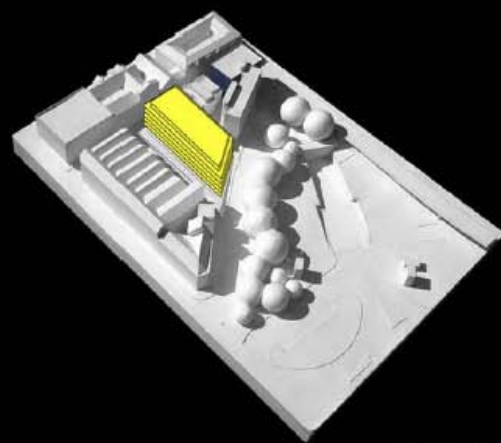
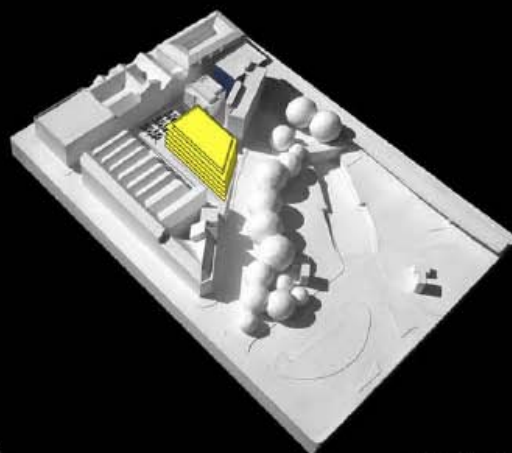


so - ideas, ideas... even more ideas

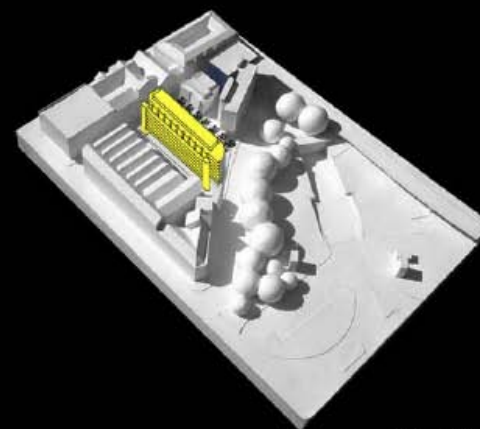
meetings galore - planners, EH (presentations...)



77,354 sq/ft



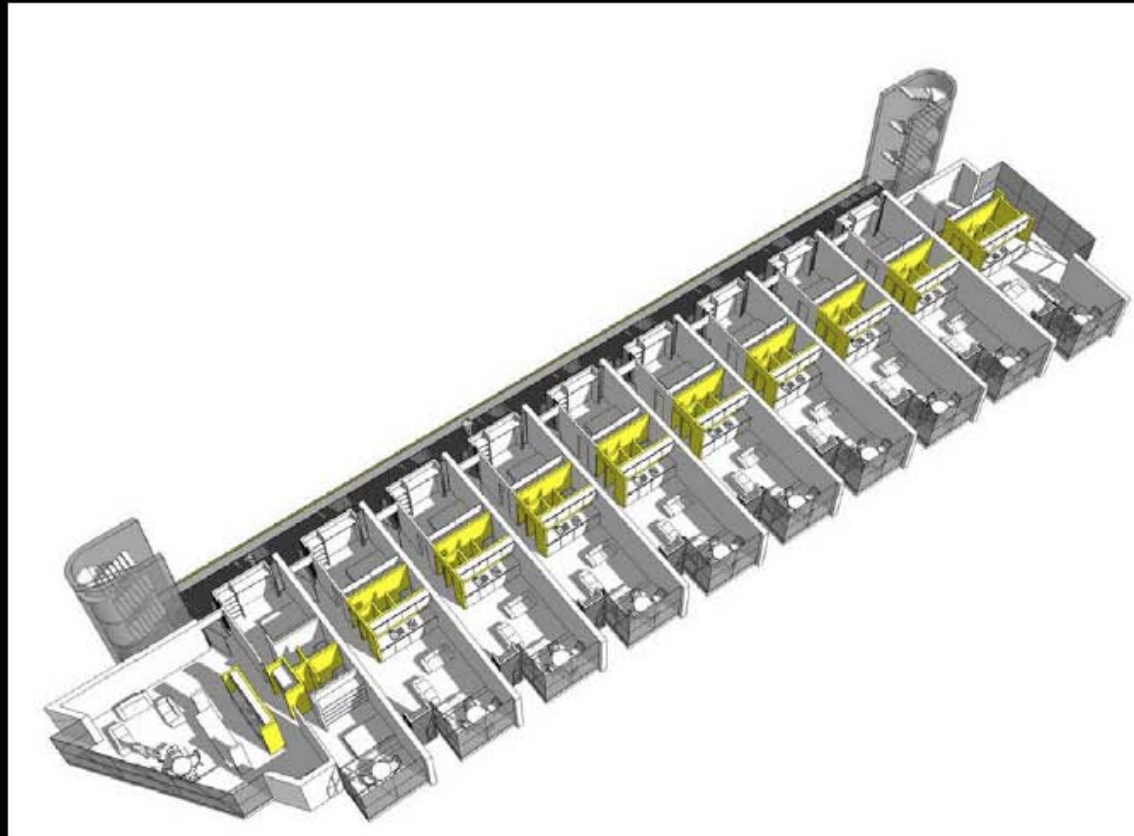
61,475 sq/ft



84,990 sq/ft

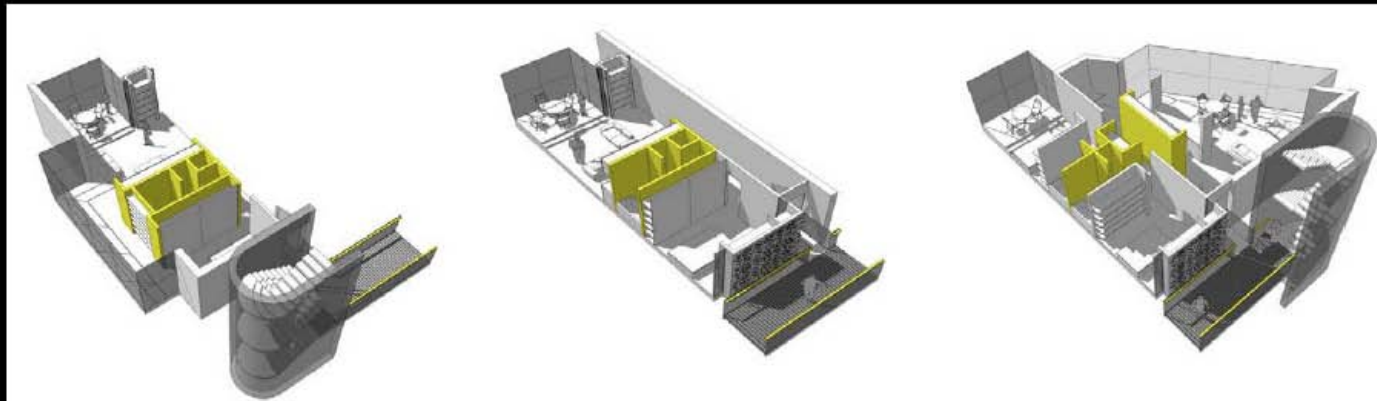
massing, position & area were studied...

but how is the city square maintained? - distances between buildings?



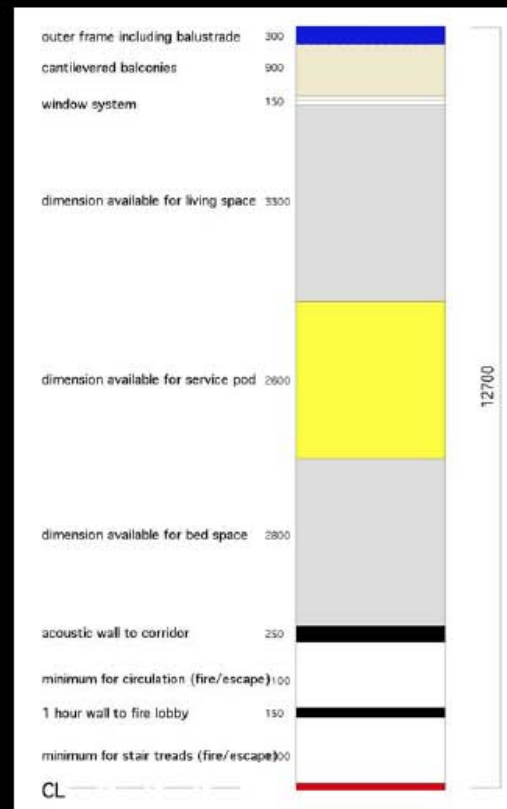
the idea of a 'studio flat' format was tested

a garden wall with bedroom windows... little entrance bridges for defensible identity



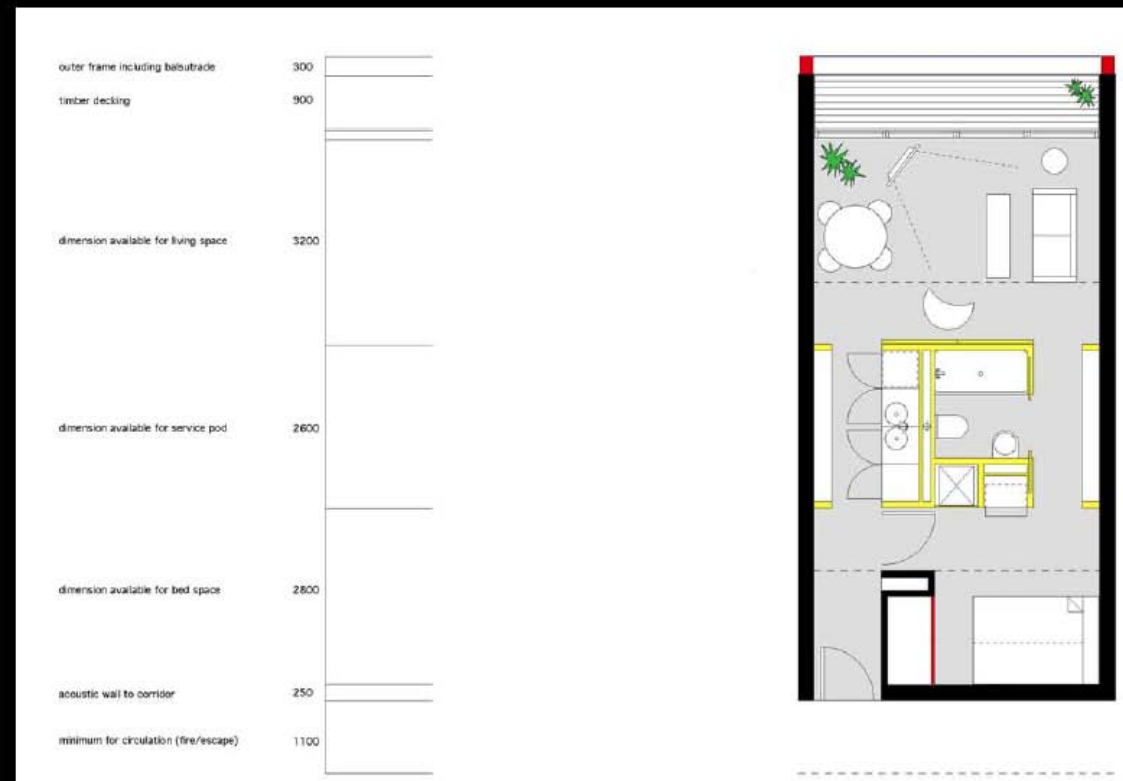
flat layouts - 3D realisations...

living with afternoon light - sleeping, then waking to the morning sun



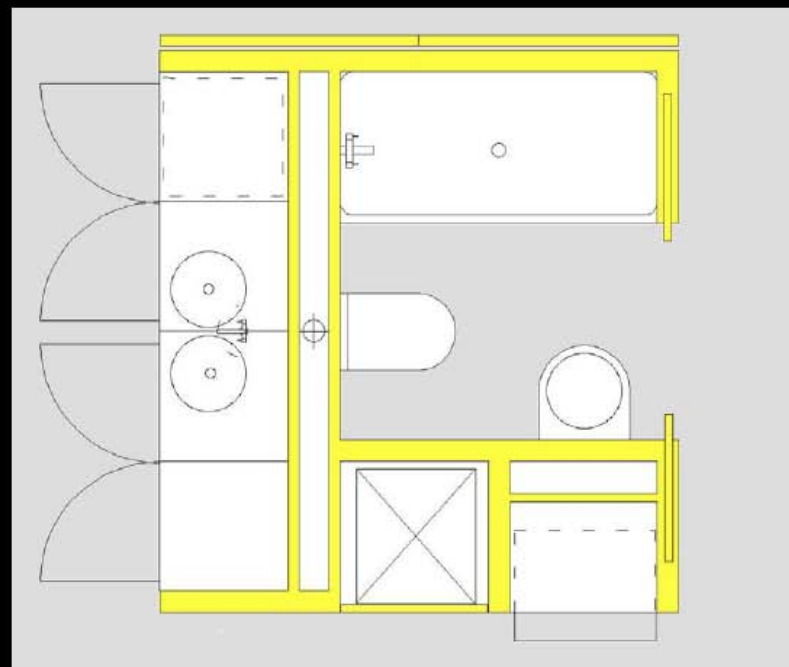
the brief calls for basic 40m sq 'studio' apartments...

but they must be planned within the overall lateral dimension - there is no alternative



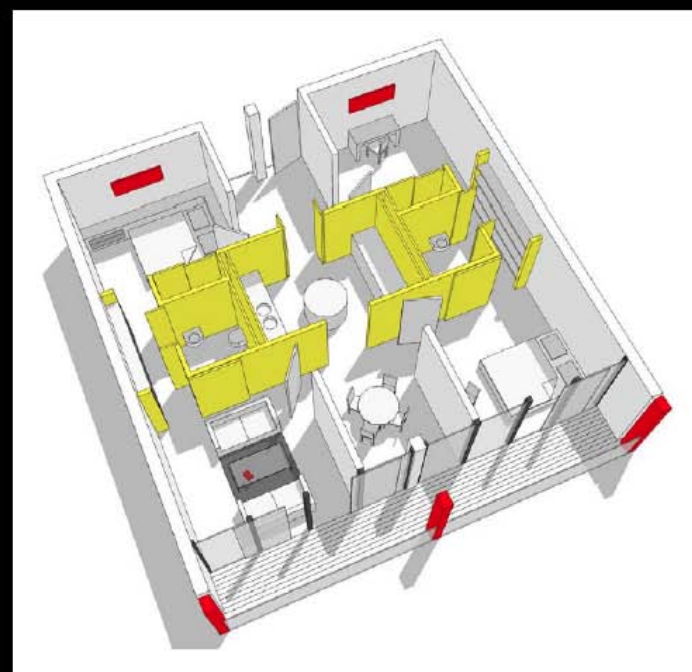
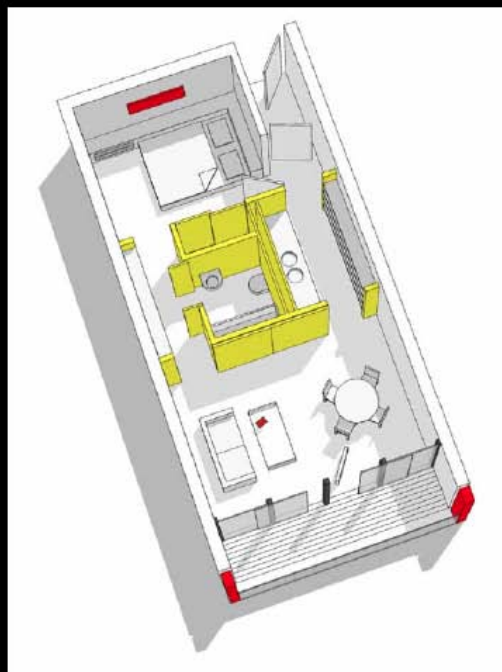
the basic unit is designed very accurately - (access dim 800mm min)

the 'balcony' is hopefully possible - balconies are not within the dimensions of the design that already has been approved - they are an addition but there is a good case for them as they are not actually 'living' space



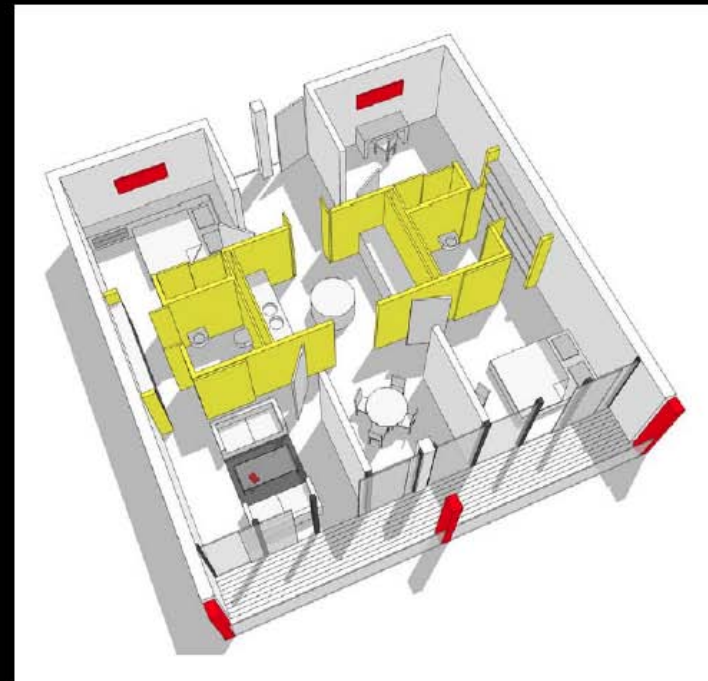
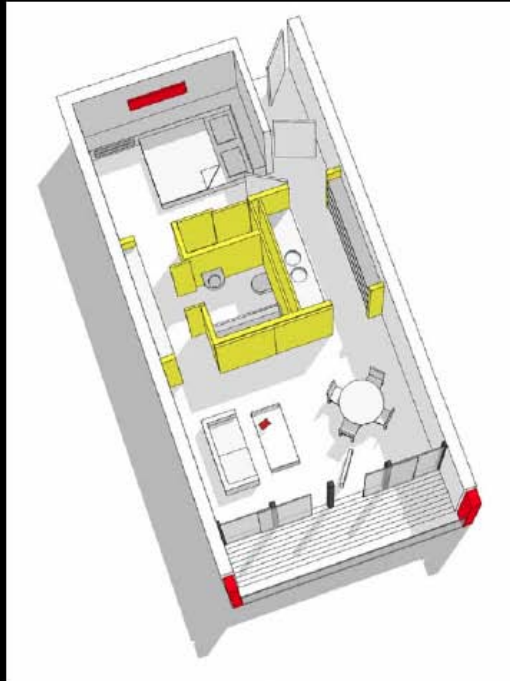
the kitchen/bathroom 'pod' will be made offsite

this unit will be highly sophisticated - as good as a zaha hadid bedroom in the 'puertas
americas' madrid... it forms a core to larger units in the bigger flats,



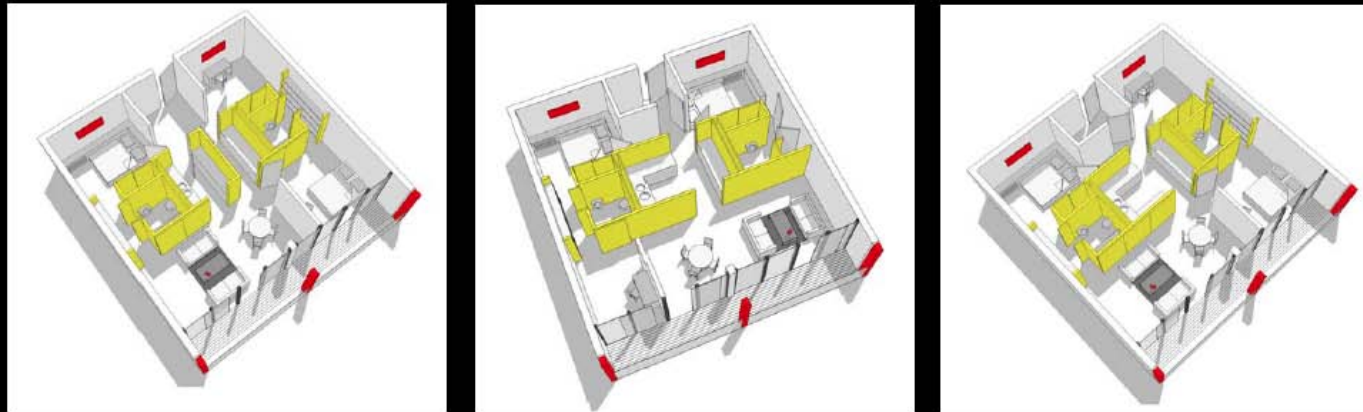
'crashpad' or 'flashpad' - the design caters for both...

the basic studio at 40m sq is an 'all one space' unit - a bedsitter really, but with the bed area screened by the kitchen/bathroom 'pod'... a double unit at 80m sq allows a number of different layouts with larger kitchens, bathrooms, utility rooms etc



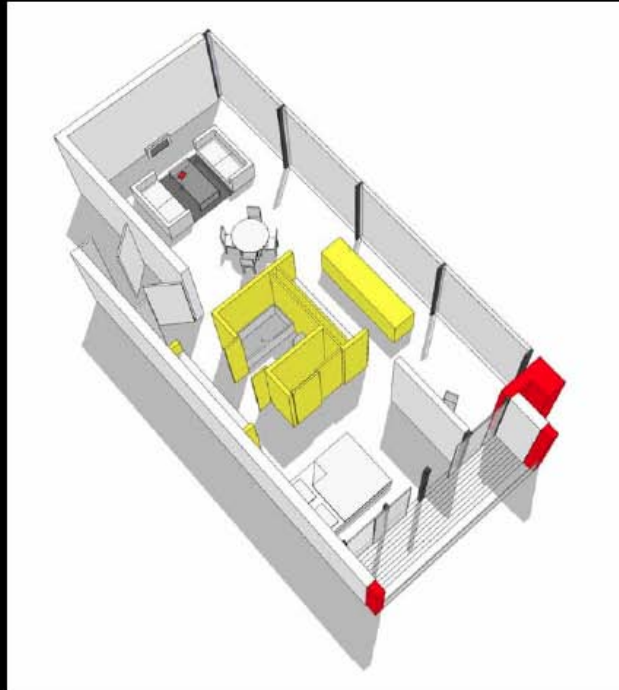
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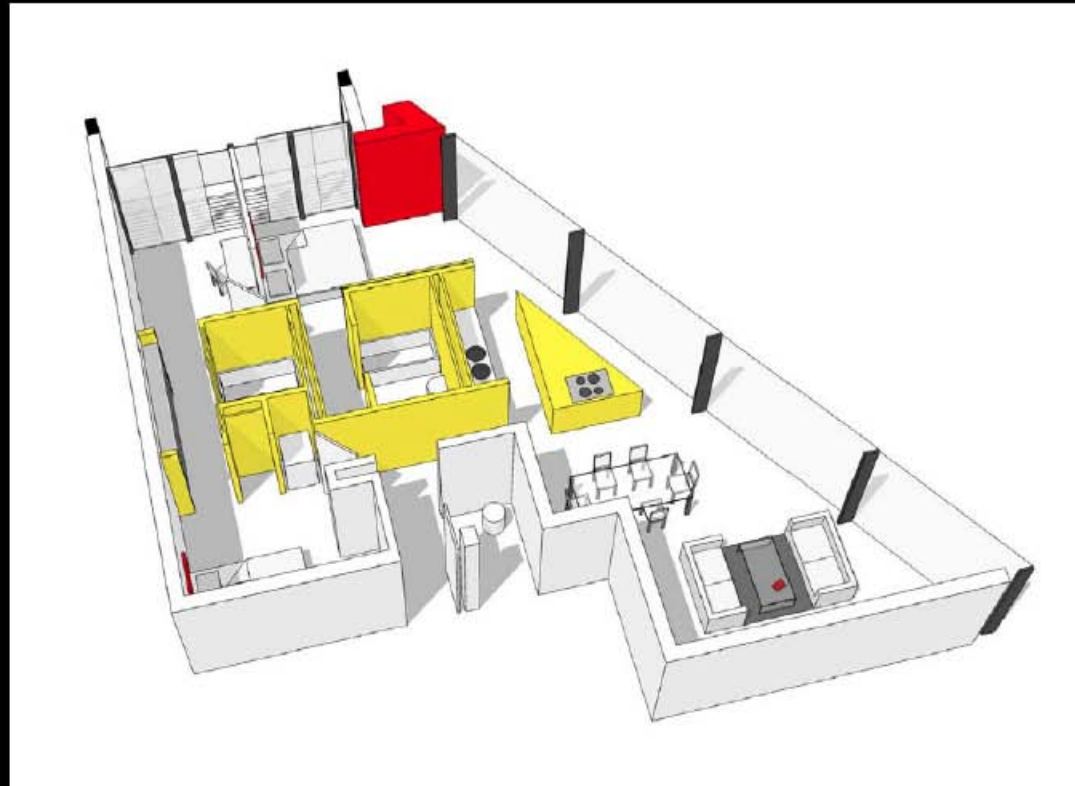
the larger unit allows for variations

all plans have had to be checked by building control - it is essential that escape distances within the units, are not more than 9m & not via a kitchen



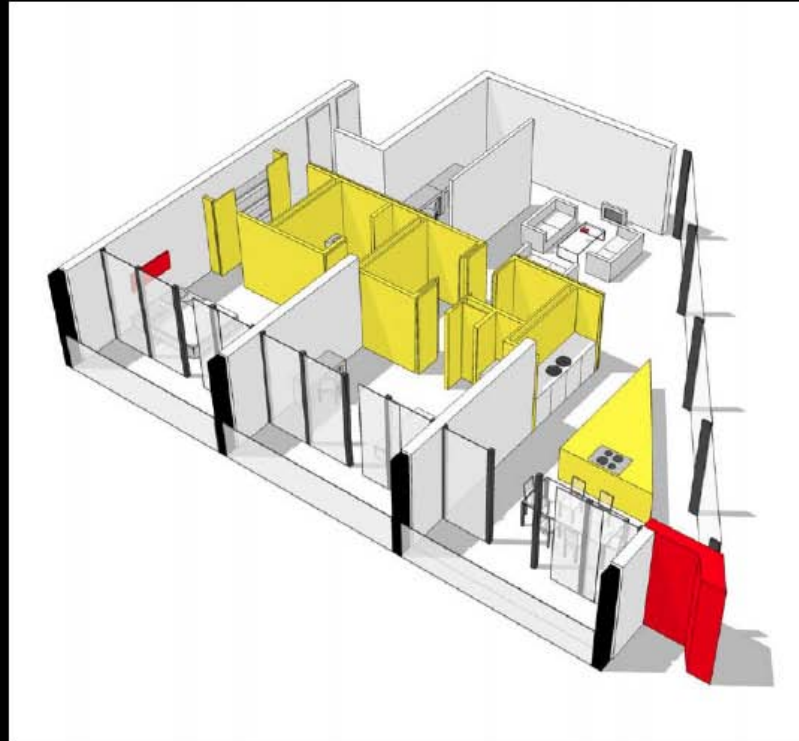
there are 1 to 2 bedroom units overlooking the square...

they have the benefit of glazing on two sides



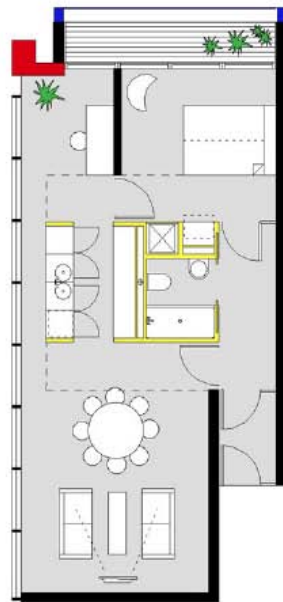
some real 'flashpads' overlooking st john's gardens

there are different layout options available for these exciting apartments

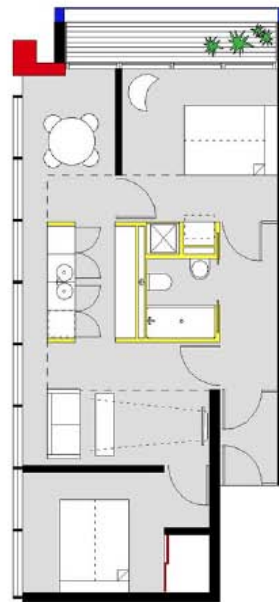


and over st george's hall and william brown st (museums)

the massive kitchen unit provides great views when cooking...



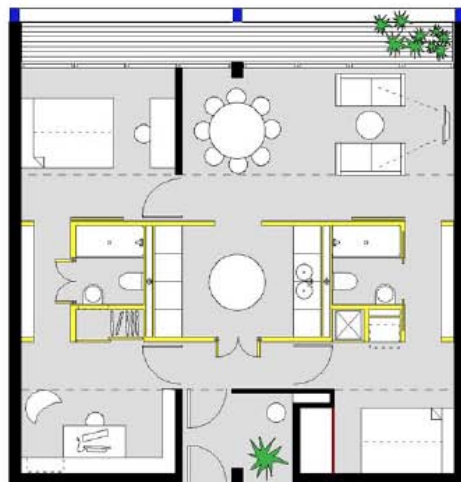
type 1



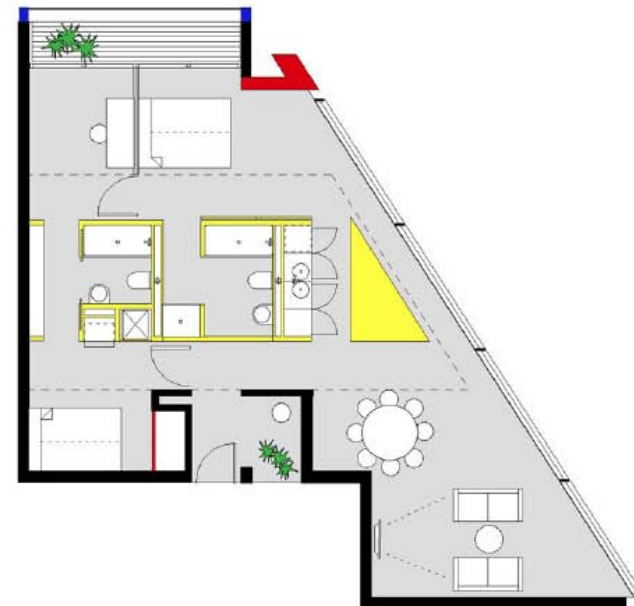
type 1 (2 bed)



type 2



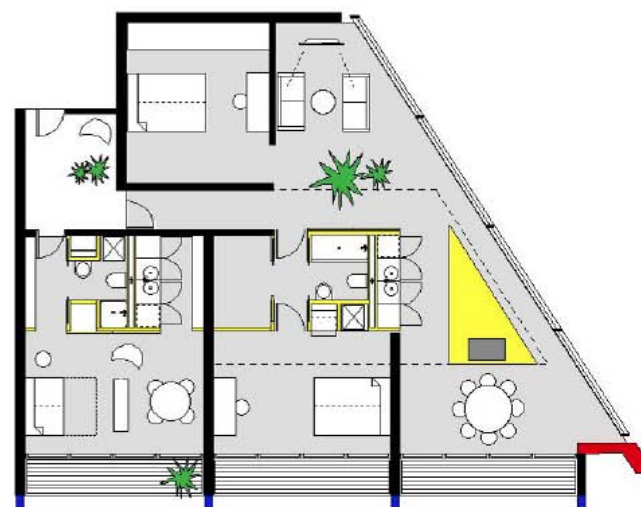
type 3



type 4



type 5



type 5b

type 5a

