ft	(NIA) Sq.m	(NIA) Sq. ft	(NIA) Sq.m	(NIA) Sq. ft	Spaces
388.17	4178.23	828.13	8913.92			7
388.17	4178.23	828.13	8913.92	0	0.00	7

6 TH
5 TH
4 TH
3 RD
2 ND
1 ST
0
Total

NON-RESIDENTIAL SPACES						
Commercial / Community		Residential Ancillary		Parking		
(NIA) Sq.m	NIA Sq. ft	(NIA) Sq.m	(NIA) Sq. ft	(NIA) Sq.m	(NIA) Sq. ft	Spaces
388.17	4178.23	828.13	8913.92			7
388.17	4178.23	828.13	8913.92	0	0.00	7

NOTES:
Conversion rate for sq.m to sq. ft = 10.76391

6.5

7.0

PRECEDENTS



THE HIVE



CUMBERLAND STREET



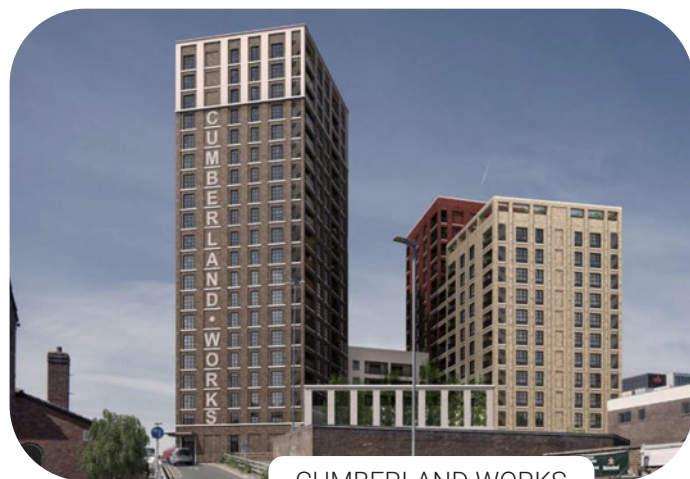
POWER COURT



THE STAGE



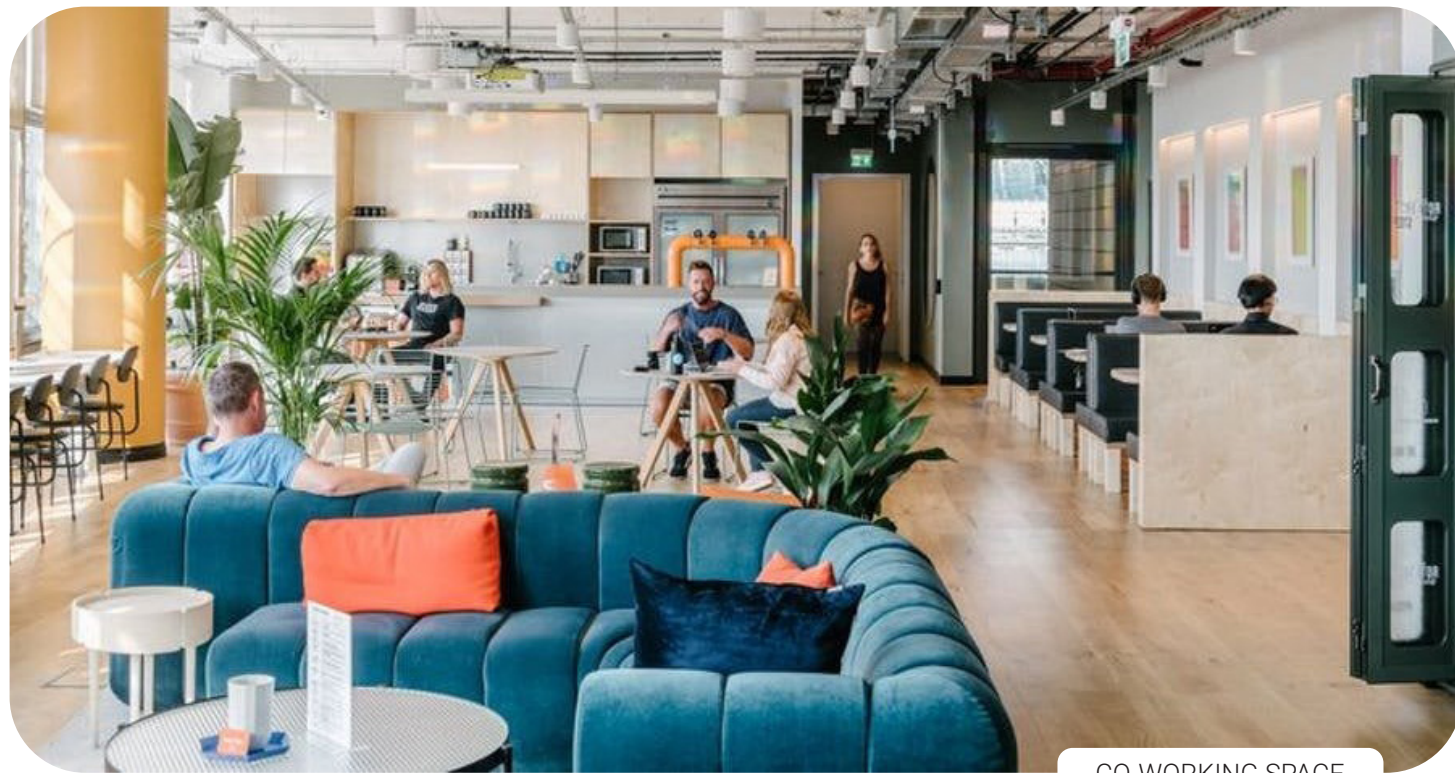
NAPIER GATEWAY



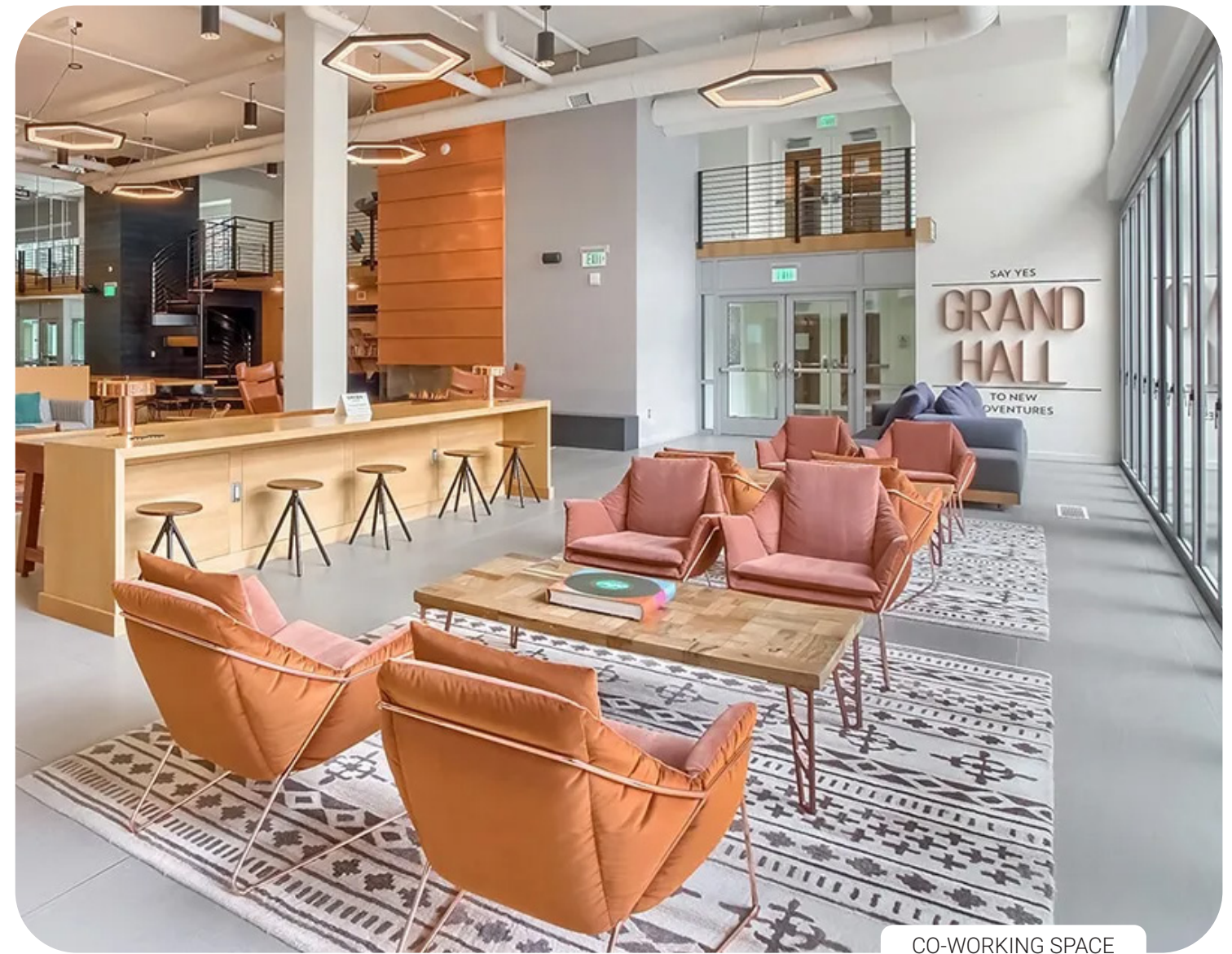
CUMBERLAND WORKS



CASTLE STREET



CO-WORKING SPACE



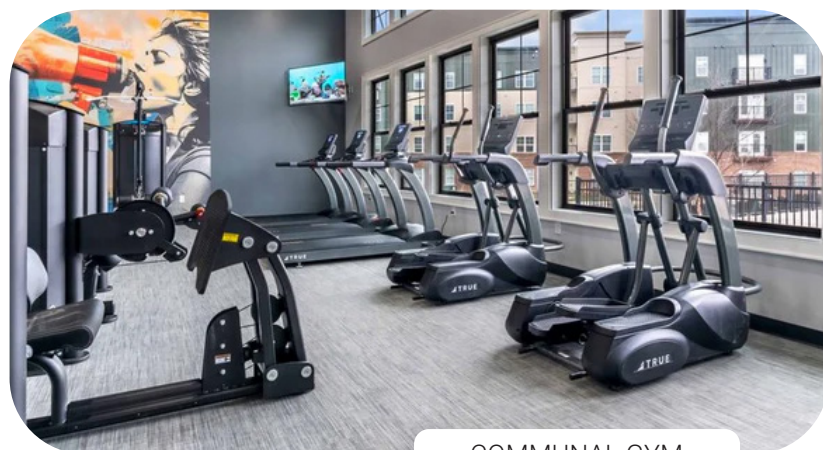
CO-WORKING SPACE



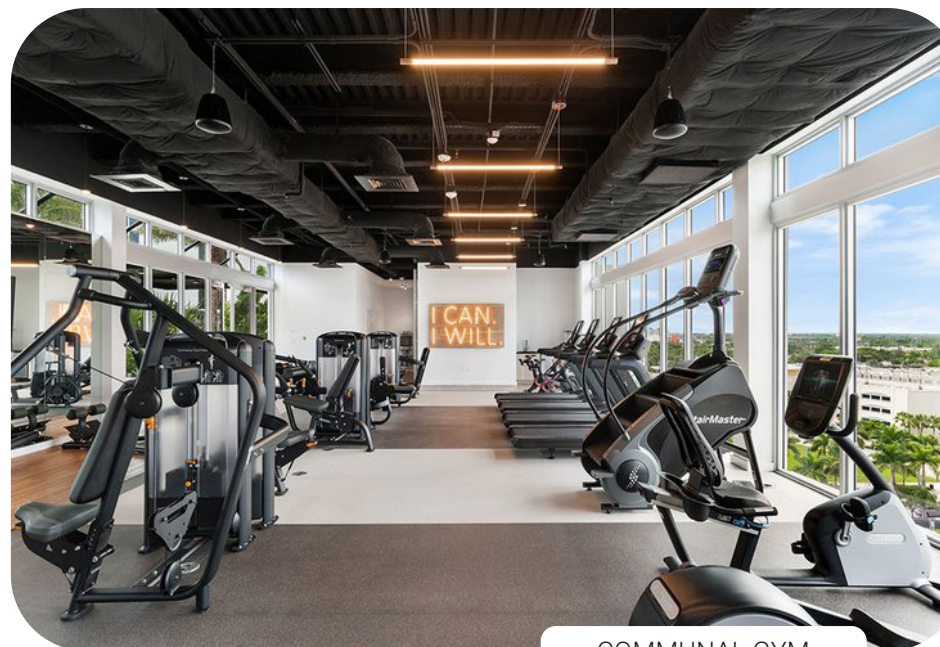
DOUBLE HEIGHT CO-WORKING SPACE



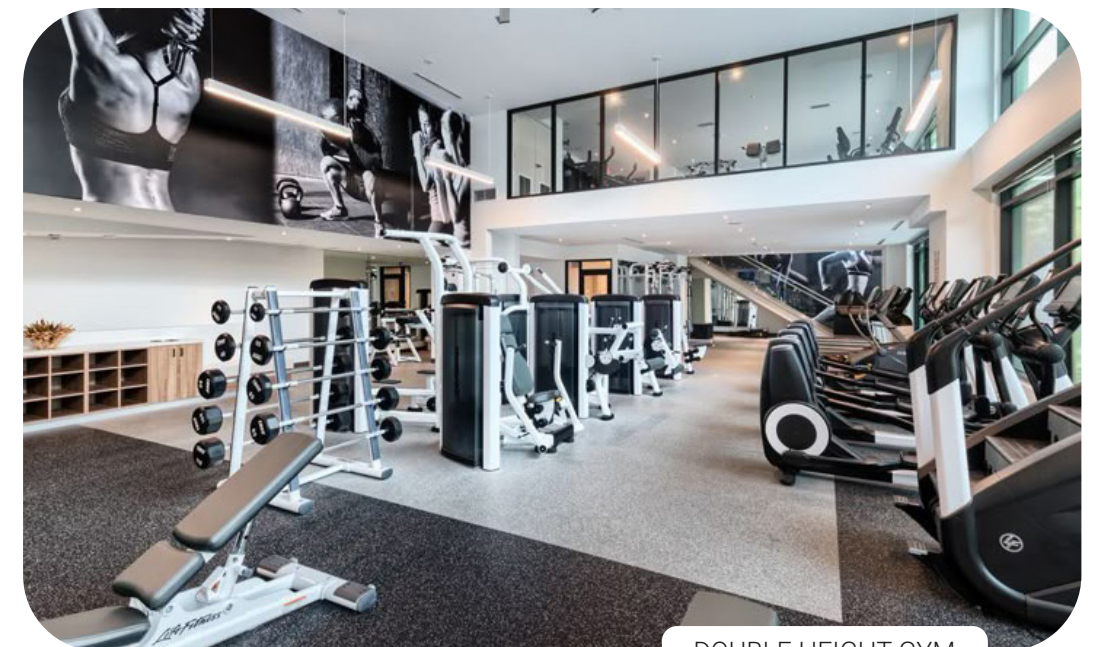
CAFE



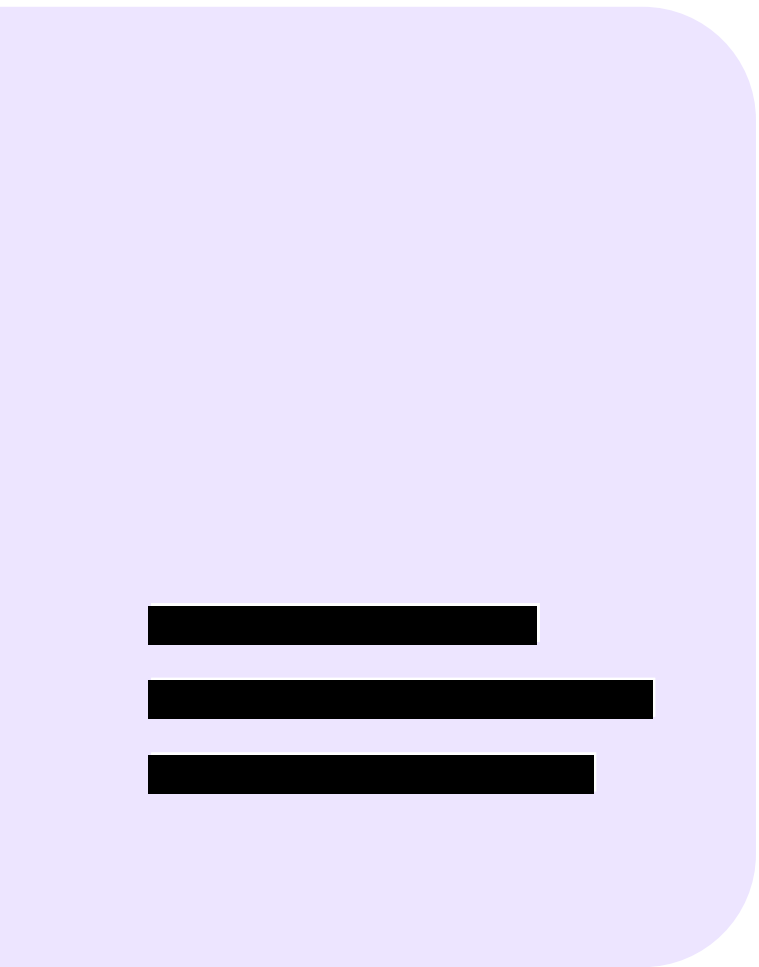
COMMUNAL GYM



COMMUNAL GYM



DOUBLE HEIGHT GYM



rdt architects