

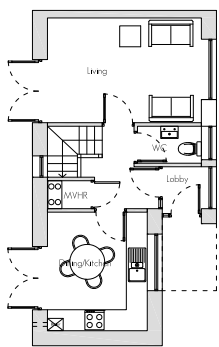
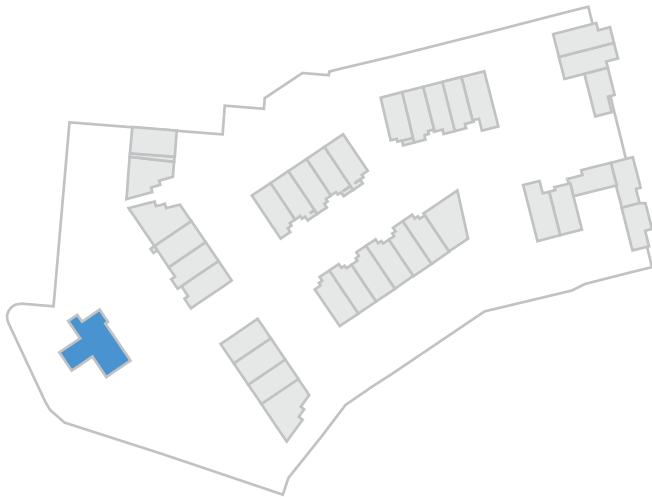
10	
TYPE	10
PLOT	23, 25
BEDS	3



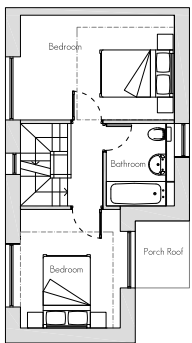
A1, 2	
TYPE	Apartment Block
PLOT	36, 37, 38, 39, 40
BEDS	2, 3



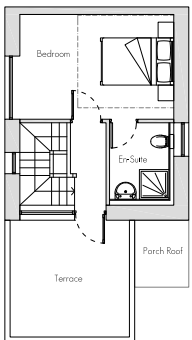
P	
TYPE	Penthouse
PLOT	41
BEDS	2



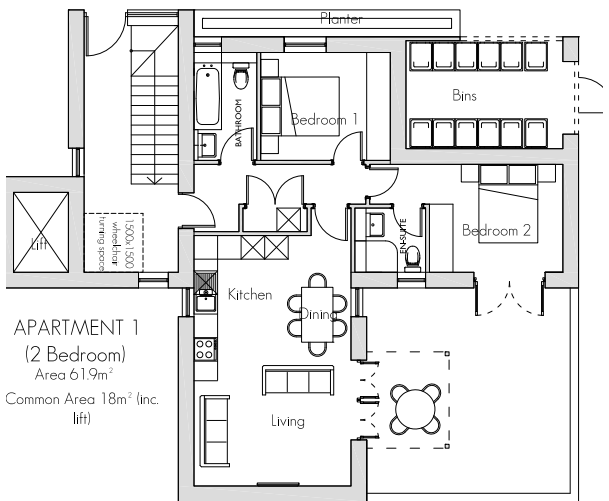
GROUND FLOOR • 34m



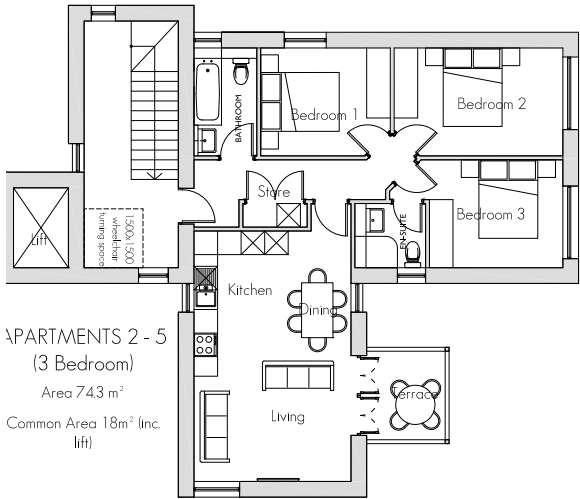
FIRST FLOOR • 34m



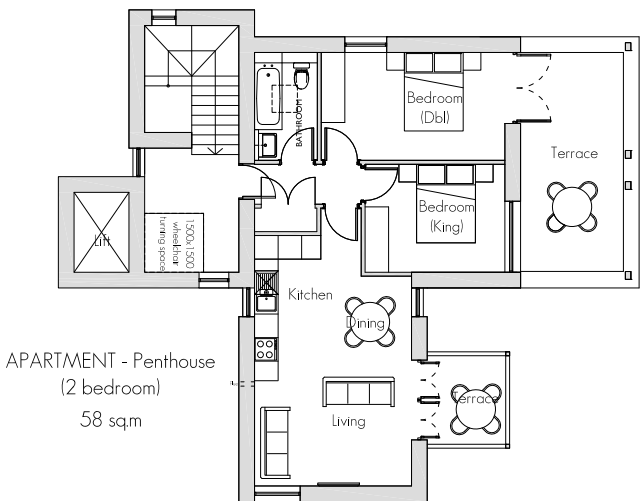
SECOND FLOOR • 24m



APARTMENT 1  
(2 Bedroom)  
Area 61.9m<sup>2</sup>  
Common Area 18m<sup>2</sup> (inc. lift)



APARTMENTS 2 - 5  
(3 Bedroom)  
Area 74.3 m<sup>2</sup>  
Common Area 18m<sup>2</sup> (inc. lift)



APARTMENT - Penthouse  
(2 bedroom)  
58 sq.m

# 7

## HOUSETYPES

### 2: PHASE 1-3 APARTMENTS



**Above/** View of the apartment block

The development also contains 5 flats and a penthouse, set within a taller structure on the most prominent area of the site. This element will be the most visible from outside the site and give the best views from within it.

Each flat has at least one external balcony and all have views to the south and southwest across and along the river and the orientation of the flats is arranged so that they can't be overlooked from the adjacent planned basin bridge.

The flats are 3 and 4 bed with 1 en-suite bathroom as well as the main bathroom and separate WC. All the flats have communal lift access and bin storage. Each flat also has one parking space adjacent to the base of the building.

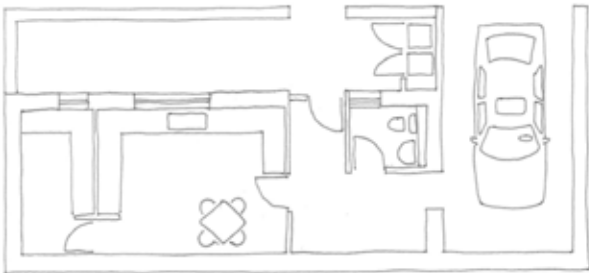
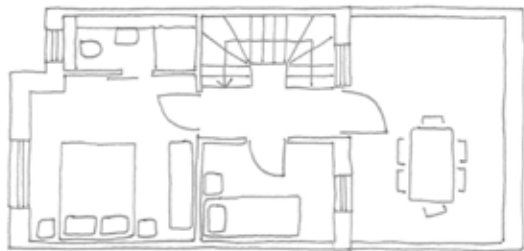
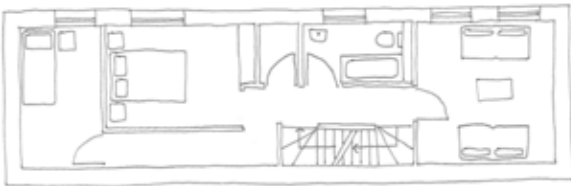
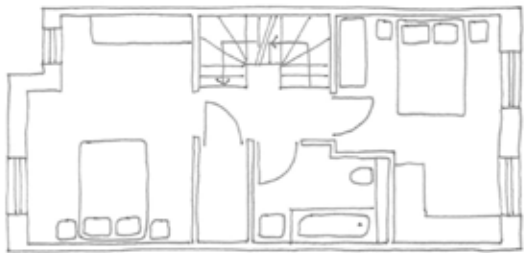
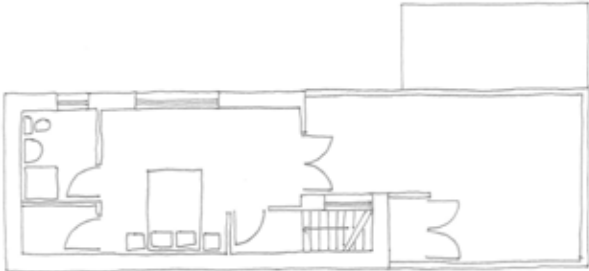
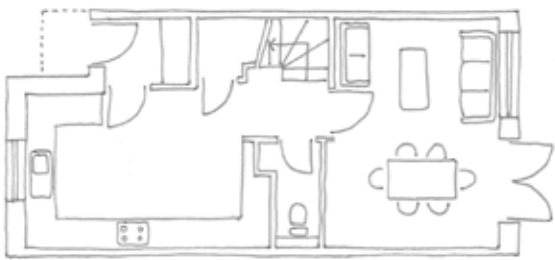
The construction of the flats is brickwork, with different colours and types of brickwork being used to distinguish architectural elements and articulate the forms which are reminiscent of waterside warehouses.

The block of flats act as the 'landmark building' for Phase 1 of the scheme. This should draw interest towards the river and walkway across the mouth of the basin.

The different heights of properties mean the rooftops vary throughout the development, and this creates an interesting streetscape, especially from the other side of the river. However, as the height of the apartment is only 6 storeys, interest is added without it being obtrusive, or overshadowing neighbouring properties on the site.

WT	
TYPE	Waterfront Terrace
PHASE	4
BEDS	2-4

M	
TYPE	Mews
PHASE	4
BEDS	3





# 7

## HOUSETYPES

### 3: LATER PHASE HOUSETYPES



**Above** / View from Boardwalk looking towards Waterfront Terraces constructed as part of Phase 4

**Far Left** / Location of the Waterfront terraces and mews house-types on phase 4 of the scheme. A sketch has been provided to show how these houses could be arranged

**Left** / Precedent images of terraced houses facing the waterfront

Housetypes on the later phases of the scheme will follow a similar design process to those in Phases 1 to 3. This will ensure the aspirations for creating a destination character and sense of place will be carried through the scheme and continue to provide a high quality development.

#### Waterfront Terrace

The drawings on the previous page show the location of the waterfront terrace (also illustrated in the sketch above). These terraces will face onto the Basin and each house will have a private mooring in the Basin. Each house will have a parking space outside the front door on the west side of the property.

There is the potential for these terraces to be developed as a custom-build scheme, this would mean that plots are sold individu-

ally and buyers will hire a design team to customise their property to their taste. This has the potential to provide a really interesting frontage onto the Basin waterfront.

#### Mews Houses

The housing located directly west of the waterfront houses will be developed in a Mews style and will face only to the east so there are no openings of entrances on the east side. This will mean that the Industrial Uses on the adjacent site can continue without disrupting new residents and vice versa.

These properties will have roof terraces overlooking the street, to enhance the streetscape and garages on the ground floor to accommodate cars.