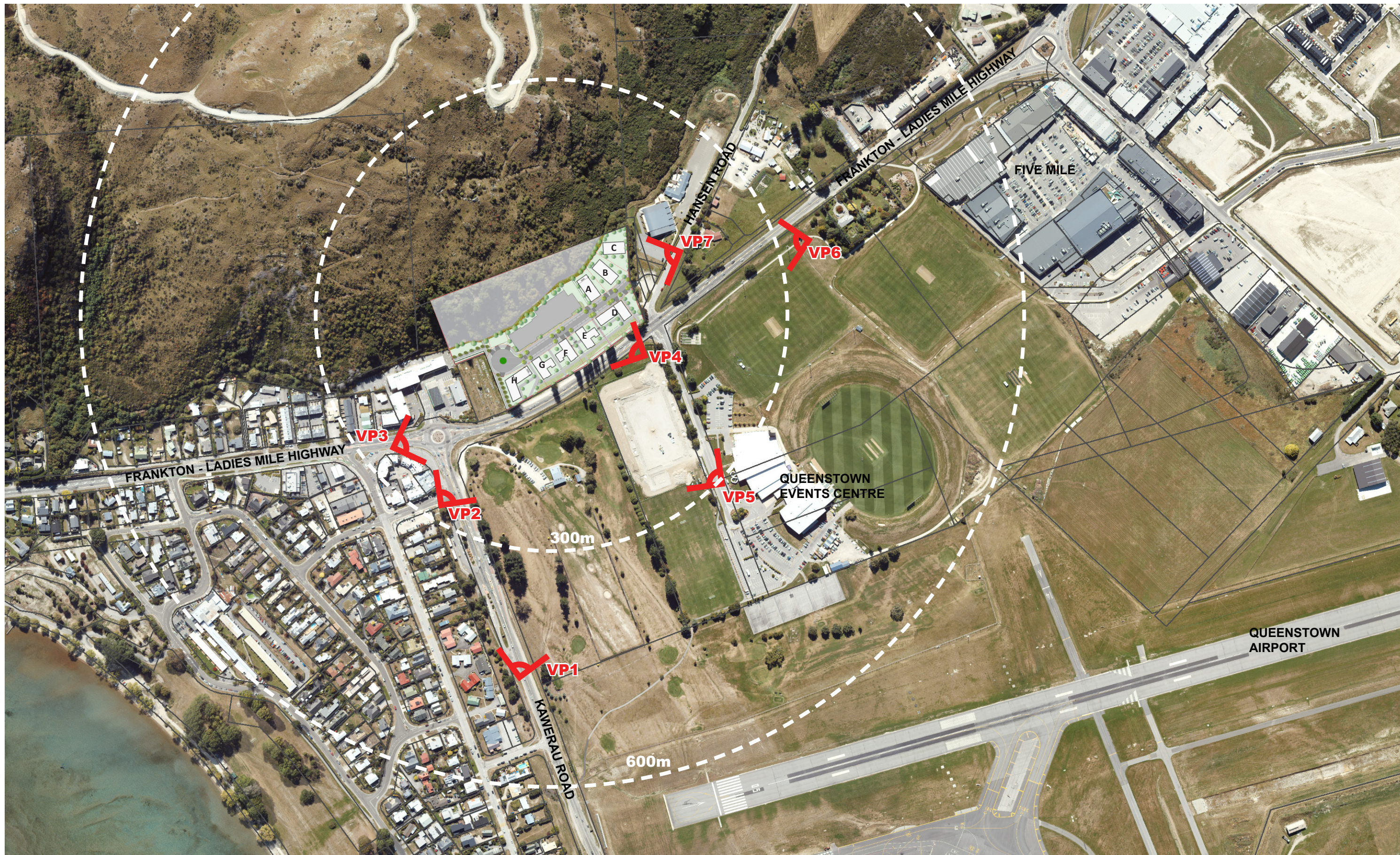


Key Principles:

- Buildings to have active frontages to the internal street and SH6 Frankton-Ladies mile corridor
- Buildings to each have outdoor communal amenity spaces for residents
- Porosity of built form - gaps allowing visual and physical connections into and through the site
- Stepped height strategy to provide a modulated skyline
- Corner buildings address adjacent context



Indicative viewpoint locations for assessment



RESET
URBAN DESIGN

MASON&WALES
ARCHITECTS

URBAN FABRIC & CONTEXT

1 HANSEN ROAD
BULK & MASSING CONCEPT STUDY

LA-04
Revision: C

Scale: NTS @A3
Date: 17/04/2023
Issue: Concept





5 storey



4 storey



3 storey



key plan

Room and People Schedule

			Number of Worker Accommodation Units																			
	Gross m2 per Room/Unit	# People per Room/Unit	Block A	Block B	Block C	Block D1	Block D2	Block E	Block F	Block G	Block H2	Block H1	Totals									
Room/Unit Type 1 (see note *1)	38	1.5	1.5																			
Room/Unit Type 2 (see note *2)	24	1.5																				
Room/Unit Type 3 (see note *3)	22	1.5																				
# Levels			6	5	5	5	4	3	3	3	4	5	18040									
Building Footprint - m2			480	480	420	390	260	520	520	520	260	390										
Total Building m2			2880	2400	2100	1950	1040	1560	1560	1560	1040	1950										
		Type	# Rooms	Type	# Rooms	Type	# Rooms	Type	# Rooms	Type	# Rooms	Type	# Rooms	Type	# Rooms	Type	# Rooms	Type	# Rooms	Type	# Rooms	
Level 0 (See note *4)			0		0		0		0		0		0		0		0		0		0	
Level 1 - Type & # Rooms/Unit		A	13	B	20	B	18	C	19	C	11	C	24	C	24	C	24	C	11	C	19	
Level 2 - Type & # Rooms/Units		A	13	B	20	B	18	C	19	C	11	C	24	C	24	C	24	C	11	C	19	
Level 3 - Type & # Rooms/Units		A	13	B	20	B	18	C	19	C	11					C	11	C	19			
Level 4 - Type & # Rooms/Units		A	13	B	20	B	18	A	10								A	10				
Level 5 - Type & # Rooms/Units		A	13																			
Totals # Rooms/Units per Block		65		80		72		67		33		48		48		48		33		67		564
Totals # People per Block		98		120		108		101		50		72		72		72		50		101		846
Total Type A + B + C Units		A	85			B	152									C	327			564		
Total # People in Type A & Type B Units		A	127			B	228									C	491			846		
Note #1 Type 1 Rooms are larger studios of 38m2 (gross) 30m2 (net) area with ensuite bathroom, small kitchen & work desk. Allow 1.5 people per bedroom.																						
Note #2 Type 2 Rooms are smaller studios of 24m2 (gross) and 18m2 (net) area with ensuite bathroom & work desk but no kitchen. Common kitchen and recreation areas will be provided on the ground floor. Allow 1.5 people per bedroom.																						
Note #3 Type 3 Rooms are hostel type rooms 22 m2 (gross) and 12m2 (net) with shared bathroom, kitchen & dining area per 6 rooms. Allow 130m2 gross per 6 rooms, 1.5 people per bedroom, 9 people per unit, and 24 rooms and 36 people per 520 m2 typical floor.																						
Note #4 Level 0 (Ground Floor) is a mixture of common services (e.g. kitchen / lounge) + storage + admin + retail + commercial																						