

GENERAL ARRANGEMENT - RESIDENTIAL QUARTER DESIGN EVOLUTION

REV G - MAY 2021

Internal layouts are further developed both for the unit typologies and the amenity spaces

REV J - NOVEMBER 2021

An executive decision was taken to remove the residential quarter from the planning application to allow the more advanced commercial application to go ahead first. The residential plot would follow at a different pace so a detailed planning was temporarily placed on hold.

REV N - FEBRUARY 2022

With the reintroduction of the residential quarter as part of the outline application the overall plot was re-adjusted to a reduced size to make space for a line of full mature trees in "The LInk". Internal layouts are further developed.

REV S - JUNE 2022

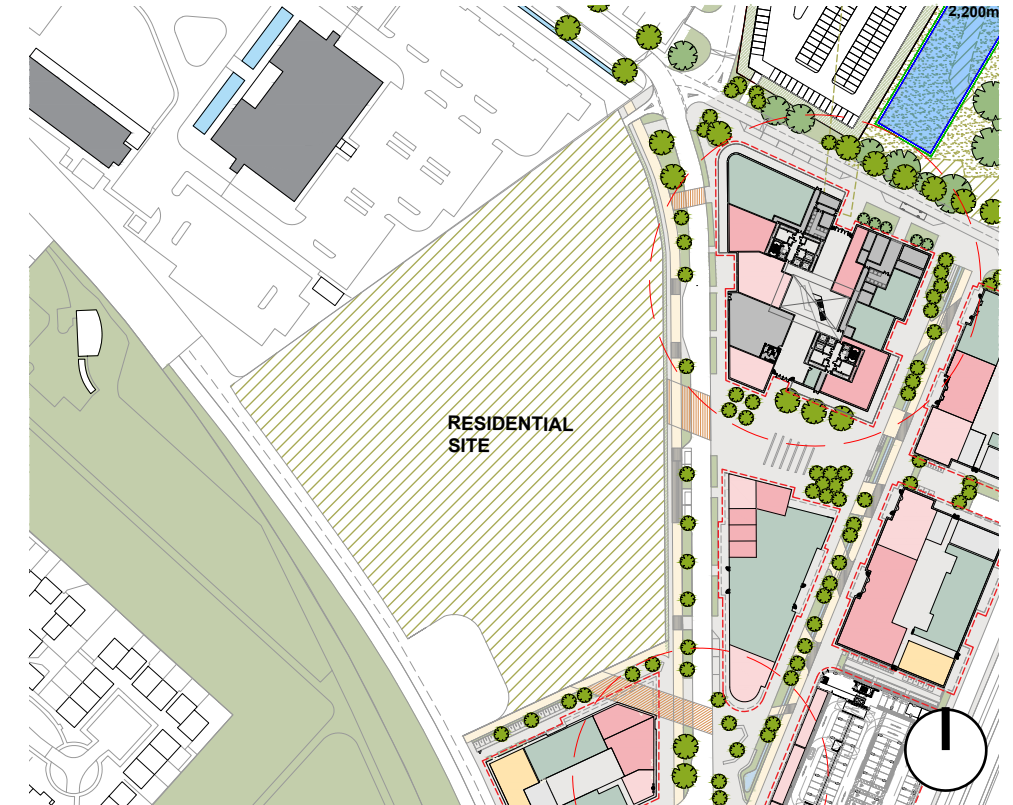
Internal layouts are further developed. The amenities spaces and commercial offer are refined and the design of the residential central public space, Chesterton Gardens, further progressed.

Legend:

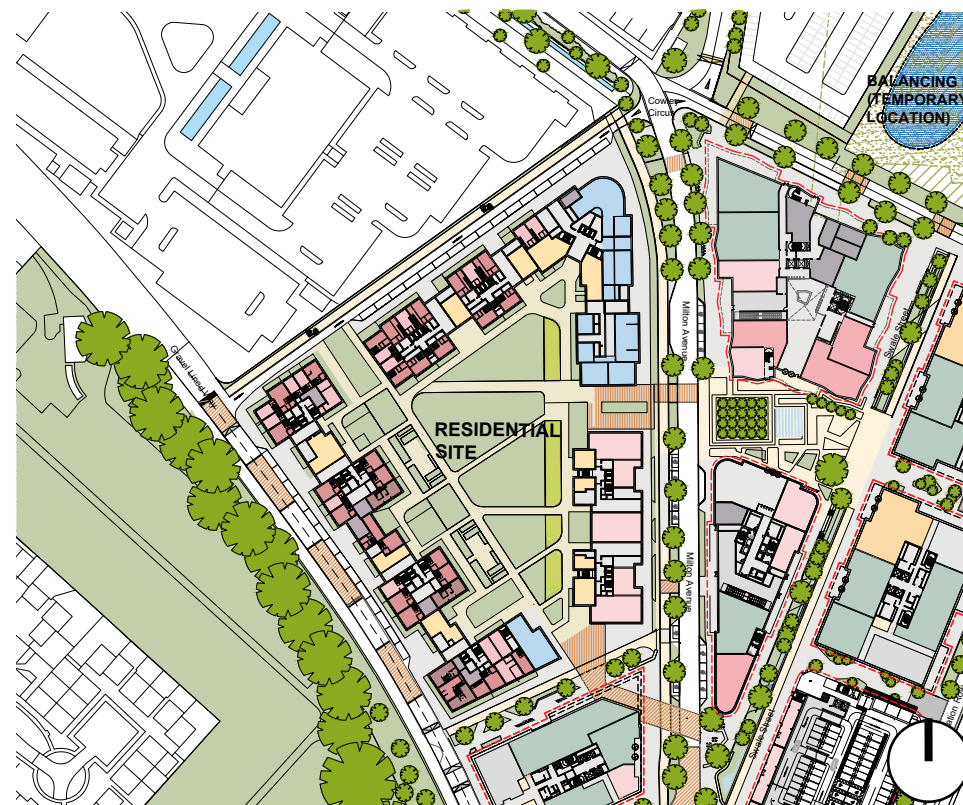
- RESIDENTIAL
- OFFICE
- RETAIL



REV G - MAY 2021



REV J - NOVEMBER 2021



REV N - MARCH 2022



REV S - JUNE 2022

GENERAL ARRANGEMENT - RESIDENTIAL QUARTER

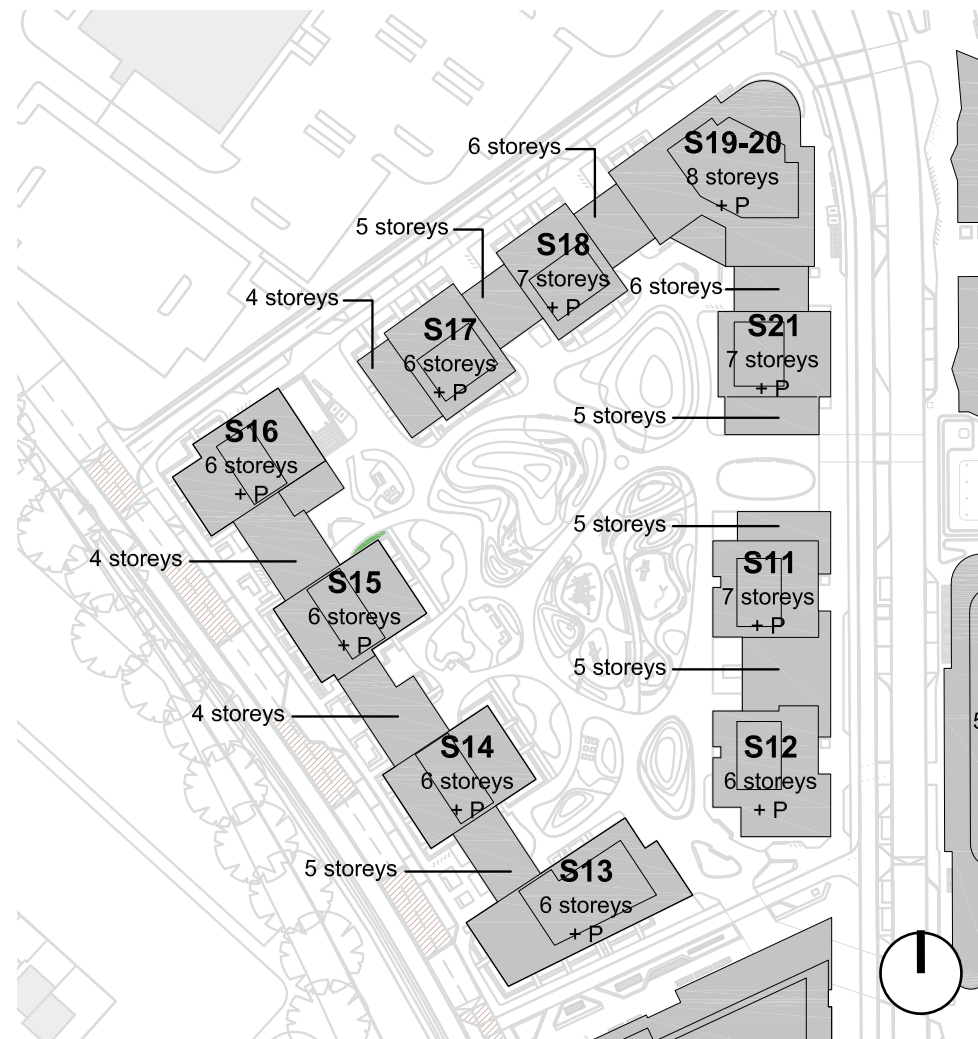
ILLUSTRATIVE HEIGHT OVERVIEW

BUILDING HEIGHTS

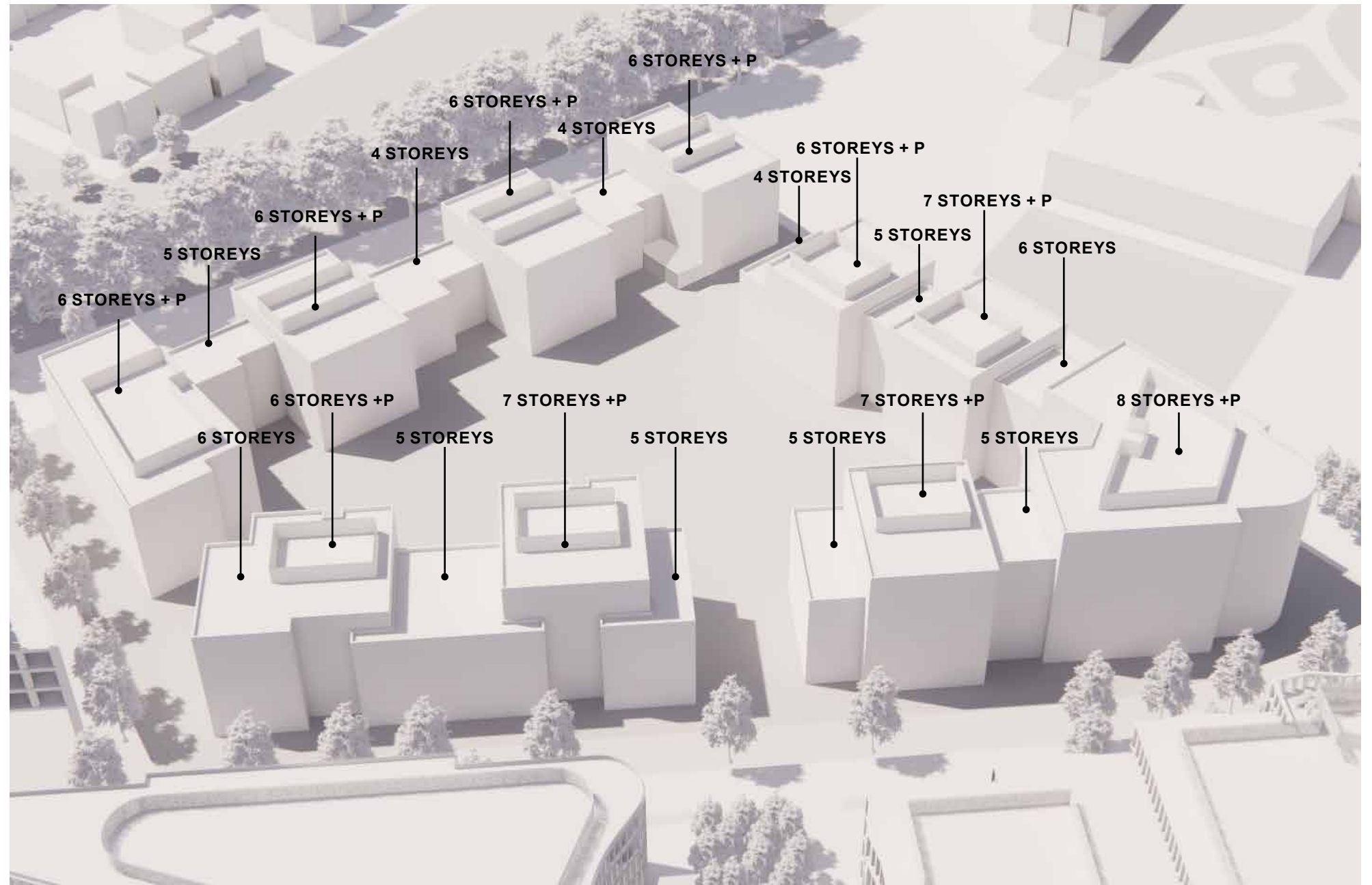
The residential buildings are of a similar height to the neighbouring office and laboratory buildings, to create a coherent approach across the development.

To form a varied and vibrant experience from street level, the individual volumes are broken down and stepped both in plan and in elevation, contributing to an articulated skyline.

Set-backs and stepping volumes generate a crescendo towards the Northern corner of the site, where the highest point is reached with eight stories.



Diagrammatic height overview



Illustrative axonometric

GENERAL ARRANGEMENT - RESIDENTIAL QUARTER

ILLUSTRATIVE GROUND FLOOR PLAN

ILLUSTRATIVE GENERAL ARRANGEMENTS

The residential gardens of the inner courtyard will be accessed from three generous entrances located in the north, east and south of the plot.

Each block is provided with 'through-lobbies' that link the street side of the buildings to the inner courtyard, and provide visual connection through the site.

At ground floor level of the blocks facing Milton Avenue most of the commercial units and residential amenities have been positioned.






At the north-eastern corner we have proposed the amenities including a gym (250 m²), a playground (46 m²), a lounge (60 m²), a games room (118 m²), a co-working space (136 m²), a cinema room (56 m²) and a communal dining room (156 m²). A crèche is proposed in the western building (280 m²).

Retail units are mainly located in the South-Eastern side, facing Milton Avenue and are more visible when approaching the site from the station.

Cycle parking facilities are located in each building providing ample spaces for cyclists.

The duplex apartments' day zones (living rooms and kitchens) are located on ground level, together with some areas for plant and storage.

Legend:

	AMENITIES
	RETAIL
	STUDIO / 1BED/ 2P
	2 BED/ 4P
	3 BED/ 6P



Illustrative ground floor plan