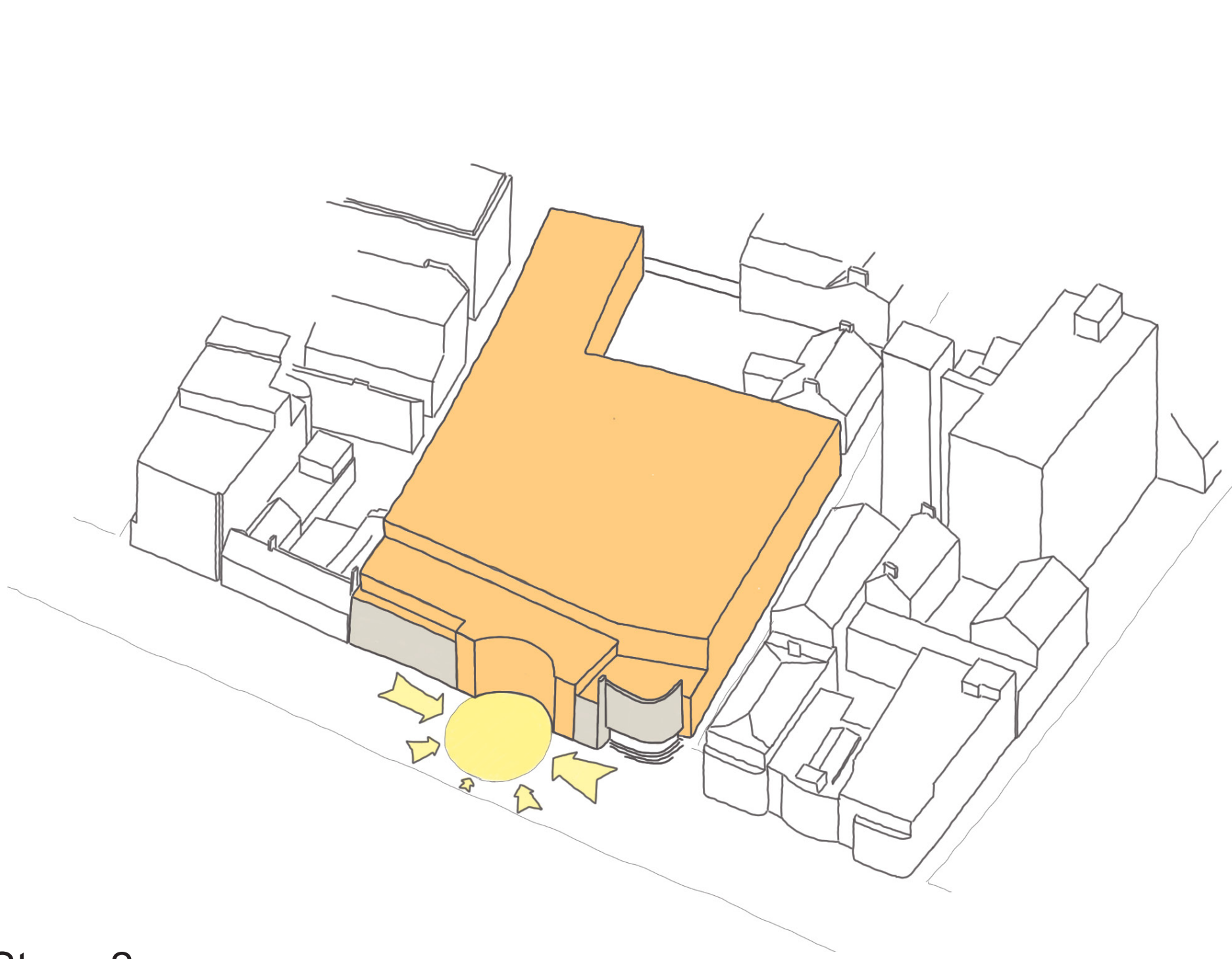
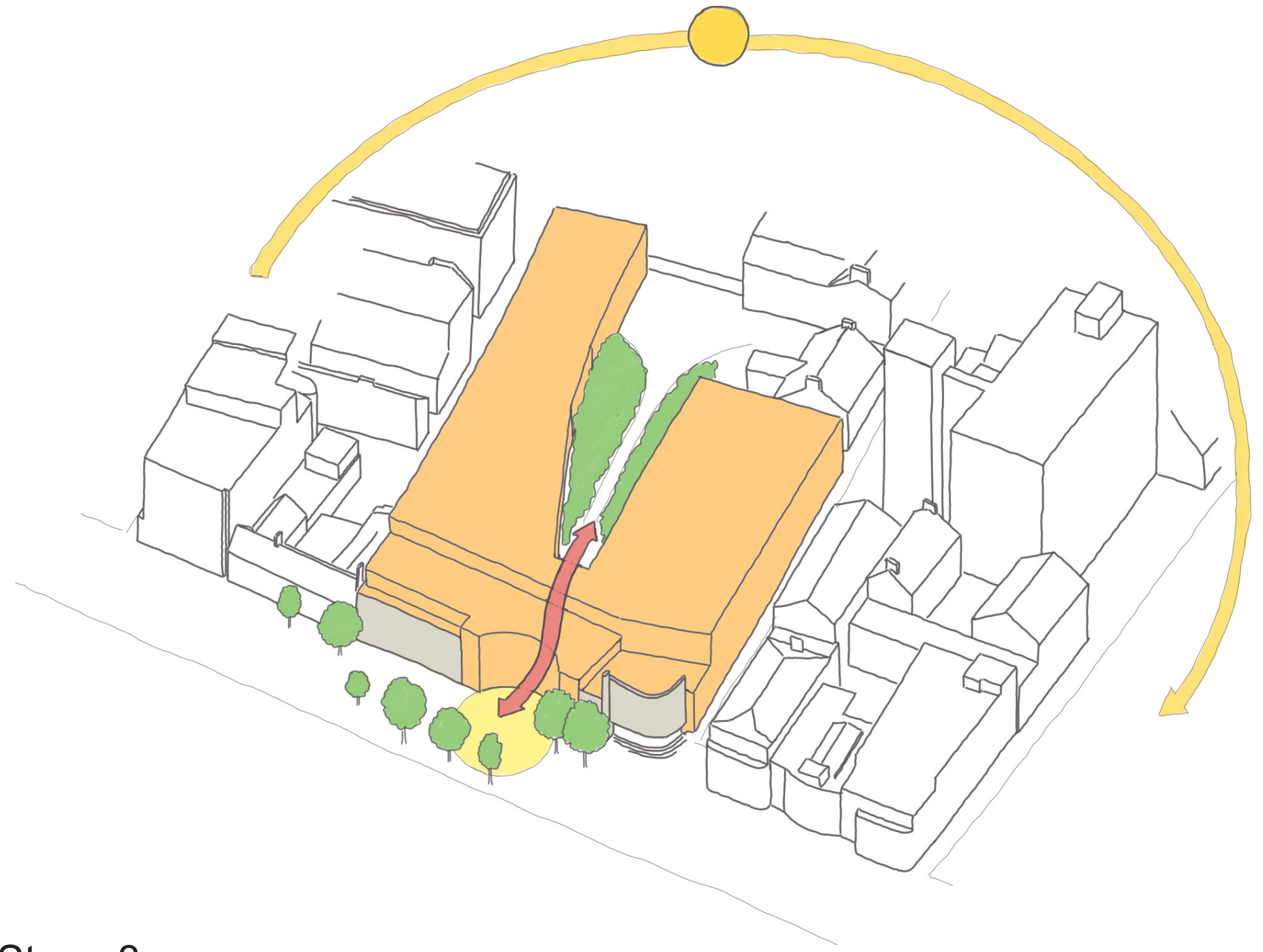


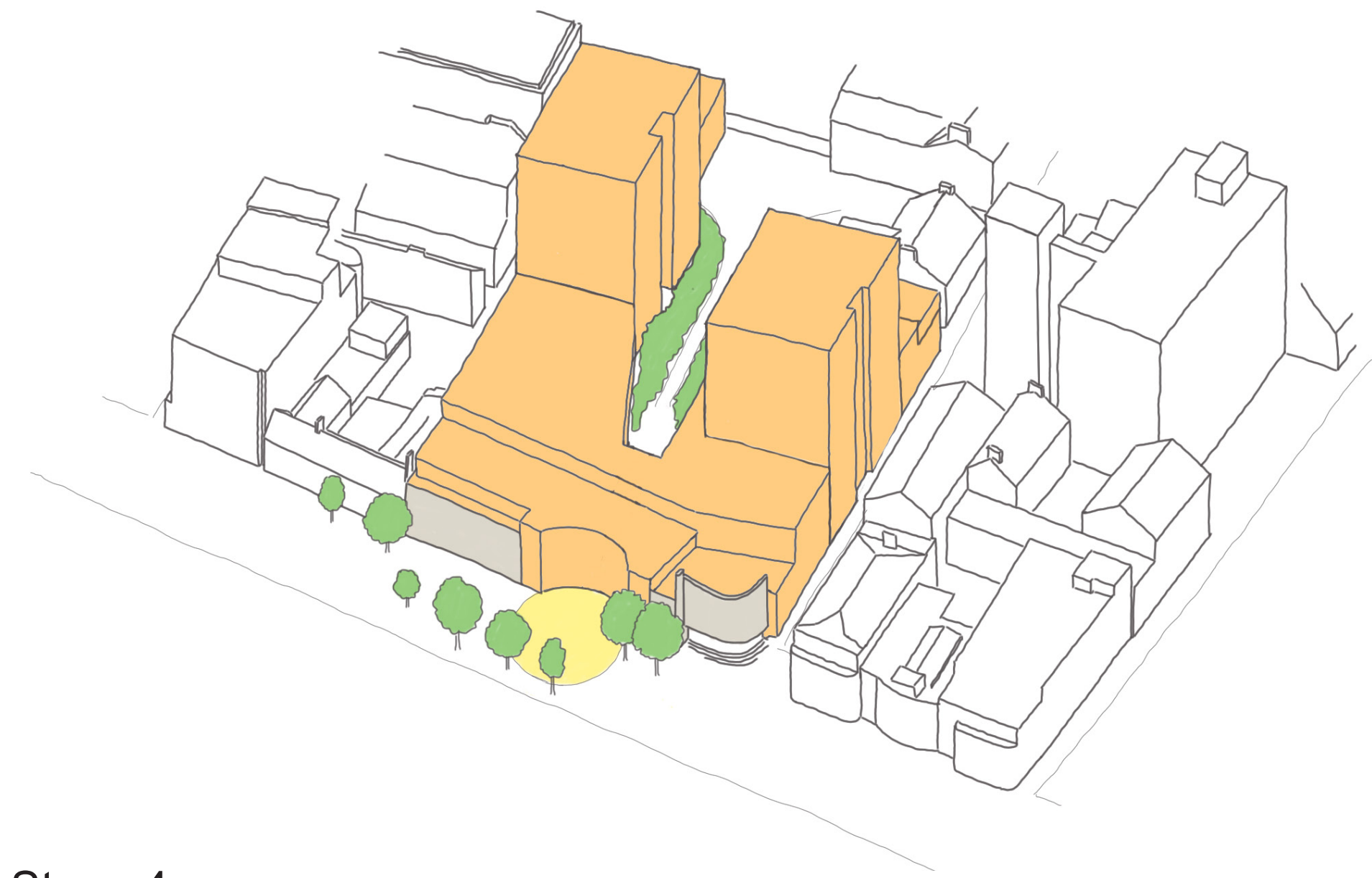
- Stage 1**
- Existing George Street facade retained.
 - Basic massing of building established.
 - Mass stepped up on line of existing building.
 - Vehicular access from George Street West.



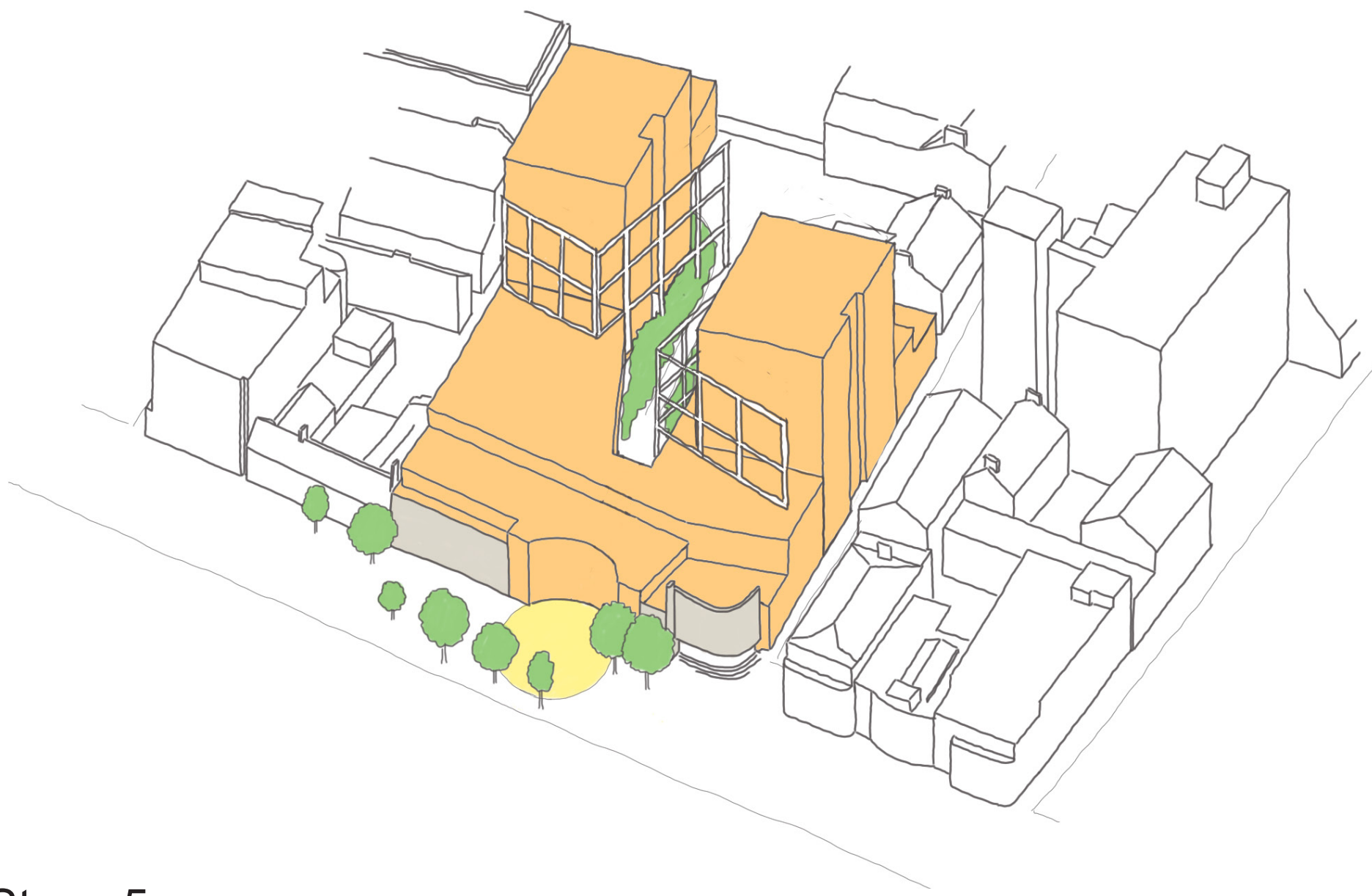
- Stage 2**
- Existing facade broken.
 - Focal point in George Street established with mass of the building.
 - Mass refined to provide terraces behind the existing facade.



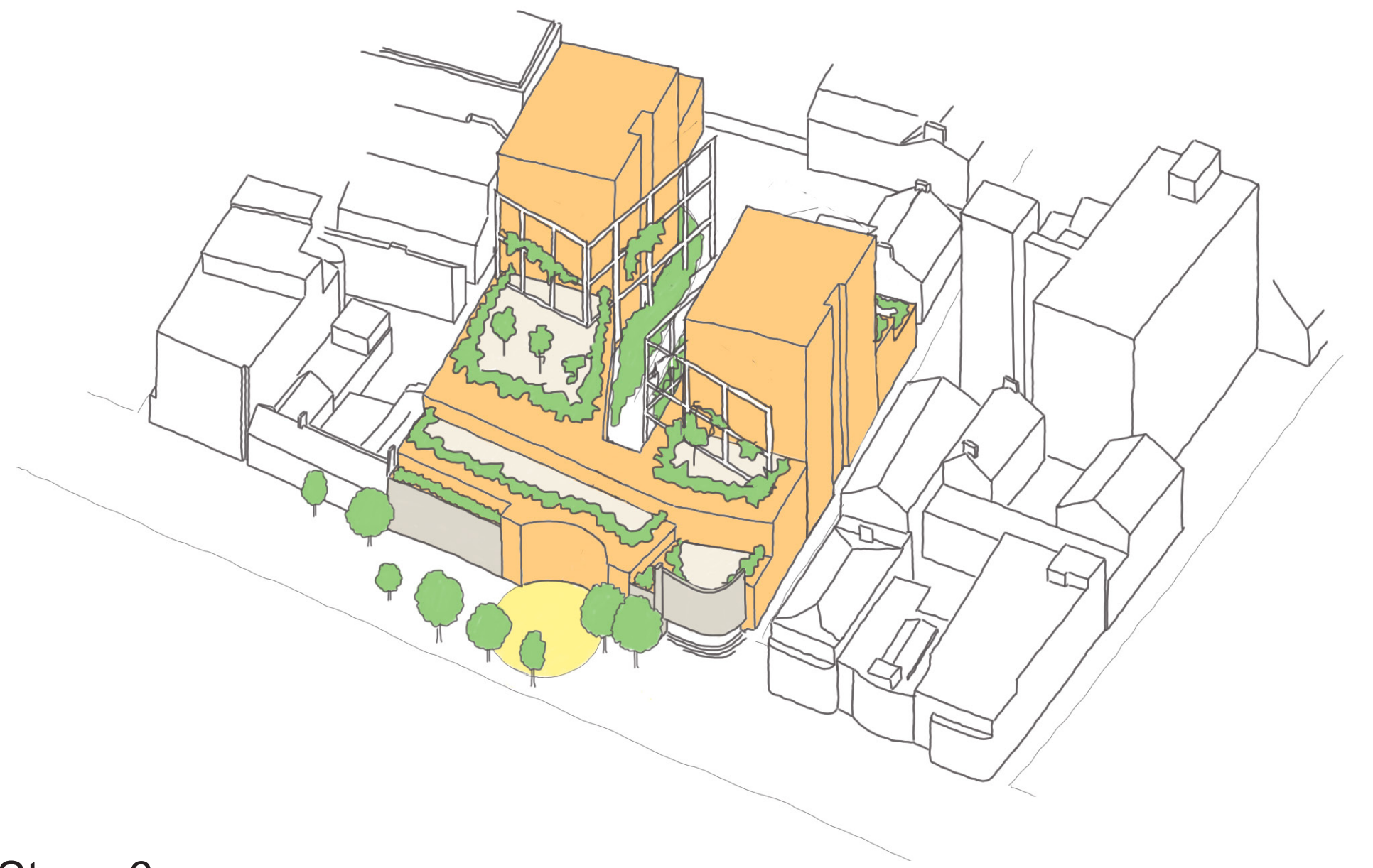
- Stage 3**
- South facing courtyard cut into main mass to bring light into the heart of the development.
 - A route introduced from the new street focal point into the courtyard.
 - Landscaping added to courtyard.
 - Existing street trees shown.



- Stage 4**
- Two towers introduced to form a group of three with the existing adjacent tower.
 - Towers are set back from the main facade following the established pattern in the area.
 - Towers staggered to avoid overlooking each other.



- Stage 5**
- Frames added to support balconies.
 - Frames introduce an additional layer to elevations and a degree of privacy between the two towers.

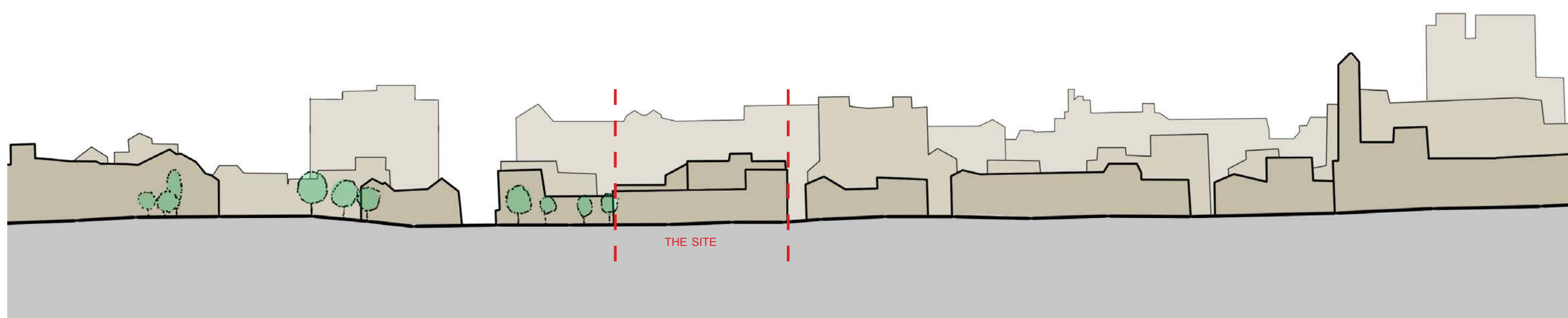


- Stage 6**
- Landscaped terraces and roof gardens added.

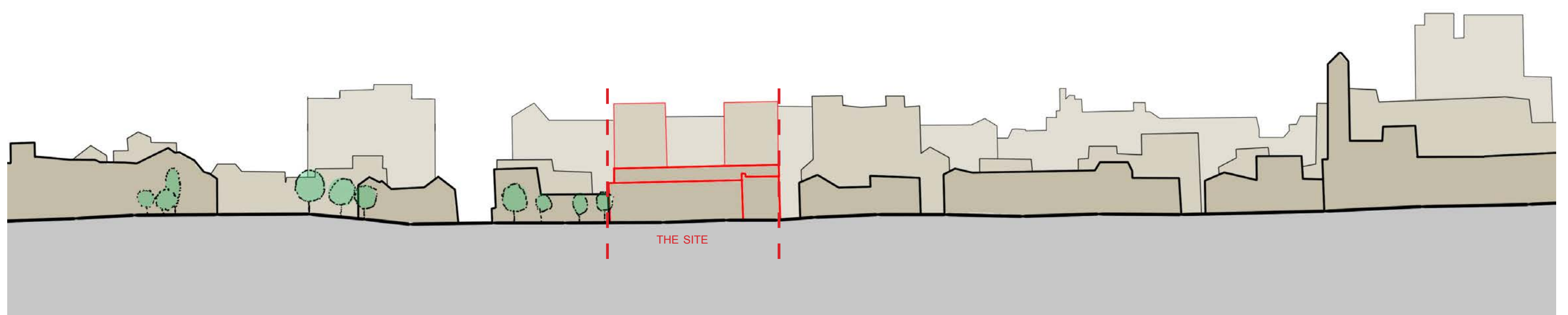
Key Concepts



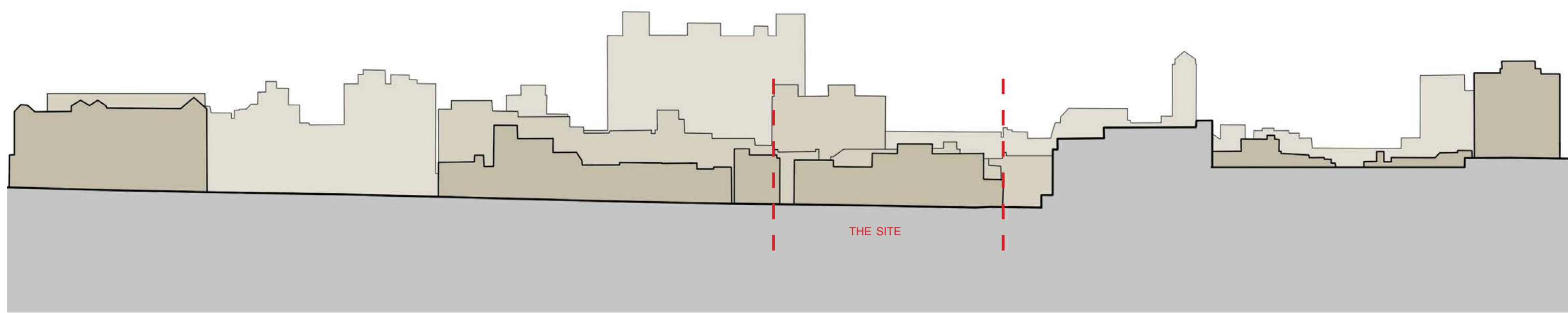
Section Key



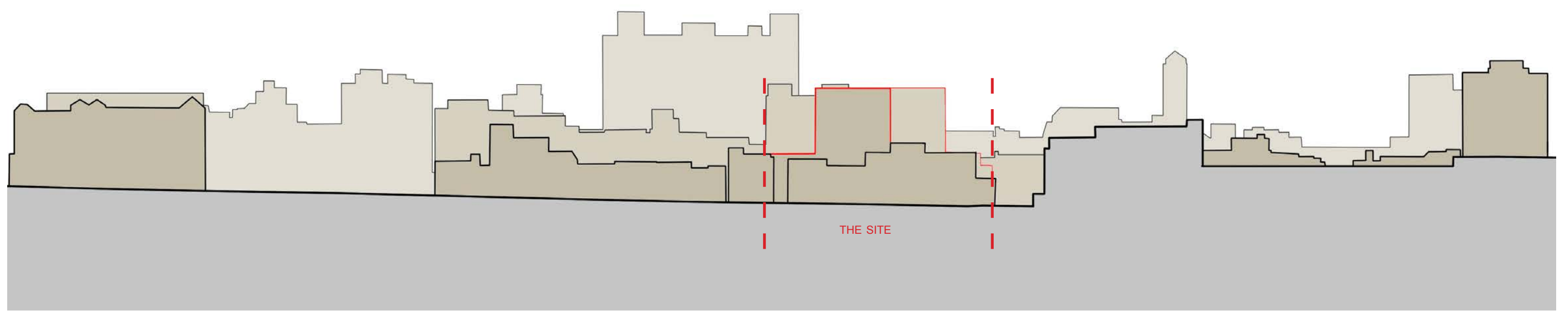
Existing George Street section AA



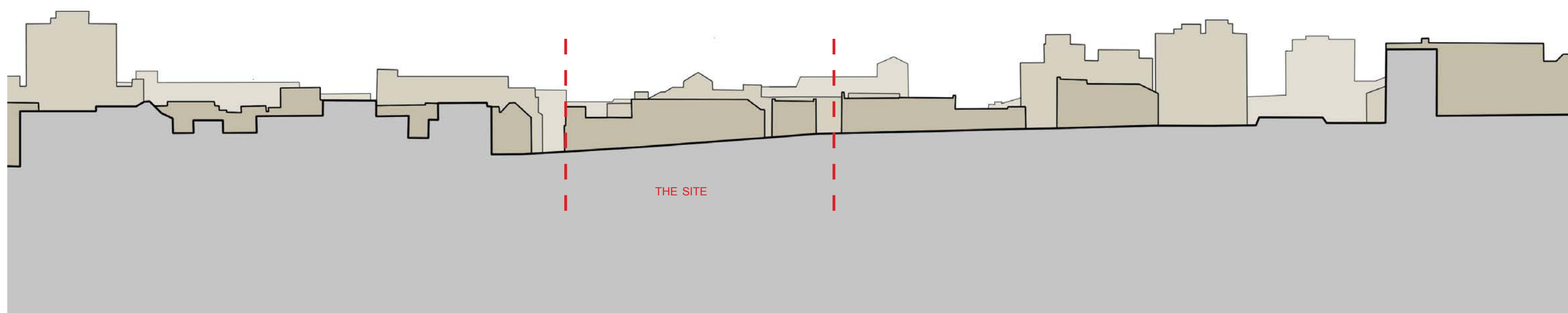
Proposed George Street section AA



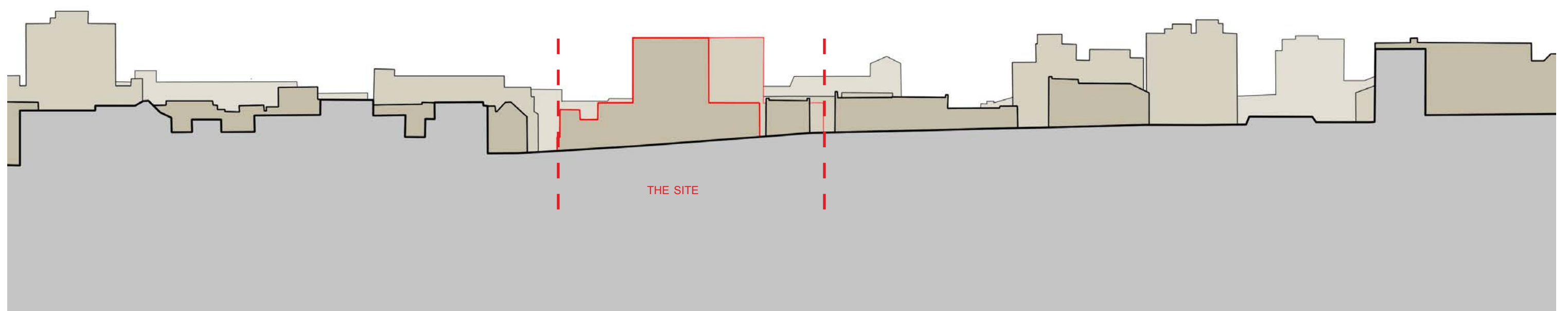
Existing Chapel Street section BB



Proposed Chapel Street section BB



Existing George Street West section CC



Proposed George Street West section CC

Site Sections



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