

Market Parade – The Design:

The proposed building will principally be residential dwellings with a Retail / Commercial element accessed from the existing plaza arranged in the following way:

Basement –	Parking
Ground Floor –	Retail / Commercial Units
1 st – 12 th Floor –	Residential Apartments

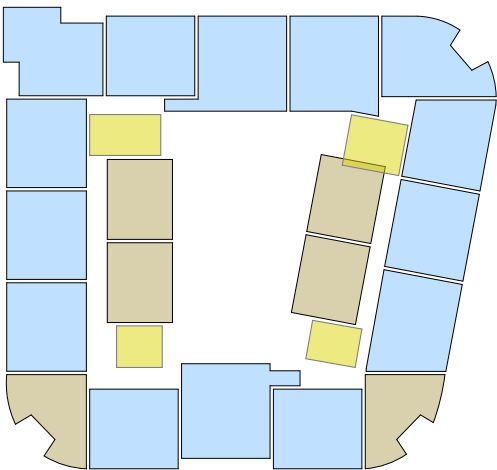
The aim of the development is to encourage new investment into the area by providing nighttime actively which could include:

- Restaurants
- Cafes
- Food outlets
- Eateries

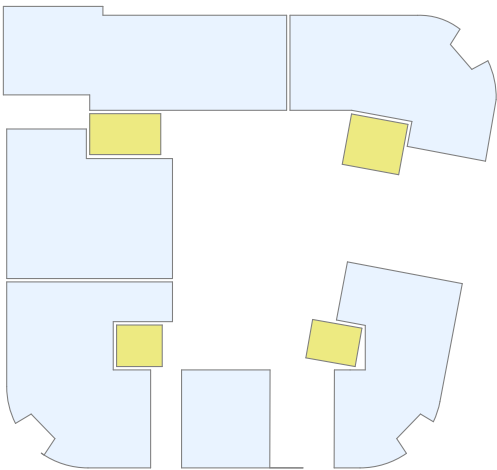
Currently the derelict state of the site means it is see as an eyesore to the area and has seen years of neglect. The proposals will encourage the community to visit the area and provide the opportunity to do more than pass through it. The restaurants will work very well in this area as it is on a direct route from the Railway station and Bus terminal. It is the intension to have a mix of outlets that create a more sustainable place the offers the community more.

The units will work well together and become a catalyst for future investment in the area to make it an exciting and safe place in which to spend time. The restaurants have been situated next to the existing public plaza allowing the flexible use of outside – inside space. This will also provide the opportunity to make use of the plaza as an open air food and beverage meeting place for local residents and commuters using the public transport.

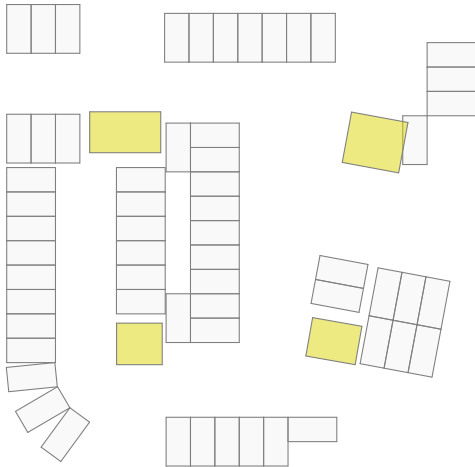
As the units will be at ground level, the design has been developed so that they will be accessible and inclusive for everyone to use. The building provides the flexibility of subdivision should it be found that units or space requirement need to change.



Residential dwellings above



Ground Floor - Retail



Basement

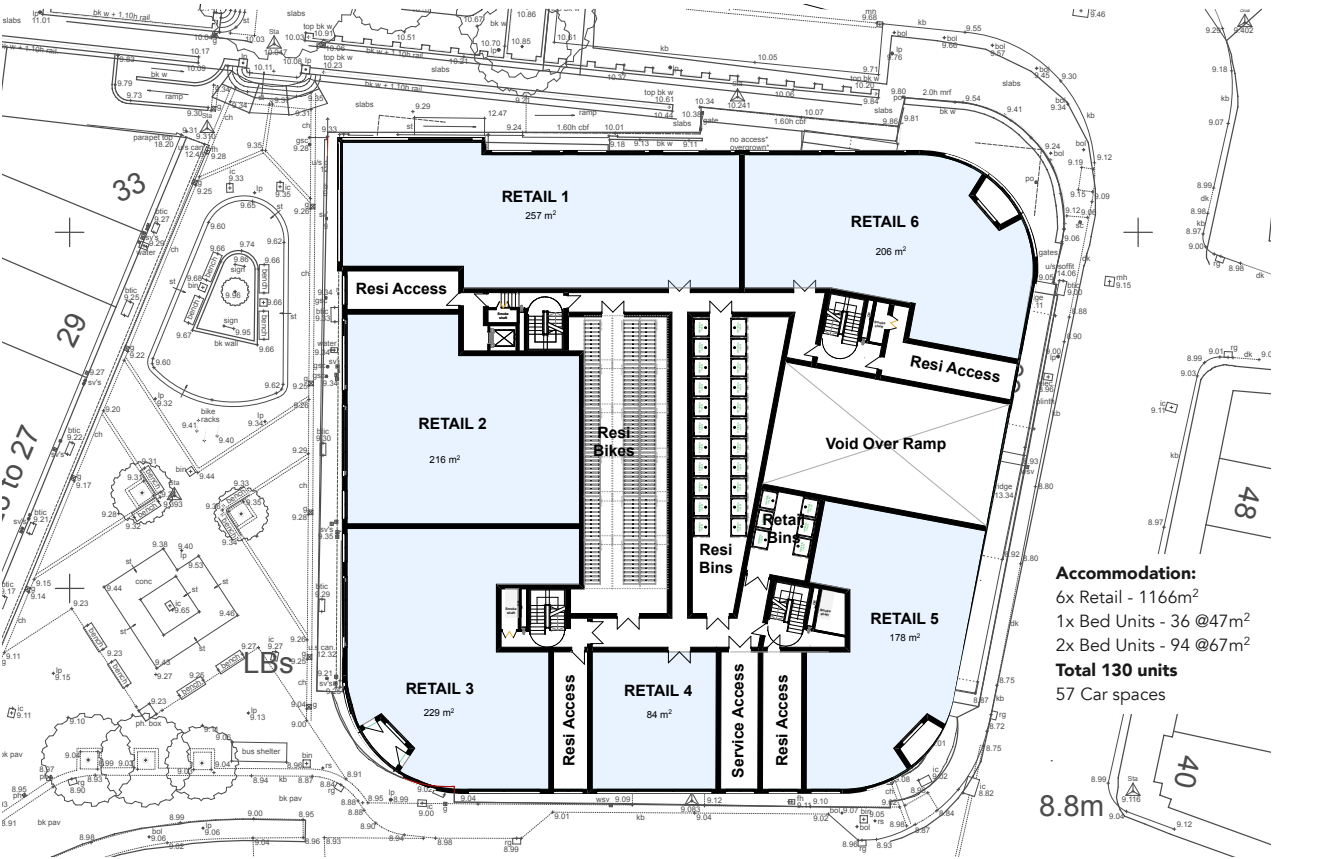
Market Parade – Use:

The basement has been designed to accommodate approximately 58 cars with additional secure, covered cycle racking. The Access point is via a ramp leading off from North Street down into the basement.

The Retail / commercial units are located around the built form at ground level near pedestrian areas. A central service core contains back of house and ancillary services such as bin and cycle storage for the residents. Service access points in key locations provide the opportunity for deliveries and drop offs in existing laybys provided.

Above the retail and service level is the residential dwellings again forming a naturally urban form around the perimeter of the site.

A private open space is located centrally within this space which covers the service core below. Four stair core then provide access for resident to each dwelling.



Accommodation:
6x Retail - 1166m²
1x Bed Units - 36 @47m²
2x Bed Units - 94 @67m²
Total 130 units
57 Car spaces

