





4.0 ARRANGEMENT & ACCOMMODATION

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4.1 Uses

The proposals for Phase 4 comprises:

- 377 residential units located on the first floor and above.
- A3 commercial spaces at the base of H1, and one at the base of H3, fronting the square.
- Ground floor commercial units in a range of sizes with access and frontage to Silsoe Road, the new arcade and the new square.
- Flexible first floor commercial workspace in H1 and H2/3 with reception lobbied on the ground floor along Coburg and Silsoe Road.
- New landscape public realm.
- Three communal roof terraces.

4.1.1 Residential

Located in the most urban part of the masterplan, Phase 4 prioritises 1-bed and 2-bed apartments and small family homes. All dwellings have private amenity space in the form of balconies and terraces

Units Mix

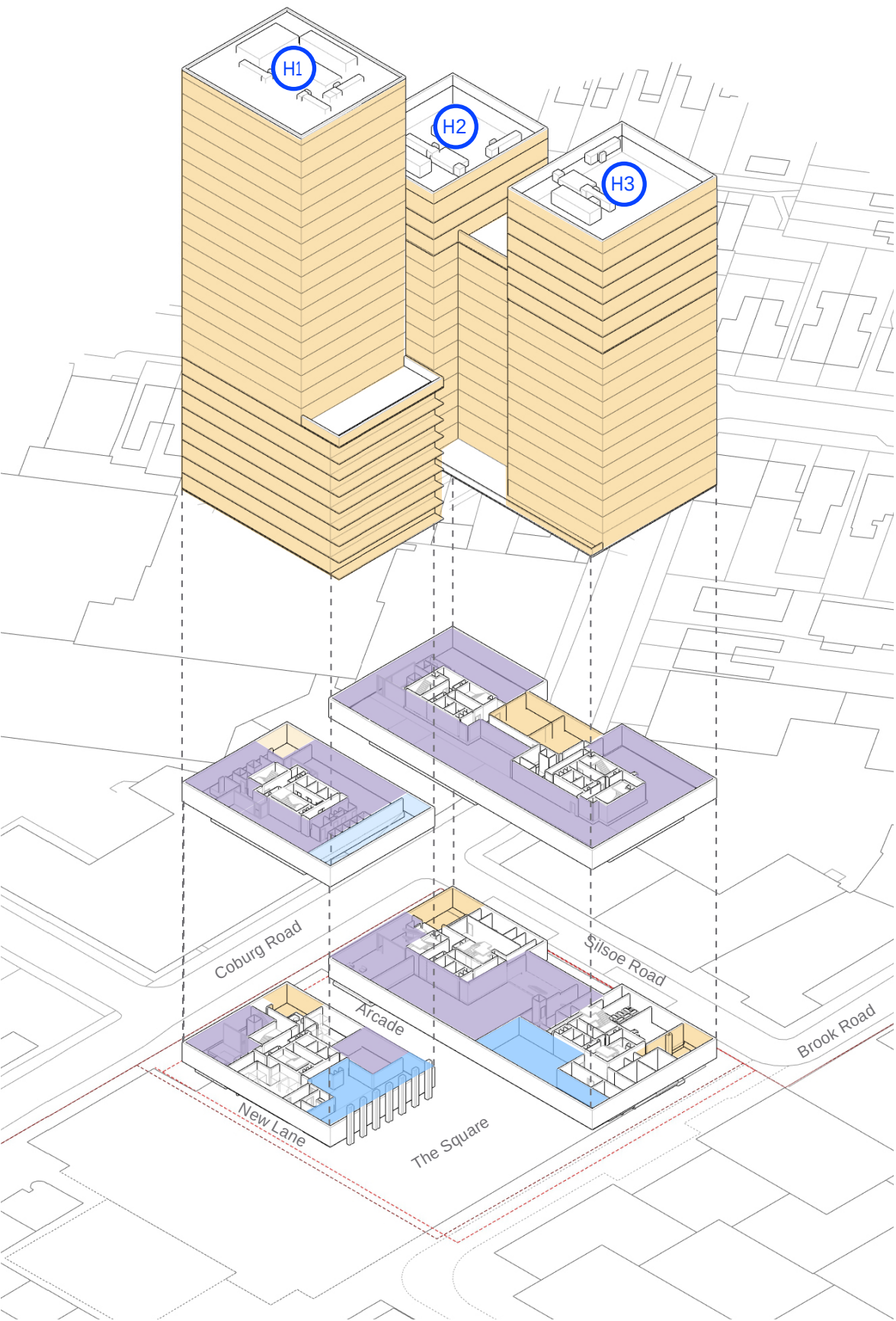
- | | |
|---------------|-------------|
| • Studios: | 85 (22.5%) |
| • 1-bed units | 108 (28.6%) |
| • 2-bed units | 176 (46.7%) |
| • 3 bed units | 8 (2.1%) |



A mix of residential and commercial uses

Key:

- | | |
|--|-------------------------------|
| | Commercial (B1 use) |
| | Restaurant/ tap room (A3 use) |
| | Residential |

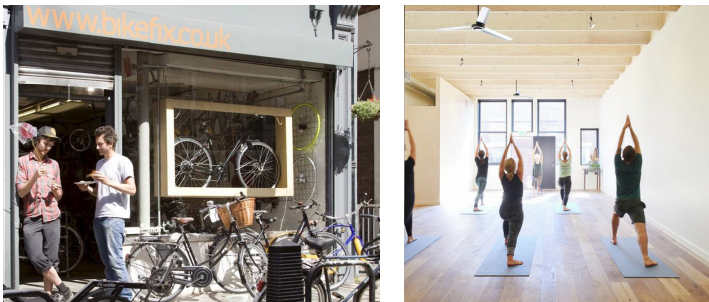


4.1.2 Non-residential

B1 commercial ground floor business units

Business units have been provided on the ground floor of the buildings. These have been designed with flexibility to suit contemporary and emerging business needs. The units under H2/3 can be subdivided or amalgamated to create units in a range of sizes. The units in the centre of this building are ideally suited to become maker spaces, as they will have access to both the square and Silsoe Road, providing optimum street presence and ease of access/ servicing. Details of the units and their Gross Internal Areas are provided below:

- H1 B1 unit 1 53sqm
- H2/3 B1 unit 1 106sqm
- H2/3 B1 unit 2 118sqm
- H2/3 B1 unit 3 52sqm



Small businesses, studios and maker space

- H2/3 B1 unit 4 67sqm

B1 commercial workspace

Flexible B1 workspace has been provided on the first floor of all buildings. The workspace within H1 has its entrance and lobby on the ground floor along Coburg Road. The workspace within H2/3 has its primary entrance and lobby on the ground floor along Coburg Road, and a secondary lobby along Silsoe Road. These workspaces have been designed to be as flexible as possible, enabling them to be let to a large single occupancy workspace provider or to be subdivided into smaller units which share common facilities. Details of the spaces and their Gross Internal Areas are provided below:

- H1 B1 workspace NIA 260sqm
- H2/3 B1 workspace NIA 825sqm

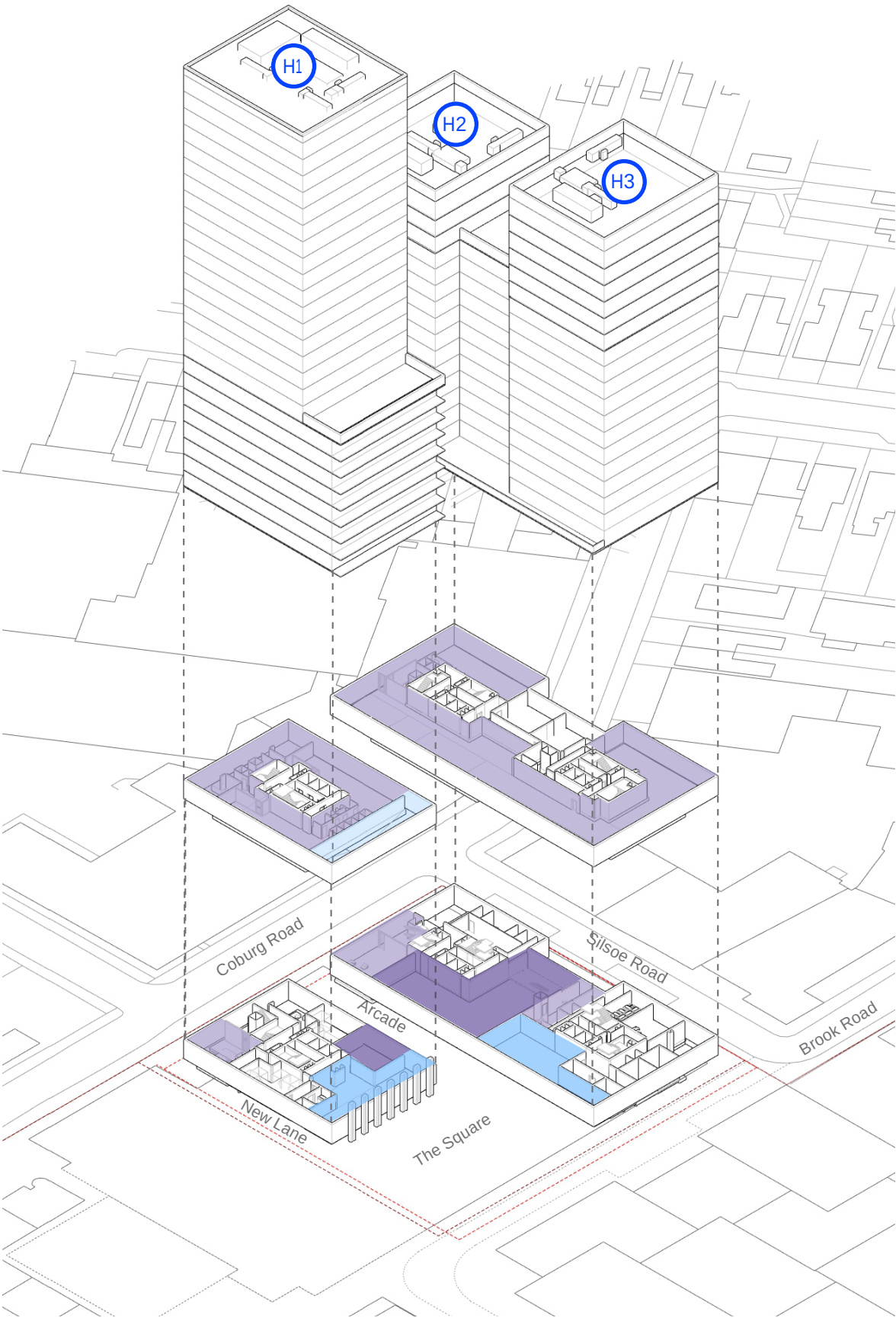
A3 commercial food and beverage

There will be two A3 use units fronting the square. The one located at the base of H1 will be double height, as appropriate for the scale of the tower. Details of the units and their Gross Internal Areas are provided below:

- H1 restaurant/ tap room 157sqm
- H3 restaurant/ tap room 168sqm

Key:

- Business units (B1 use)
- Flexible workspace (B1 use)
- Restaurant/ tap room (A3 use)



4.2 Site Layout

4.2.1 Legible Entrances

The entrances of the residential and commercial units have been carefully considered to maximise visibility, usability and accessibly.

- The residential lobbies to the three buildings are placed at key corner locations. The entrance corners are set back to create a double height space with a sense of enclosure and privacy for the residents.
- The restaurants have their glazed frontage and entrances on the square.
- The entrances of the ground floor B1 commercial units are along Silsoe Road, the new arcade and the new square.
- The primary commercial entrances and lobbies for the first floor workspace are located along Coburg Road.



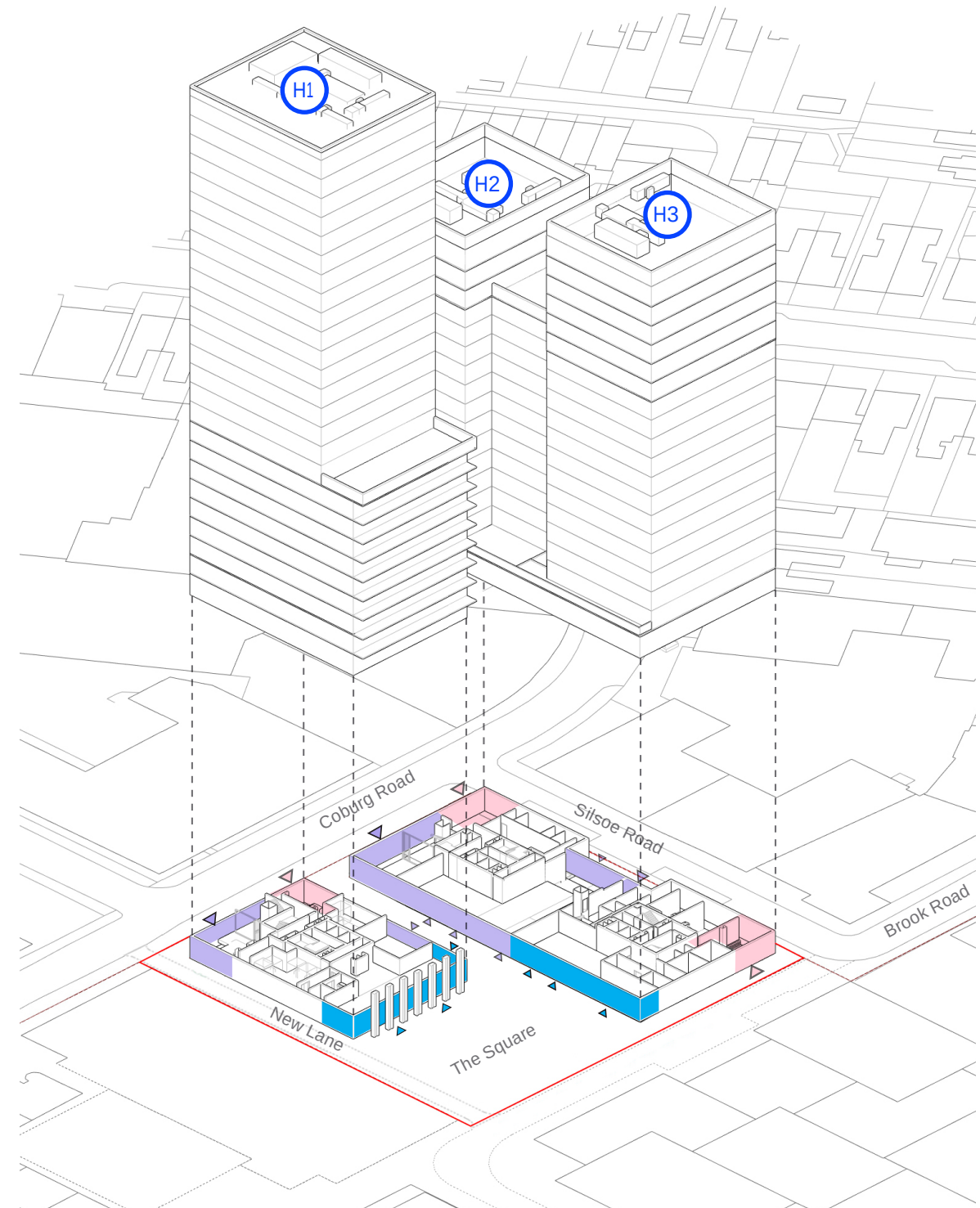
4.2.2 Active Frontage

Active frontage has been created on the majority of the ground floor facade.

- Two restaurant/tap room spaces with outdoor seating are located to take advantage of the sunny aspect and square address.
- Glazed façades and entrances of the commercial units and lobbies along the other streets and routes will create active and animated frontages to the public realm.
- The majority of parking, plant and store rooms are located in the basement. However, where plant and store rooms are required on the ground floor, they have been located in discrete locations bookended by active uses and lobbies.

Key:

- Commercial glazed facade
- Commercial entrance
- Restaurant/tap room glazed facade
- Restaurant entrance
- Residential lobby
- Residential lobby entrance



4.2.3 Shared Amenity Space

Shared amenity space for the residents of H1 will be in the form of a south-facing roof terrace located on the tenth floor of H1, facing the square.

Residents of H2 and H3 will have access to communal amenity space on the second floor overlooking the arcade and the square, and also a roof terrace on the fourteenth floor between the two blocks. These terraces will provide some of the play space required for the development. The remaining play space will be located within the square and integrated with the landscaping and seating design.

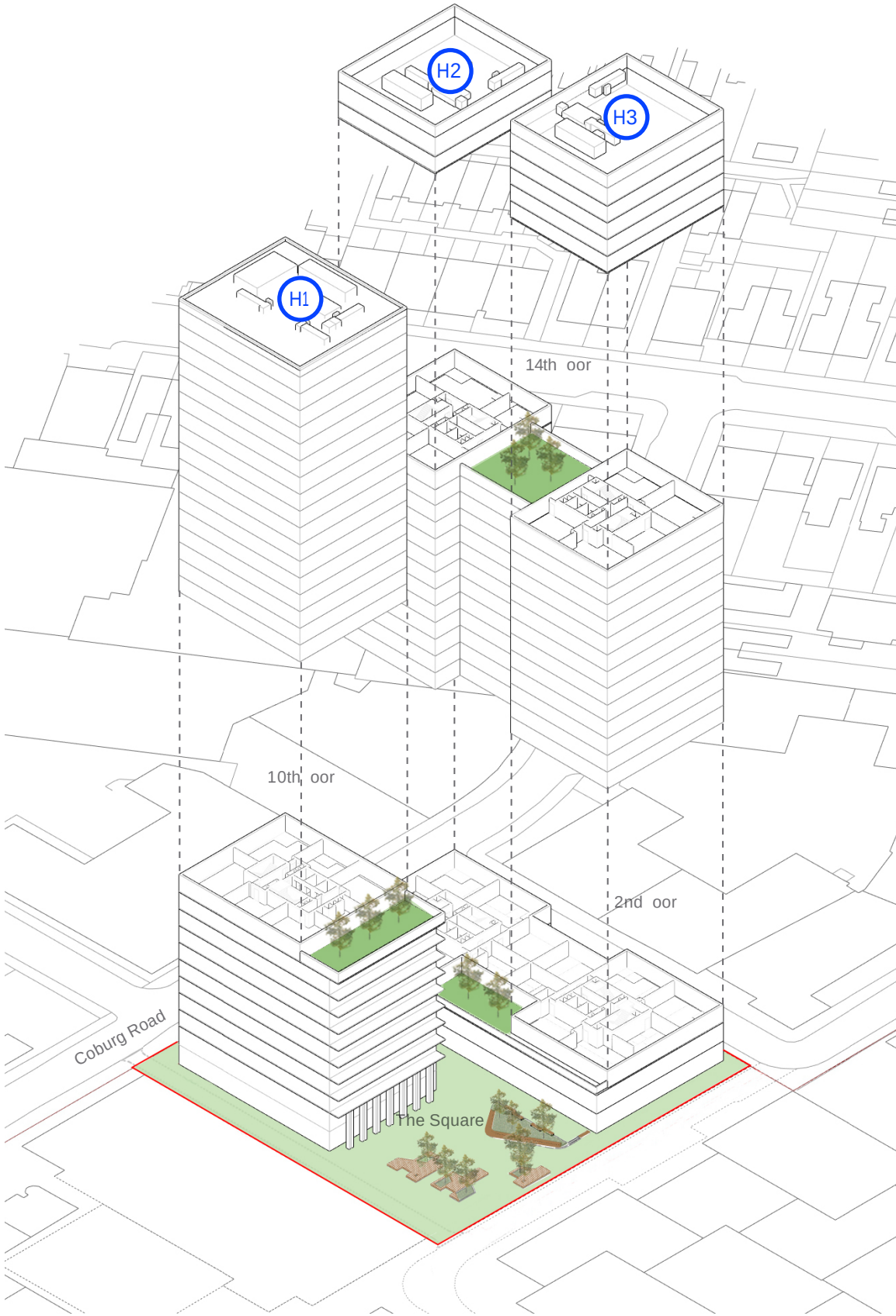
Further details of the amenity space and play space design can be found in Sections 5 of this document.



Key:

Public Landscaped Space

Communal Residential Amenity Space

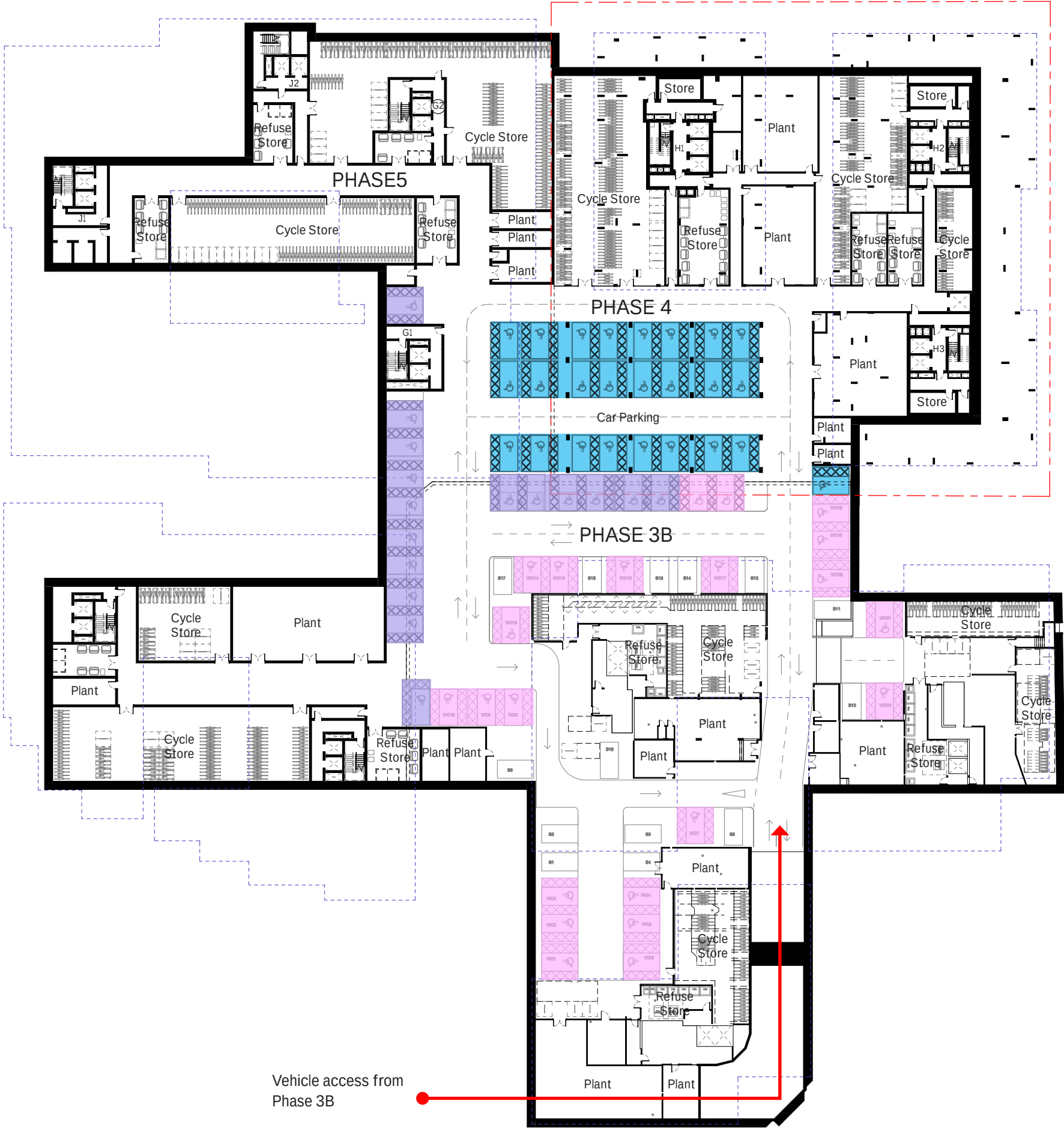


4.3 General Arrangement Plans

4.2.4 Combined Basement - Phases 3/4/5

Key:

- Phase 3B
- Phase 4
- Phase 5
- Building Outline
- Site Boundary
- Temporary Walls



4.3.1 Basement Phases 4

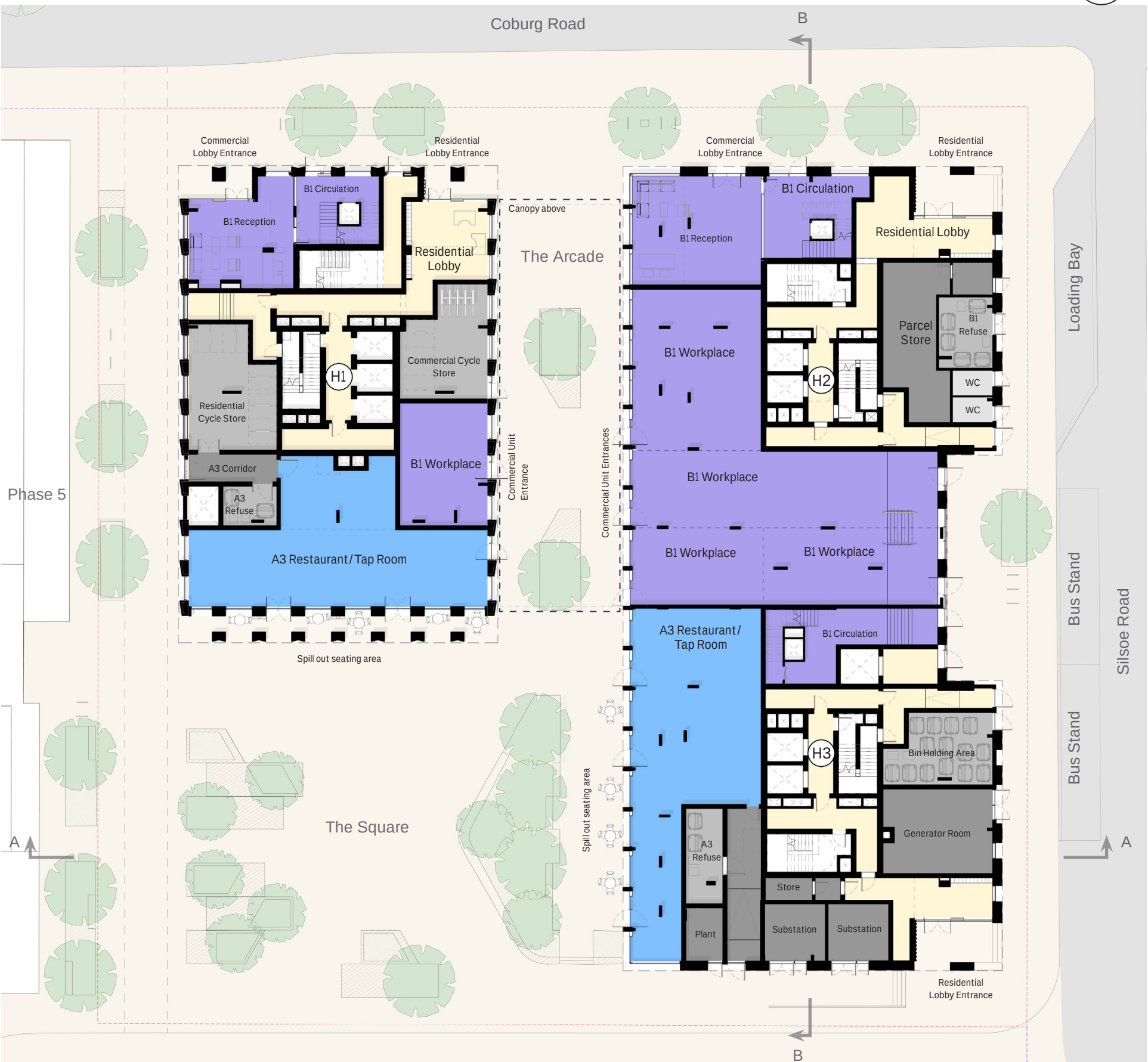
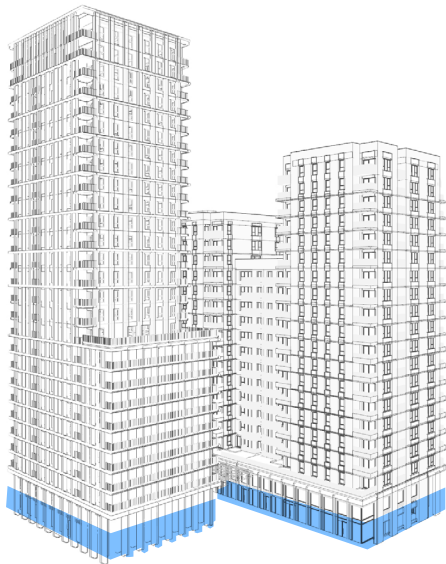


4.3.2 Ground Floor Plan

Key:

- Commercial Workspace (B1 use)
- Restaurant/Tap Room (A3 use)
- Lobby/Corridor
- Refuse/Cycle Storage
- Plant/BOH

Floor Level Key:



4.3.3 First Floor Plan

Key:

- Commercial Workspace (B1 use)
- 1 Bed
- Lobby/Corridor

Floor Level Key:

