

# WORKING STRATEGIES - RESIDENTIAL QUARTER

## ACCESS & CIRCULATION

The site will be accessed from three generous entrances located in the north, east and south of the plot.

The accesses are designed as main pedestrian routes, but can accommodate maintenance and emergency vehicles when and if required.

All lobbies have been designed as through lobbies with a direct visual connection through as set out on the next page. Bike store access located at ground floor share the building lobbies.

Blue badge parking spaces as well as delivery/drop off bays are located in appropriate locations near building entrances.

Legend:

- ➔ MAIN LOBBIES ACCESS
- AMENITIES ACCESS
- PRIVATE ACCESS
- ➔ RETAIL ACCESS
- REFUSE ACCESS
- BIKE STORE ACCESS
- BLUE BADGE PARKING BAYS
- DELIVERY BAYS / DROP OFF BAYS
- ➔ PUBLIC ACCESS



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## LOBBIES, CORES, LIFTS & FIRE ESCAPES

All lobbies will be through lobbies with direct visual connection from the streetscape to the inner garden and courtyard spaces.

All residential lobby spaces should integrate and incorporate natural daylight and ventilation in its design.

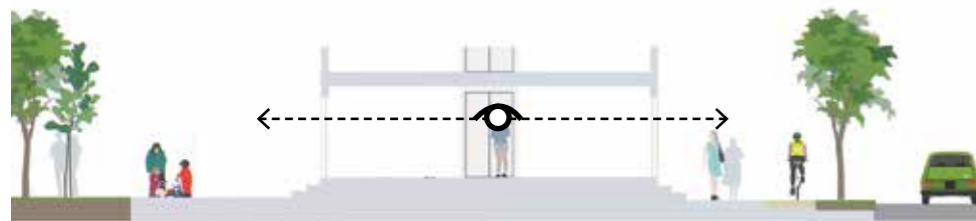
### NATURAL LIGHT AND VENTILATION



### THROUGH LOBBIES

Courtyard

Streetscape



Legend:

- CORES
- LIFTS
- FIRE ESCAPE STAIRS
- RESIDENTIAL ENTRANCES



# WORKING STRATEGIES - RESIDENTIAL QUARTER APARTMENTS ON THE GROUND

The Masterplan envisions the apartments accessed at ground level to be duplex units, allowing the segregation of living spaces of the home to be kept at ground level, thereby contributing to the ground floor activation and public life of the scheme whilst maintaining privacy for bedrooms on the upper floors.

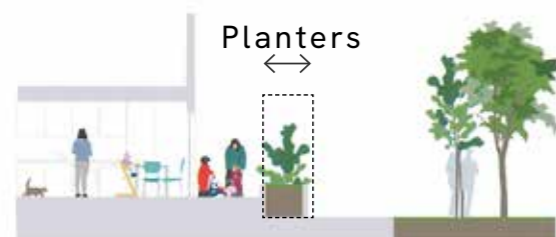
The units will benefit from private gardens that lead into larger communal gardens, further activating the public realm and contributing to a greater sense of security.



Ground Level Duplex Units



Private Gardens



Planter Separation

Legend:

■ GROUND LEVEL APARTMENTS



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## COMMERCIAL UNITS

The Masterplan is committed to ensuring an active and vibrant ground floor.

This activation will be achieved not just with traditional retail but also through a variety of programmes and amenities.

This will allow the scheme the flexibility to adjust the retail composition in response to the changing demands and needs of the community during the different phases of completion of the Masterplan.



Childcare



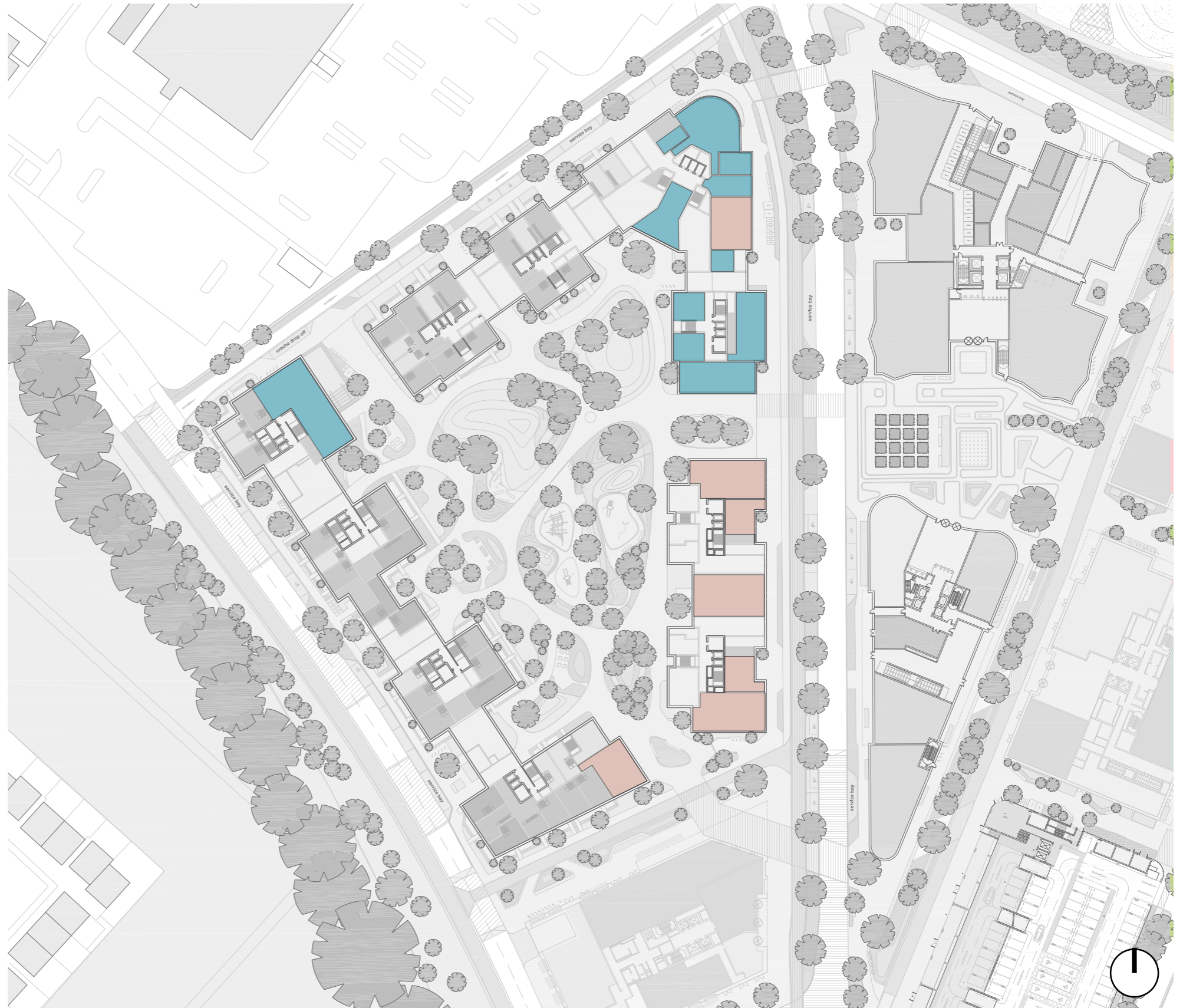
Showroom / Gallery Spaces



Workshops

Legend:

- AMENITIES
- RETAIL UNITS



# ILLUSTRATIVE VIEW



View of the residential courtyard seen from the south