

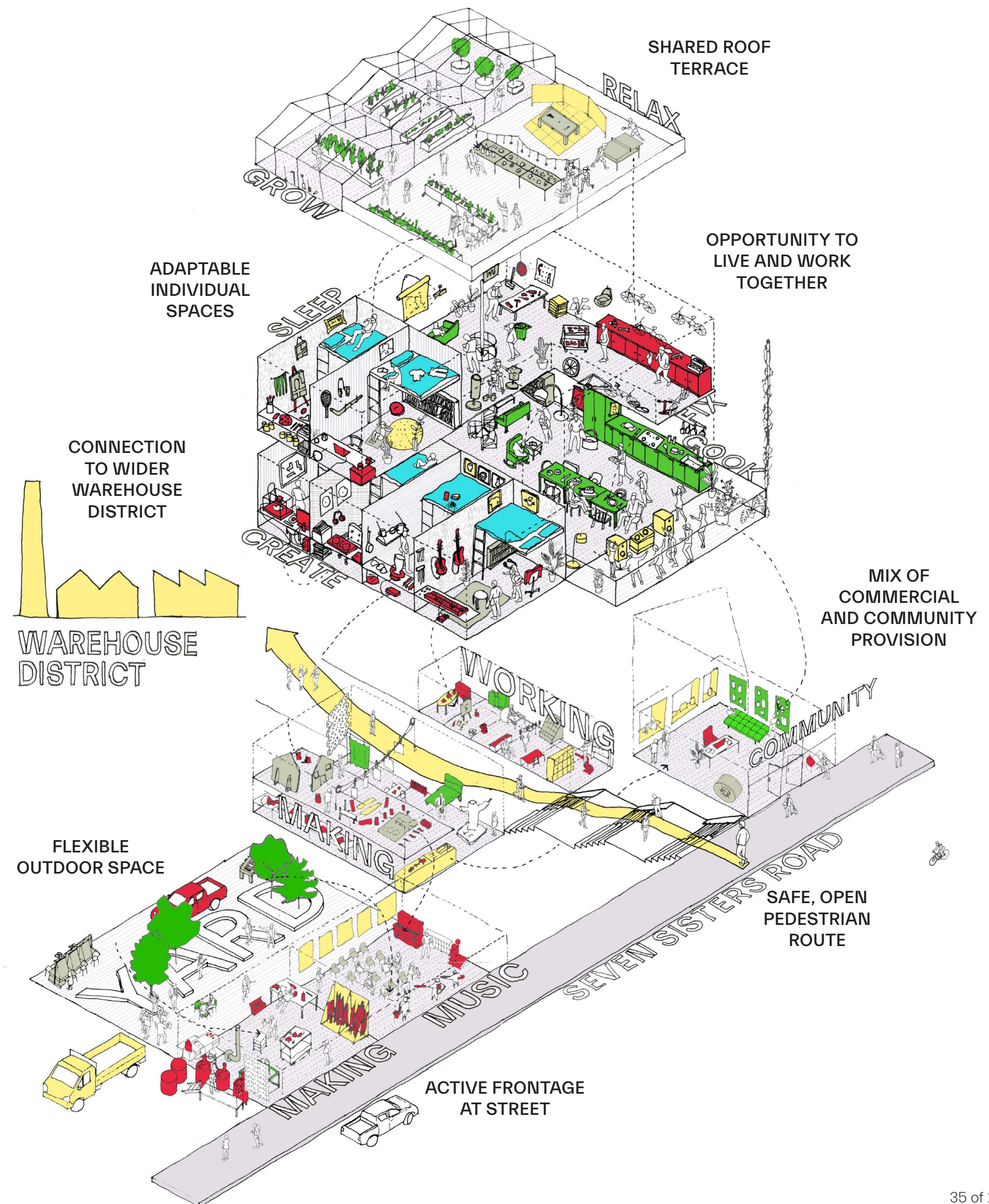
04.New Build Vision

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Our vision for the development is unpacked in the illustration here: a building that supports community, enables flexible working, improves access into the Warehouse District, and allows residents to live the way they want.

The following pages expand on the qualities and characteristics a new Warehouse Living building needs to possess. The development must be conducive to:

- + Community
- + Working
- + Events
- + Circular Economy Principles
- + Creating
- + Growing



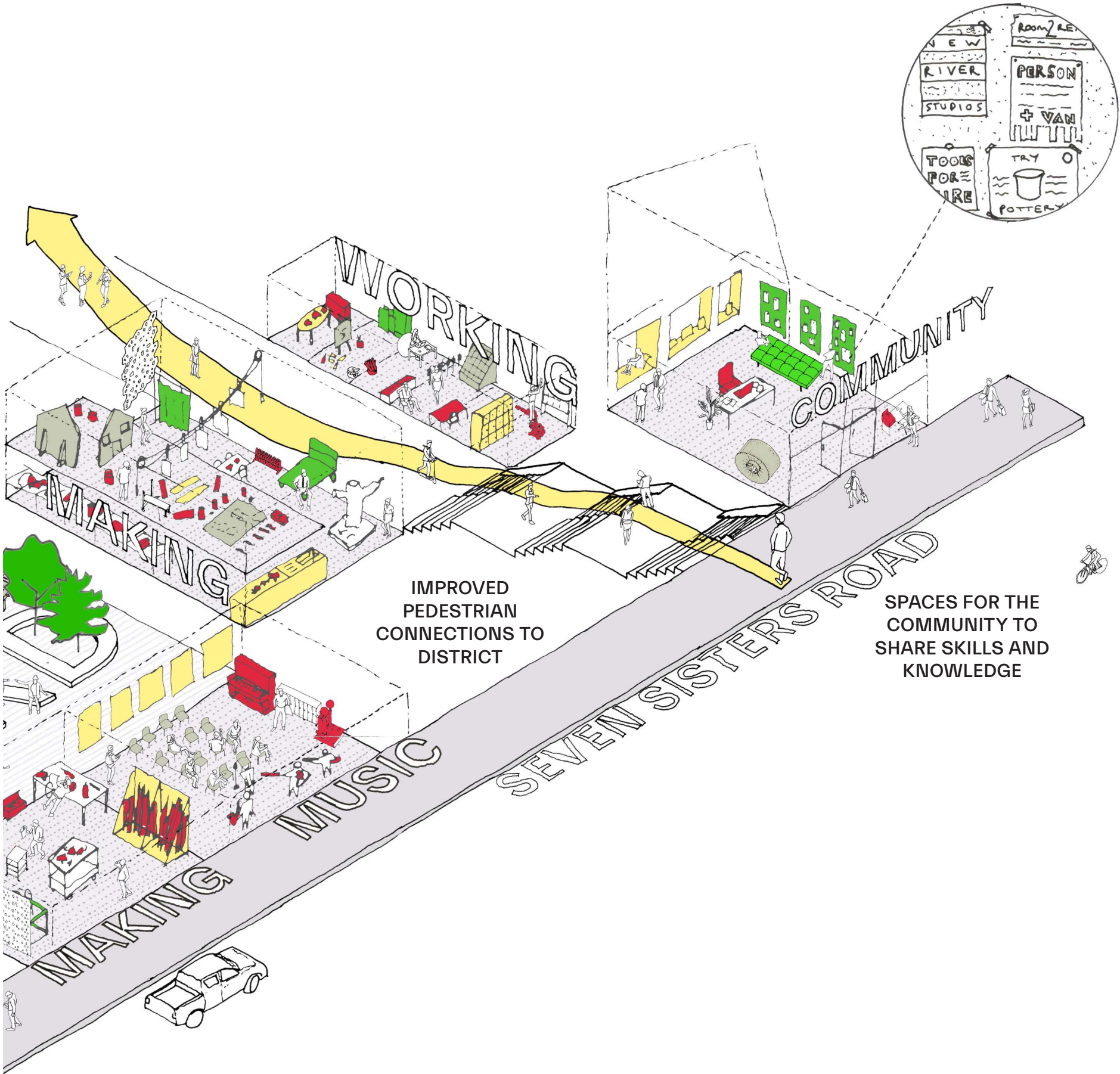
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Community

COMMUNITY



“The sense of community
was the best thing about
living in the warehouses”

Caitlyn, Baker



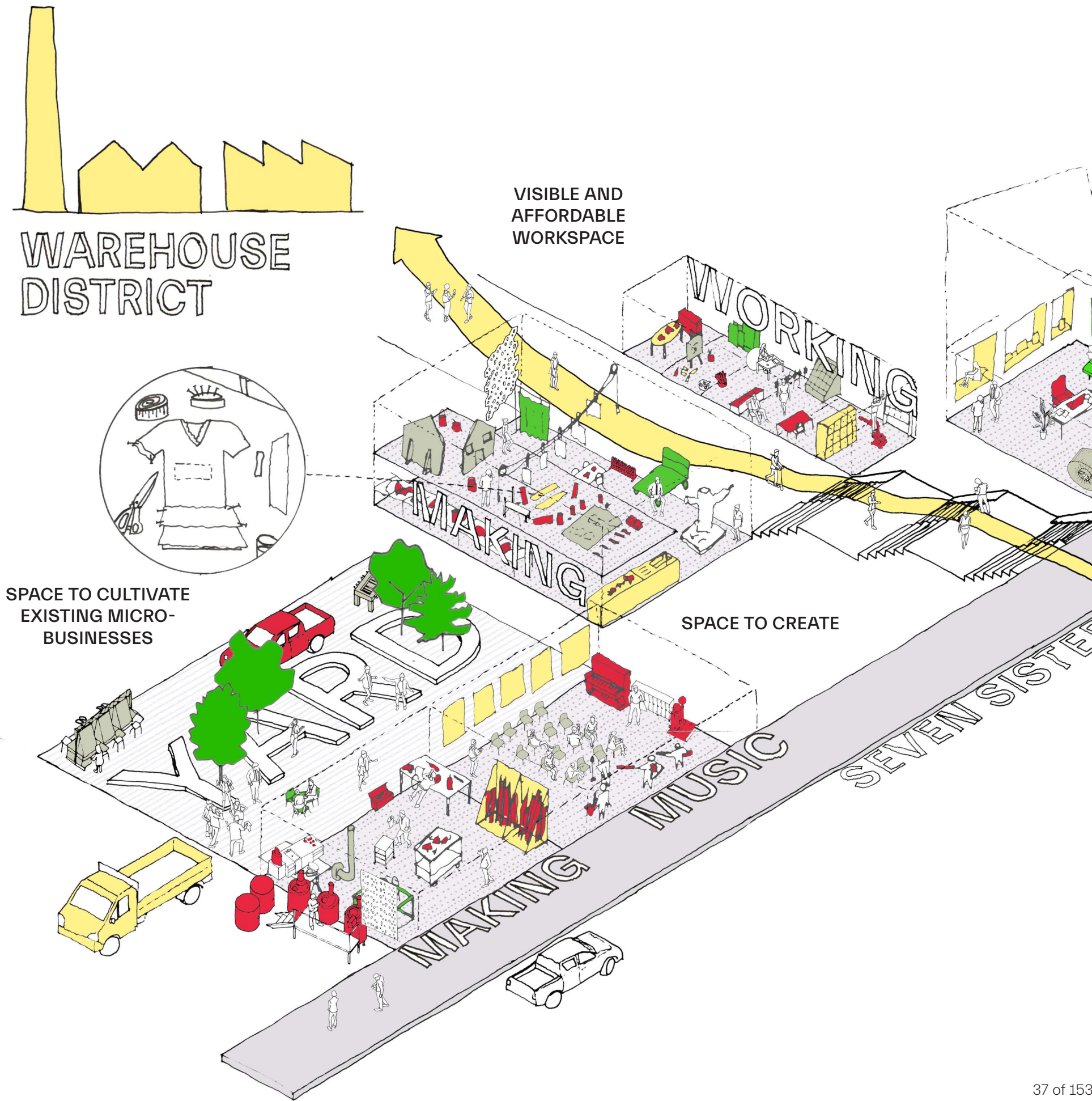
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Workspace

WORKSPACE



“Having a separate workspace available to rent would be an asset”

Roddy, Musician & Composer

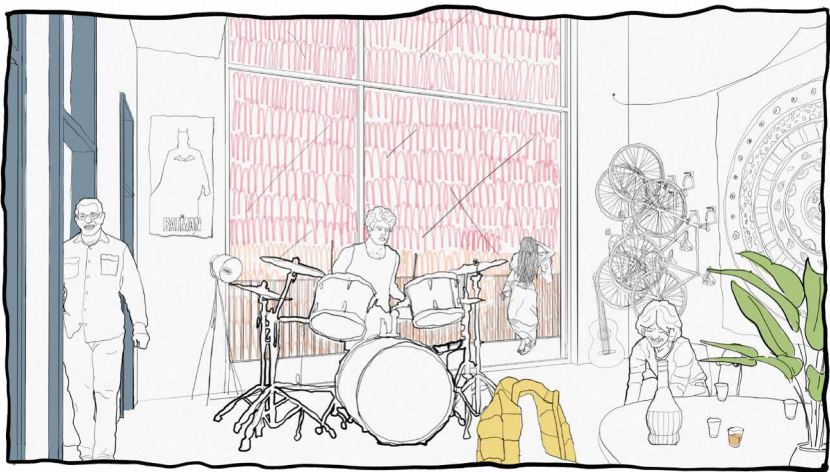


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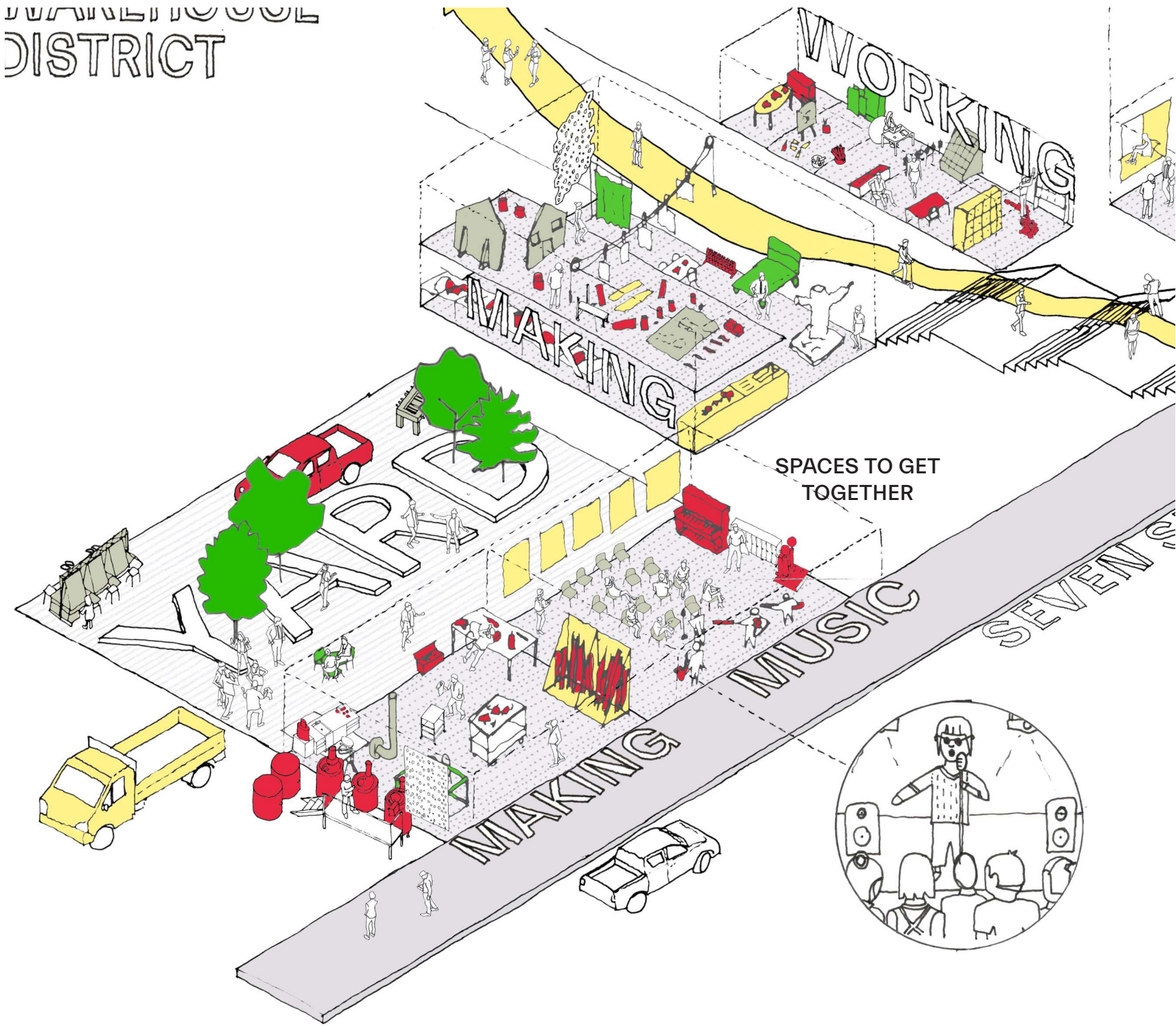
Events



Roddy uses the communal spaces for performance and improvised jamming with residents.



EVENTS



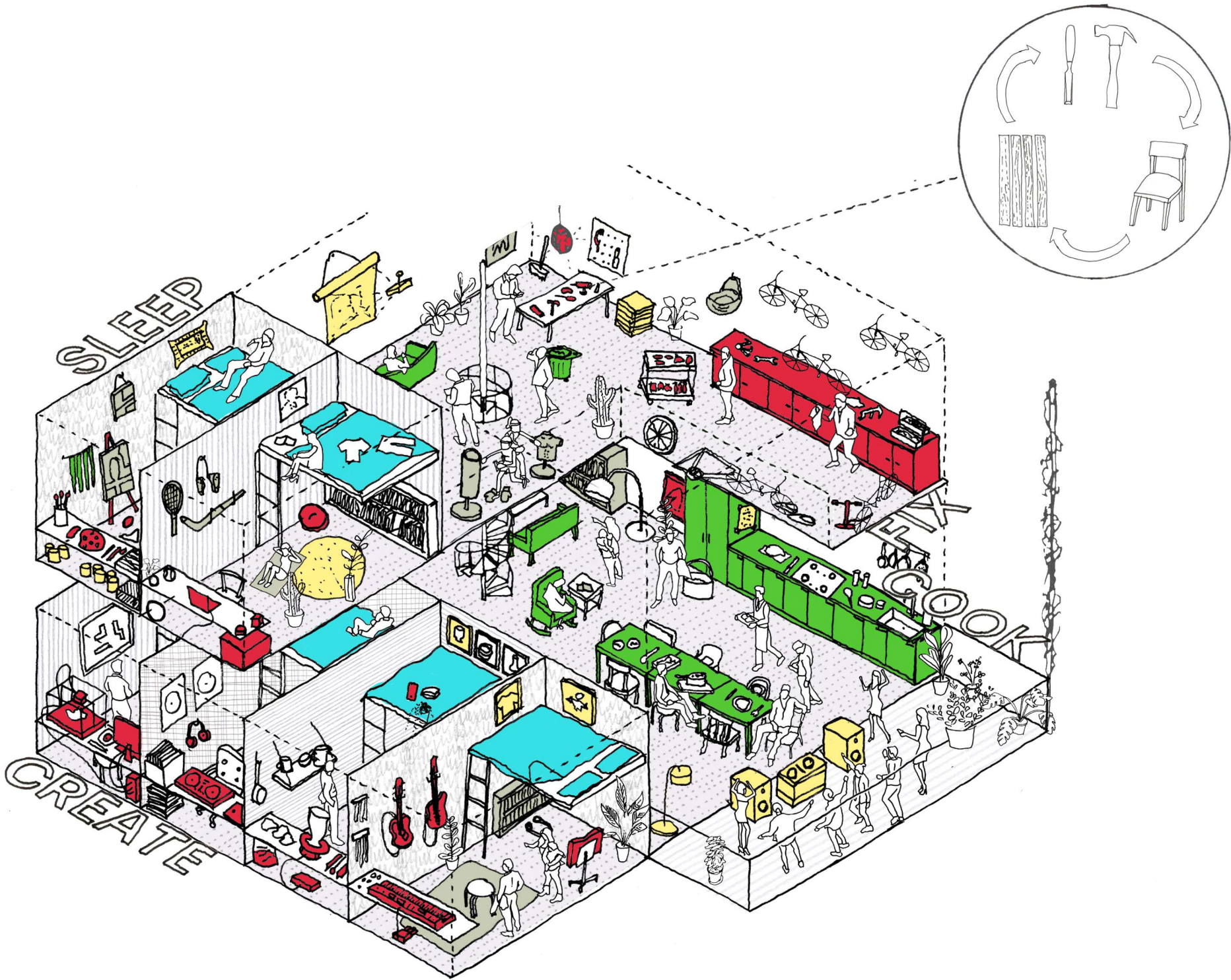
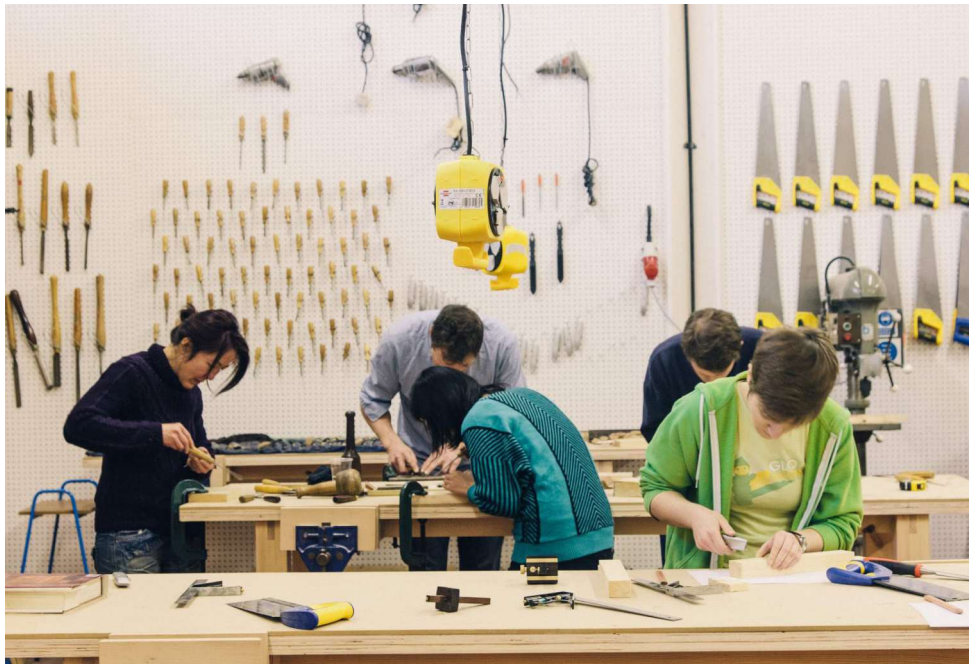
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Circular Economy

CIRCULAR ECONOMY



A circular economy facilitates residents' creativity



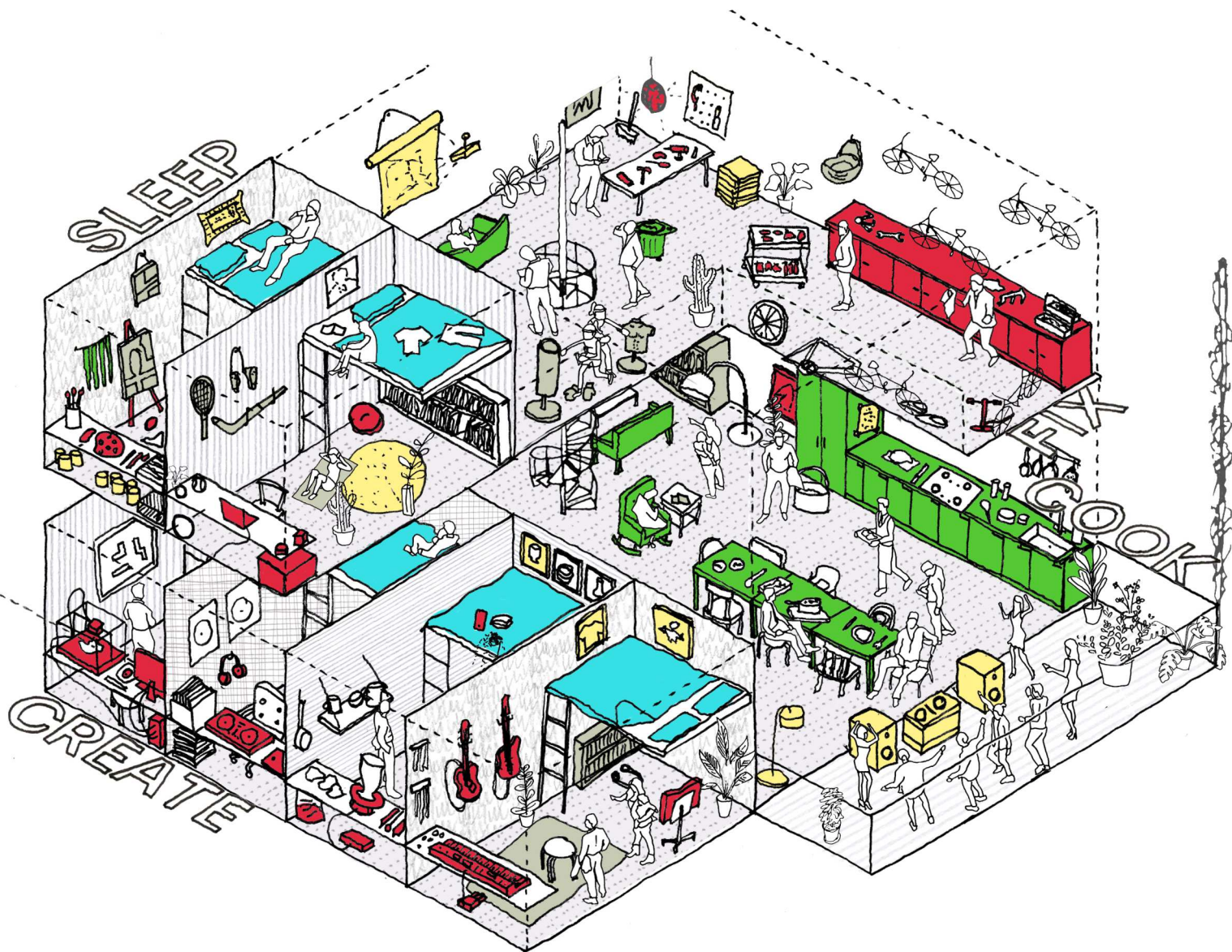
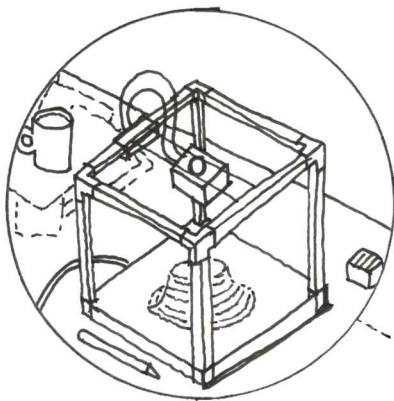
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Creating

CREATING



Duncan was initially attracted to the Warehouse District because of the large flexible space that allowed his business to expand around other residents.



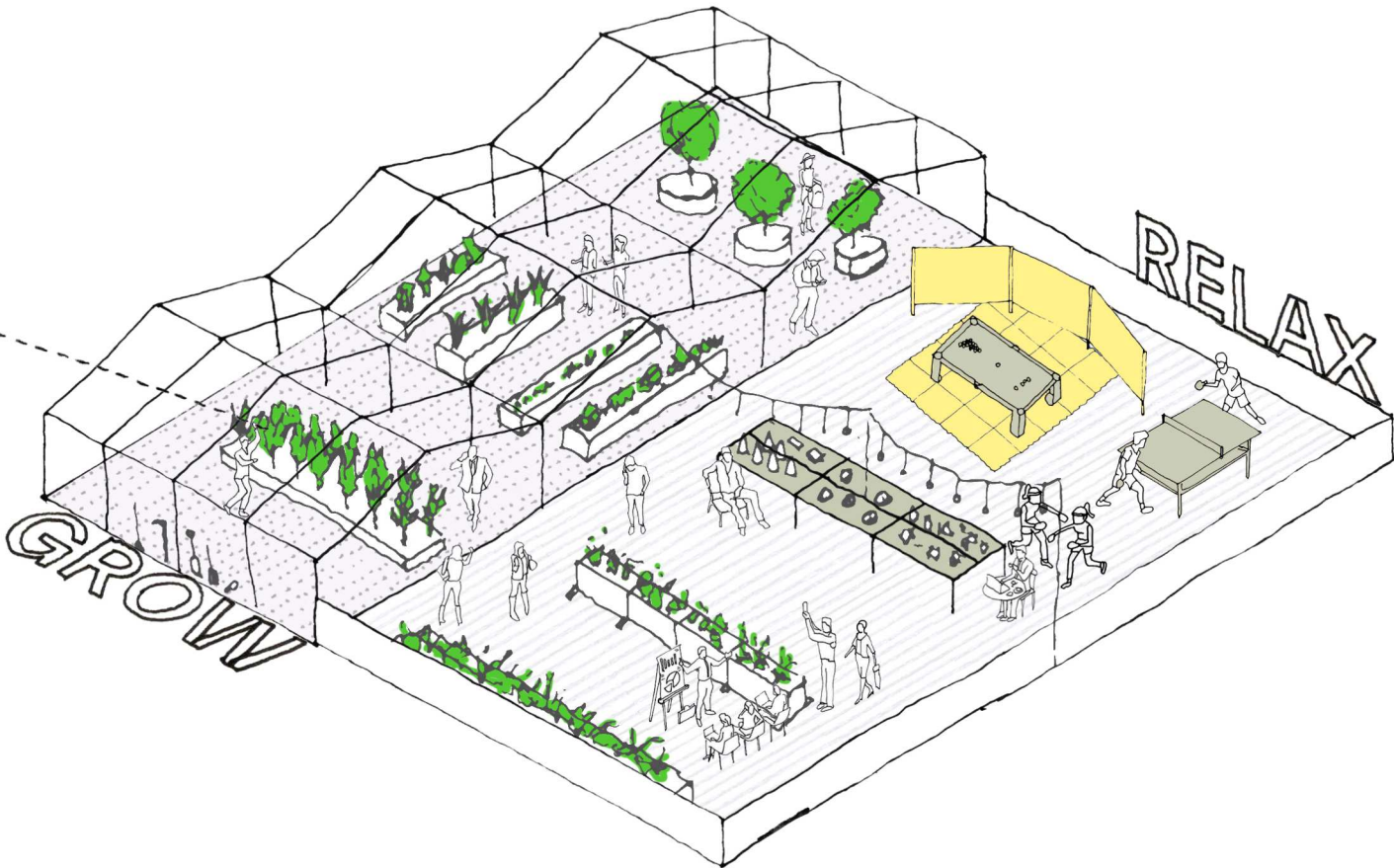
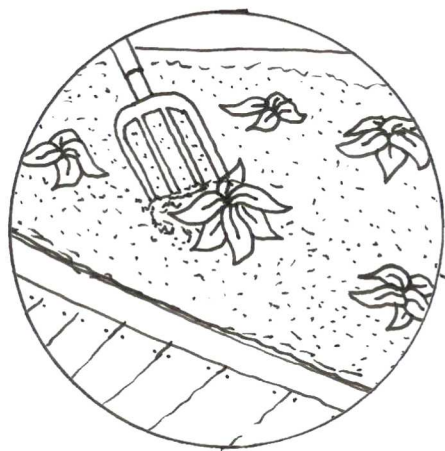
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Planting

PLANTING



Rooftop gardens, new trees, and uplifted green space for the area

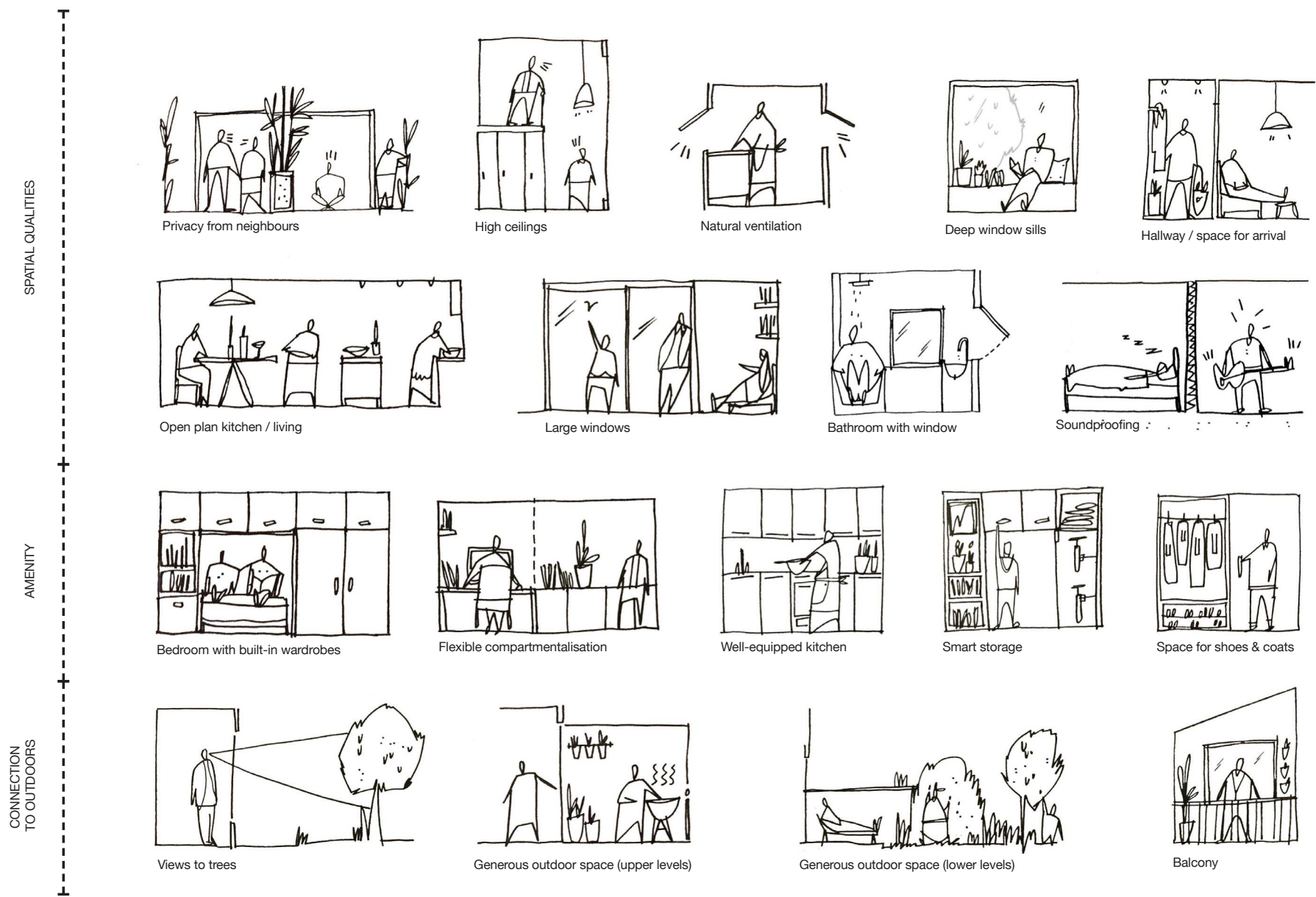


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Warehouse Living Ingredients

The Warehouse Living vision requires the right ingredients: spaces that provide communality and privacy, collectivity and individuality, a place to live and a place to work.

The development therefore has to be highly adaptable. It has to allow residents to shape the way they live within the development. To achieve this, the development needs to provide the spatial qualities shown here.

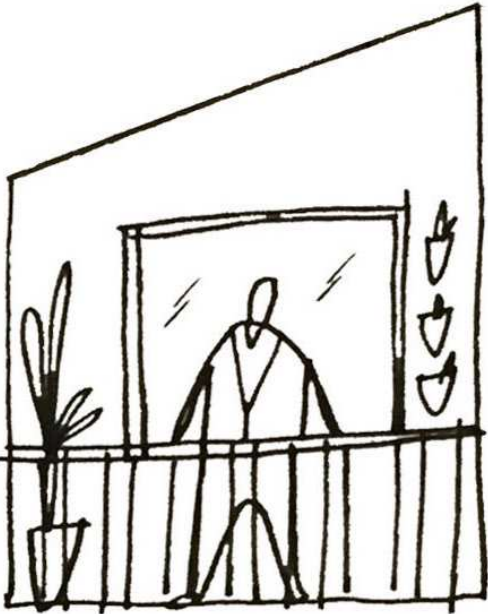


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Amenity: Unit

Each Warehouse Living unit will have **shared private amenity space**.

The outdoor amenity spaces comprising balconies form an extension of the internal communal spaces, and make life within a readable aspect of the building facade.

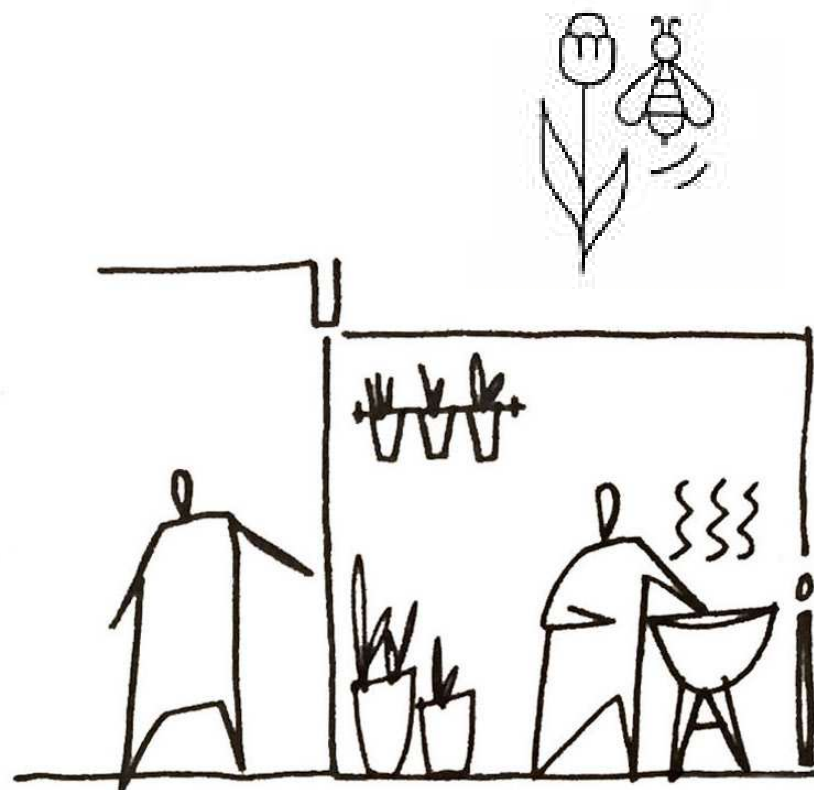


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Amenity: Shared

Outdoor amenity space shared by the entire building allows for small to medium sized gatherings and collaborative outdoor working.

Given the complexities of the site, the greatest opportunity for shared amenity is on roof terraces, accessible to the whole building.

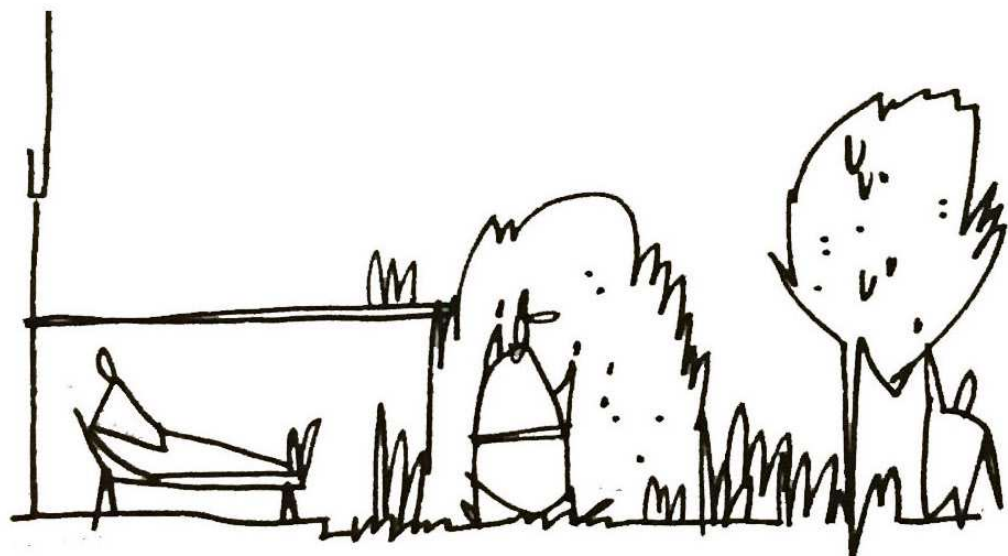


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Amenity: Community

Communal amenity space is distinct from public space. It is the breakout space that can be utilised by any of the residents of the Warehouse community.

While it may have a semi-public nature at times, this space belongs fundamentally to the Warehouse inhabitants. It provides space for the residents to put on larger gatherings, to meet informally, and to work.

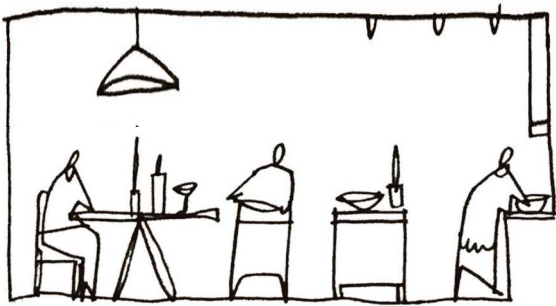
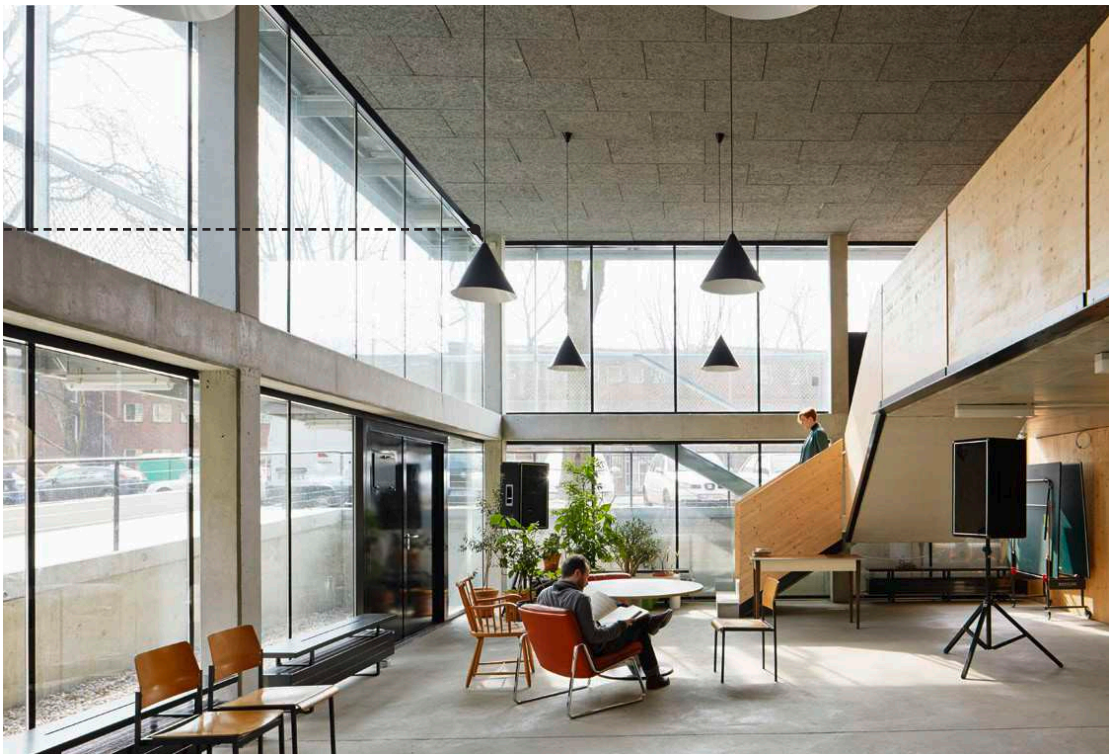


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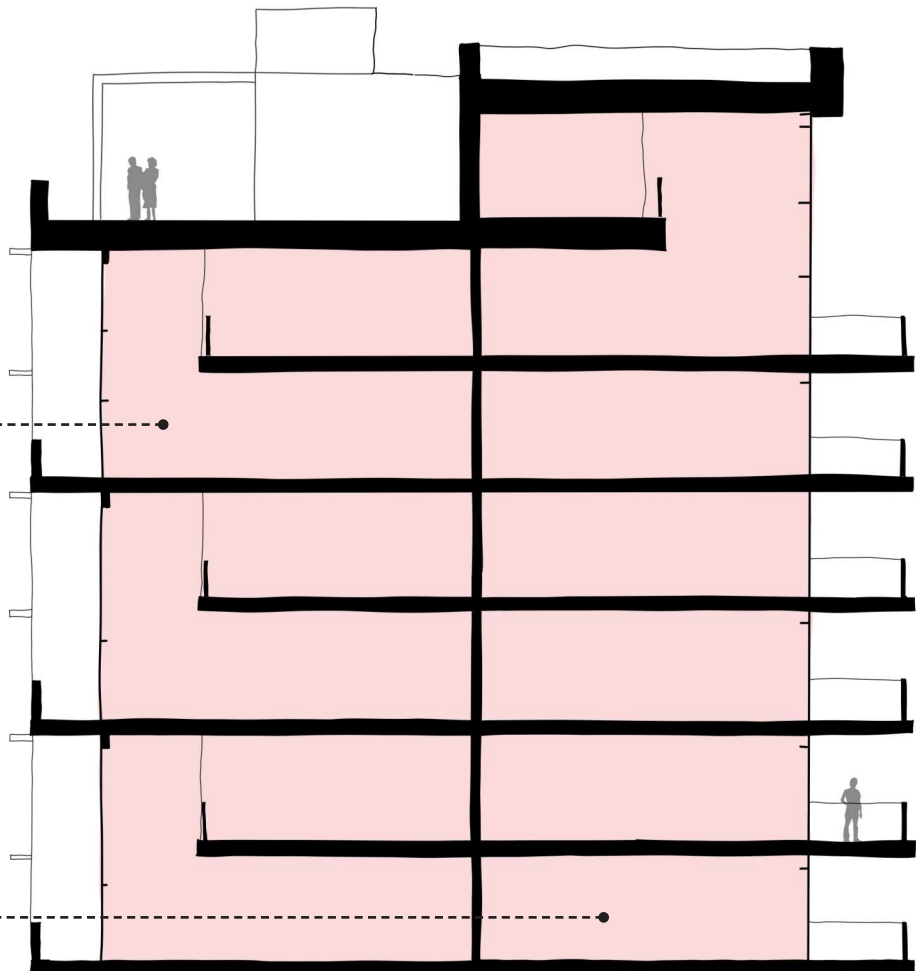
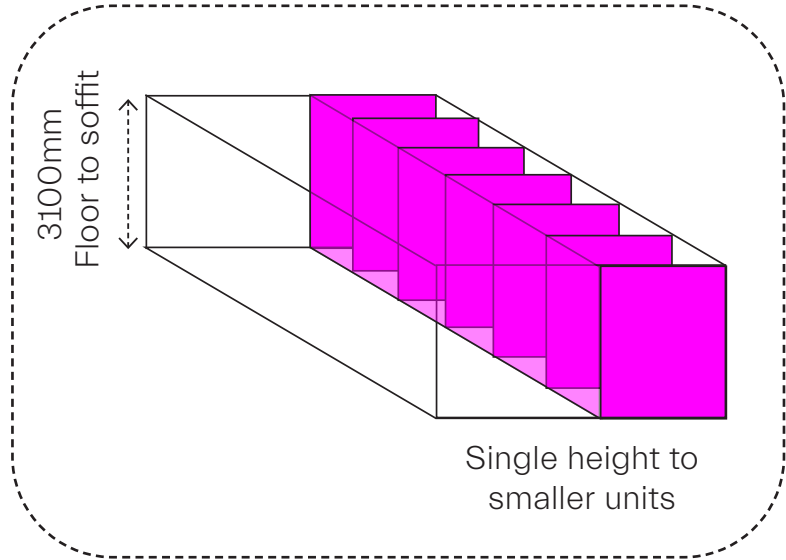
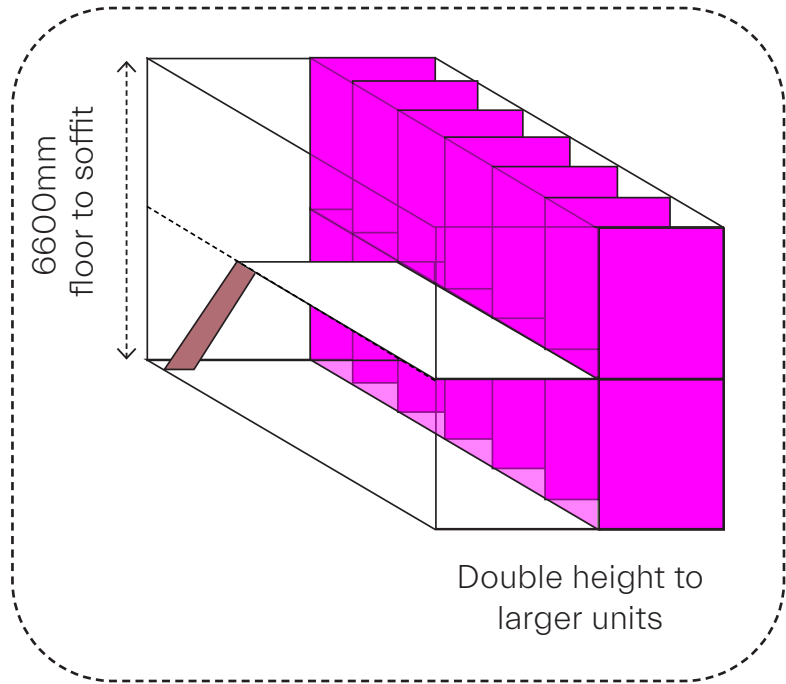
Living Spaces

A significant feature of Warehouse Living is the high ceiling levels of the units. This improves the quality of the spaces and makes units better suited to creative working.

Typical 3.1m floor-to-soffit heights give greater generosity to single-storey units, and a substantial sense of space to the double-storey units.



And



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Fit-Out / Level of Customisation

The ability of each community to assemble its own living-working space is a fundamental aspect of Warehouse Living. It is important therefore not to imprint too much aesthetic identity by way of fit out.

For this reason, the units will be provided as a base-build only: a robust shell with fitted kitchens and bathrooms only. This allows residents to create their own space within and bring their own creativity to the interiors



Shell and core only



Base build



Basic fit-out



Fully furnished

Note: Indicative finishes, to show level of fit-out only.

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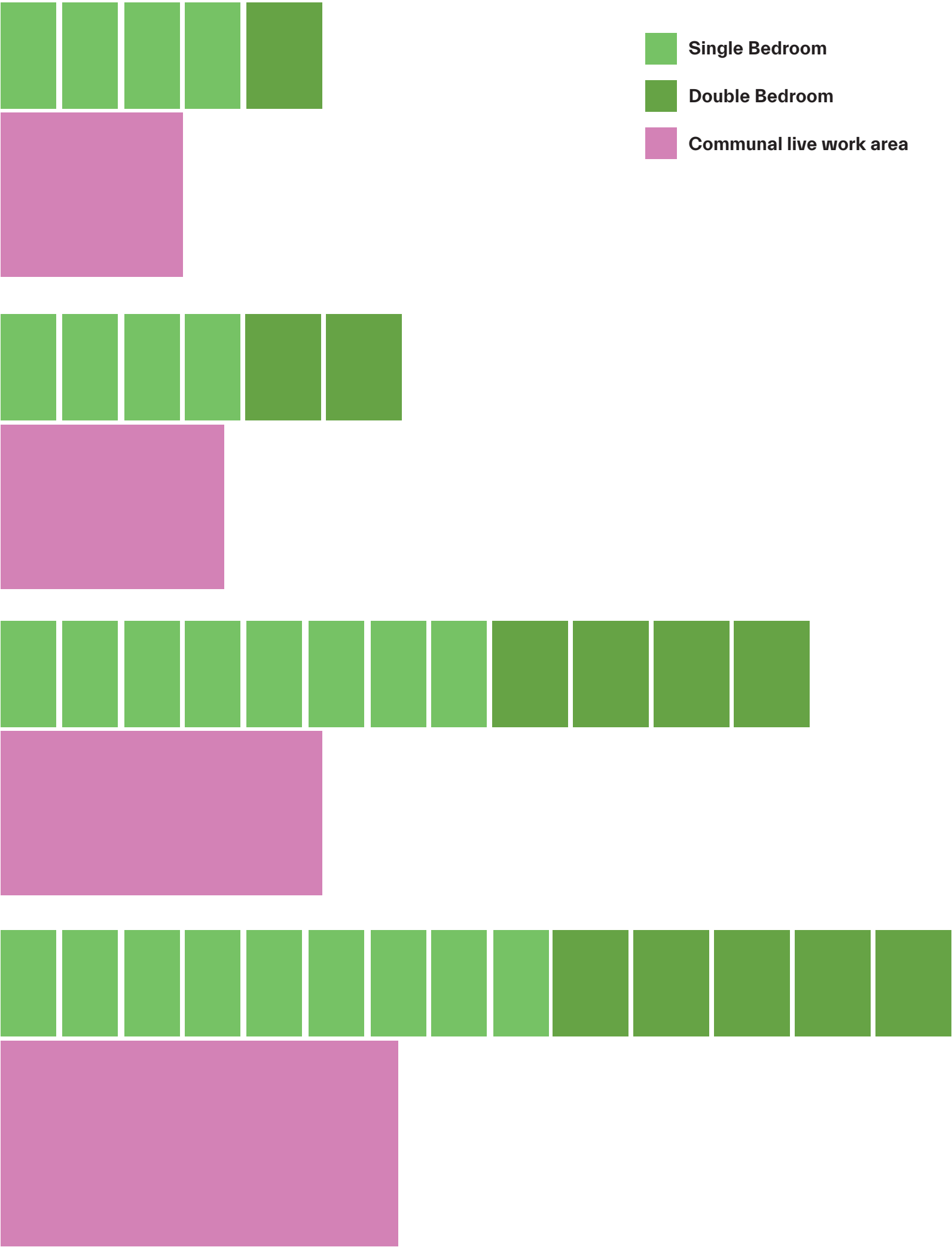
Unit Mix

Different size units allow for different group dynamics, so a mix of sizes allows a mix of communities.

From looking closely at the range of unit types across the Warehouse District we have arrived at a range of unit types:

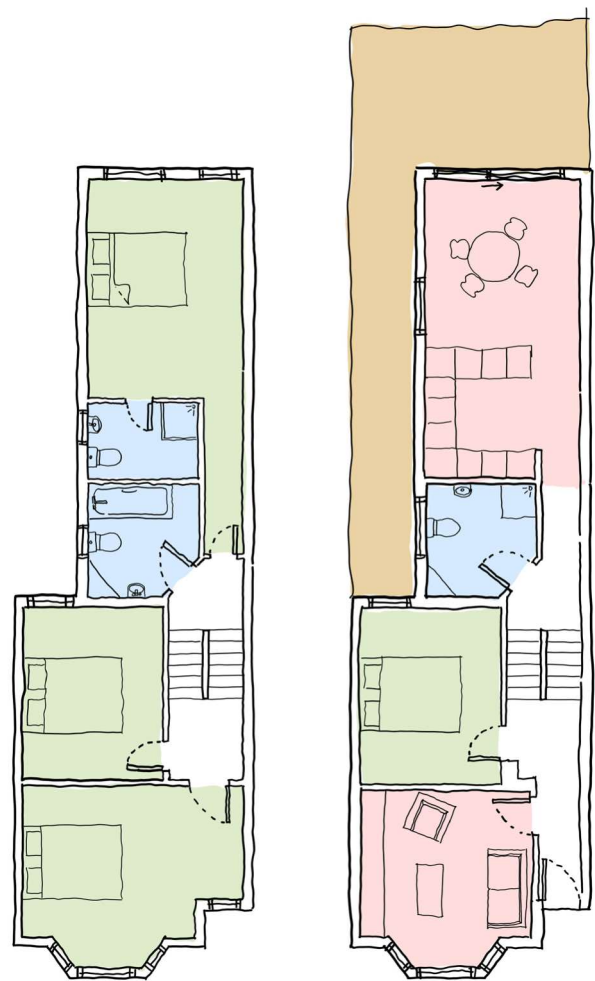
- + Mix of 5, 6, 12 and 14 bed units.
- + Mix of single and double storey units
- + Target 70:30 split single and double bedrooms
- + 10% wheelchair accessible units

The more bedrooms in a unit, the more communal space is required. The graphic here indicates the proportions of communal space to the number of bedrooms



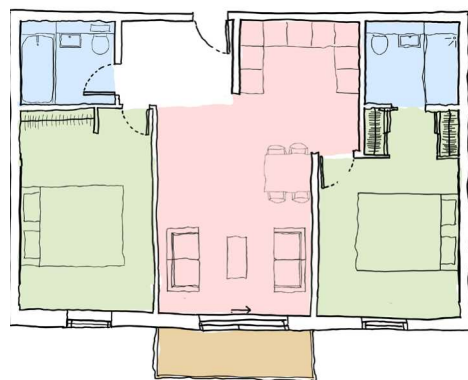
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Unit Floor Area Comparisons



Converted Victorian Terrace

Area per person:	13.75 -27 sqm
Volume per person	34 cbm
NIA:	110 sqm
Number of persons:	4–8
Average bedroom:	11.5 sqm
Communal space:	30 sqm
Amenity space	16 sqm



New Build Flat (National standard)

Area per person:	17.5- 35 sqm
Volume per person	43 cbm
NIA:	70 sqm
Number of persons:	2–4
Average bedroom:	14 sqm
Communal space:	28 sqm
Amenity space per unit	7 sqm



New Warehouse Living Unit

Area per person:	19.33–25.5 sqm
Volume per person	55cbm
NIA:	320 sqm
Number of persons:	14–18
Average bedroom:	10* sqm
Communal space:	91 sqm
Amenity space	120.7 sqm

*Includes area indicative area of raised bed deck

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Bedroom Volume Comparisons

Conventional Double Bedroom

Warehouse Living Double Bedroom

