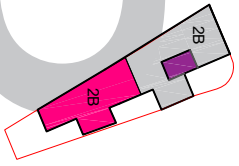
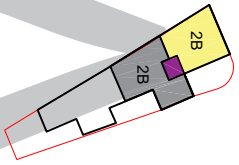
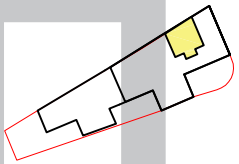
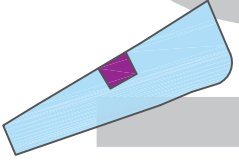
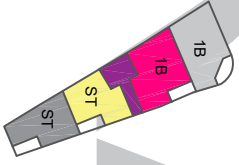
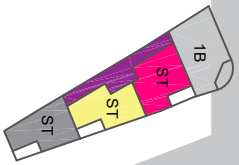
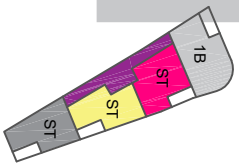
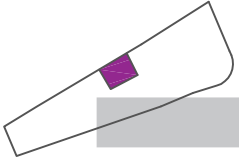
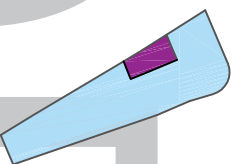
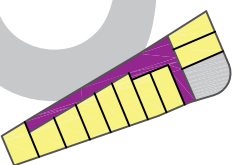
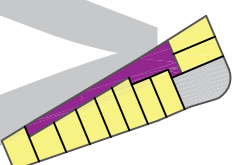
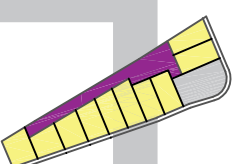
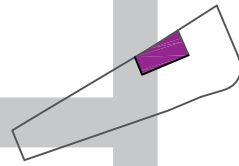
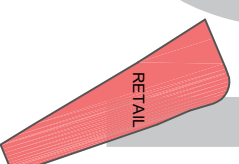
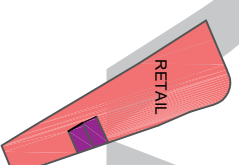
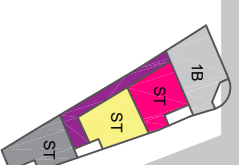
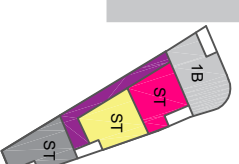
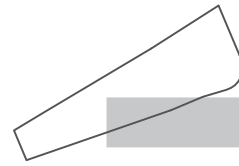


THE PAVEMENT W5- DEVELOPMENT FEASIBILITY STUDY

	BASEMENT	GROUND FLOOR	1ST FLOOR	2ND FLOOR	ROOF	SUMMARY
<p>EXISTING</p> <p>SITE AREA APPROX. 230m²</p>		 <p>2 X 2B FLATS</p>	 <p>2 X 2B FLATS</p>	 <p>TOP FLOOR OF 1ST FLOOR FLAT</p>		<p>CURRENT BUILDINGS CONFIGURATION CONSISTS OF 3x 2-BEDROOM FLATS LOCATED IN THE CORNER 2 STOREY END OF TERRACE BLOCK WITH PARTLY HABITABLE LOFT AND 1x 2-BED ATTACHED BUNGALOW LOCATED ALONG LIONEL ROAD</p>
<p>OPTION 1</p> <p>SITE RE-DEVELOPED TO PROVIDE SELF-CONTAINED FLATS</p>	 <p>BASEMENT STORAGE AND AMENITY APPROX. 215m²</p>	 <p>2 X 1B FLATS 2 X STUDIO</p>	 <p>1 X 1B FLATS 3 X STUDIO</p>	 <p>1 X 1B FLATS 3 X STUDIO</p>	 <p>POTENTIAL ROOF TERRACE</p>	<p>PROPOSED BUILDING CONFIGURATION CONSISTS OF 4x 1-BEDROOM FLATS AND 8x STUDIOS. OTHER CONFIGURATIONS ARE FEASIBLE. AMENITY AND STORAGE ON BASEMENT LEVEL IS FEASIBLE</p> <p>*MINIMUM SPACE STANDARDS OF 37m² FOR STUDIOS AND 50m² FOR 1-BED FLATS WITH 5m² FOR AMENITY SPACE HAVE BEEN CONSIDERED</p>
<p>OPTION 2</p> <p>SITE RE-DEVELOPED TO PROVIDE RENTED EN-SUITE ROOMS, SERVICED OR STUDENT ACCOMMODATION</p>	 <p>BASEMENT STORAGE AND AMENITY APPROX. 210m²</p>	 <p>10 ENSUITE ROOMS 1 X BREAKOUT</p>	 <p>10 ENSUITE ROOMS 1 X BREAKOUT</p>	 <p>10 ENSUITE ROOMS 1 X BREAKOUT</p>	 <p>POTENTIAL ROOF TERRACE</p>	<p>POTENTIAL ROOF TERRACE</p> <p>PROPOSED BUILDING CONFIGURATION CONSISTS OF 30x EN-SUITE ROOMS AND 3x BREAKOUT ROOMS/ LARGER ROOMS. OTHER CONFIGURATIONS ARE FEASIBLE. AMENITY AND STORAGE ON BASEMENT LEVEL IS FEASIBLE</p> <p>*MINIMUM SPACE STANDARDS OF 11m² FOR SINGLE OCCUPANCY ROOMS AND 14m² FOR DOUBLE OCCUPANCY ROOMS HAVE BEEN CONSIDERED</p>
<p>OPTION 3</p> <p>SITE RE-DEVELOPED TO PROVIDE RETAIL UNIT AND SELF-CONTAINED FLATS</p>	 <p>RETAIL UNIT APPROX. 231m²</p>	 <p>RETAIL UNIT APPROX. 210m²</p>	 <p>1 X 1B FLATS 3 X STUDIO</p>	 <p>1 X 1B FLATS 3 X STUDIO</p>	 <p>POTENTIAL ROOF TERRACE</p>	<p>PROPOSED BUILDING CONFIGURATION CONSISTS OF RETAIL UNIT WITH BASEMENT, 2x 1-BEDROOM FLATS AND 6x STUDIOS. OTHER CONFIGURATIONS ARE FEASIBLE.</p> <p>*MINIMUM SPACE STANDARDS OF 37m² FOR STUDIOS AND 50m² FOR 1-BED FLATS WITH 5m² FOR AMENITY SPACE HAVE BEEN CONSIDERED</p>