

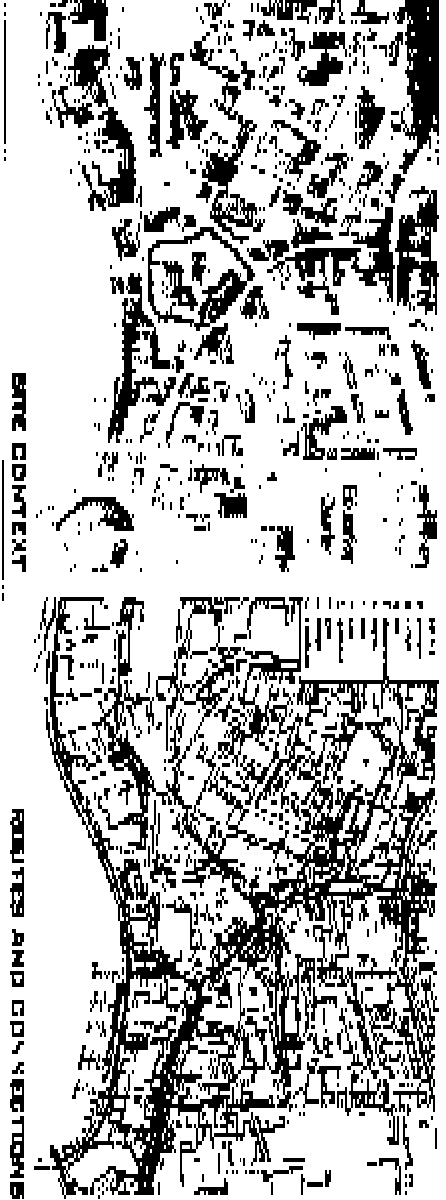
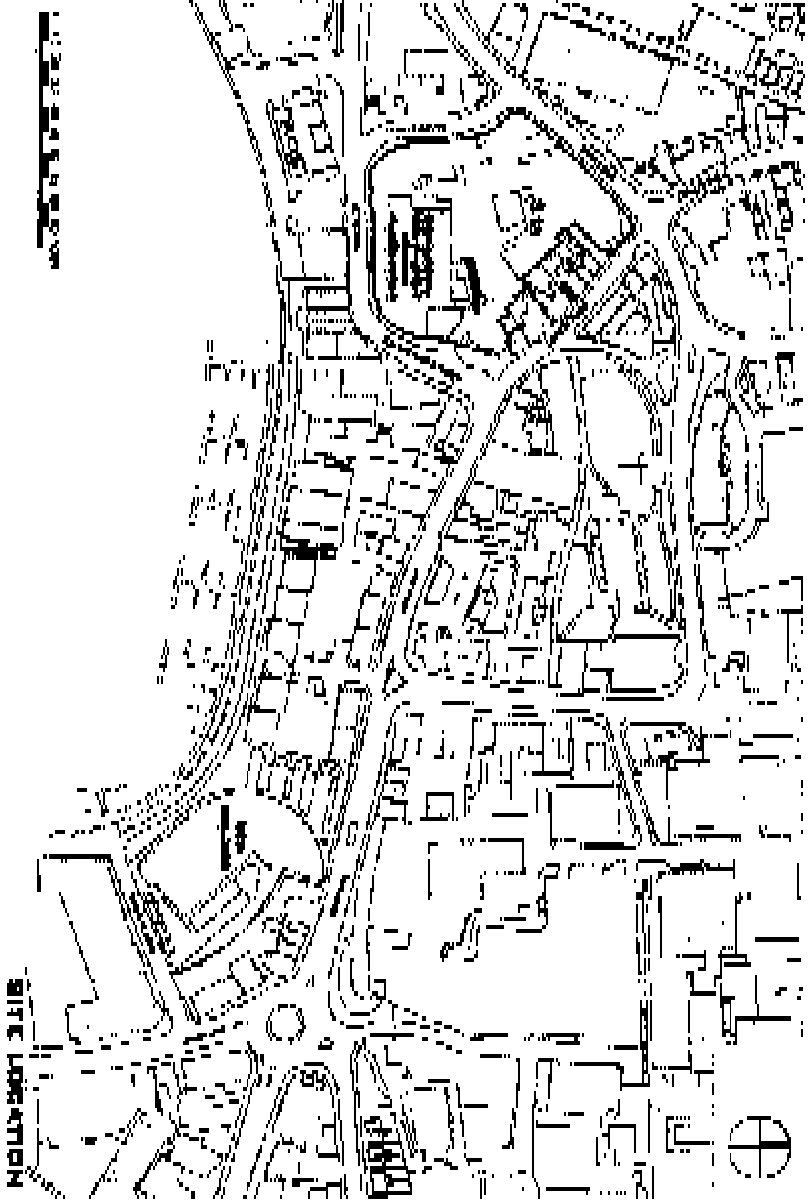
ARCHIVAL

 **Investec**
EPOCH 11 - 0000000001

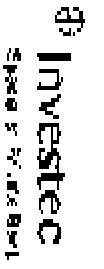
**INCIDENT VULNERABILITY POLICY REVIEW IP EPOCH
PROJECT PRESENTATION**

PROJECT NUMBER: 0000000001
DATE: 11 MAR 2011

PRESENTATION BOARD 1 EXISTING SITE



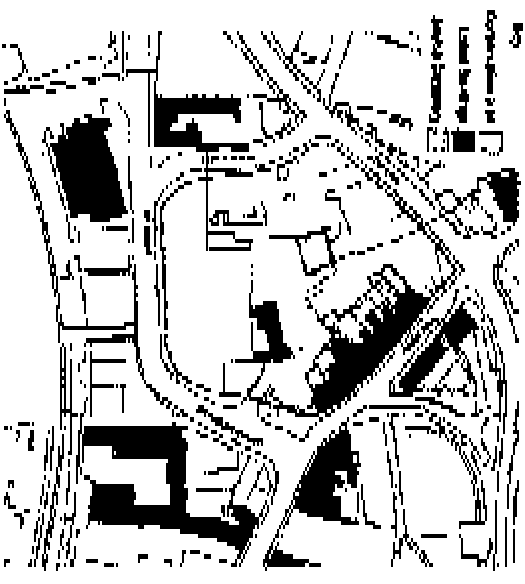
ARCHITECT



SITE AS EXISTING



PLANNING PERMISSIONS AROUND SITE



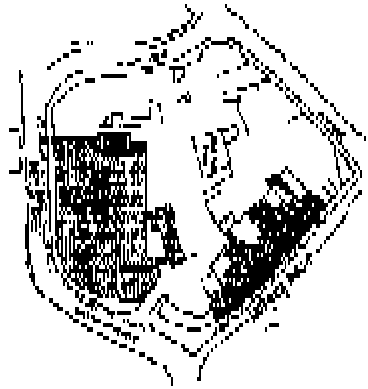
CONSERVATION AREA

REF: 07030000001

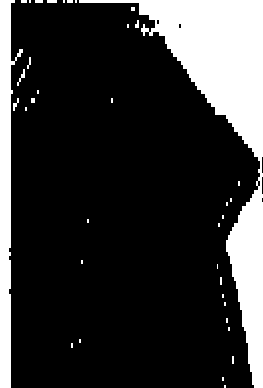
EXISTING BUILDINGS

ARCHITECT

Investec
Special Funds 2334



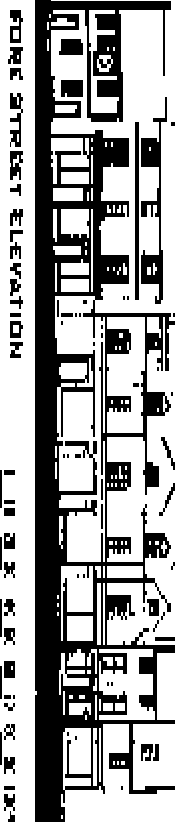
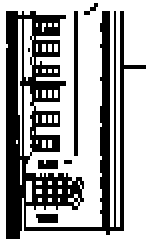
KEY STREET



STORE STREET

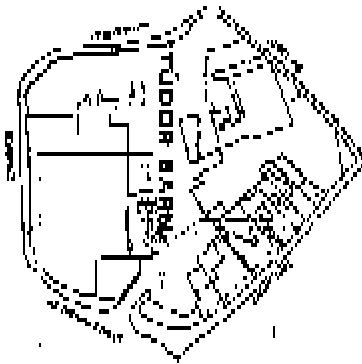


KEY STREET ELEVATION



FORE STREET ELEVATION

1:10 25' 0" 12' 6" 12' 6"



TUDOR BARROW



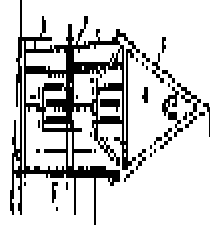
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST



NORTH ELEVATION

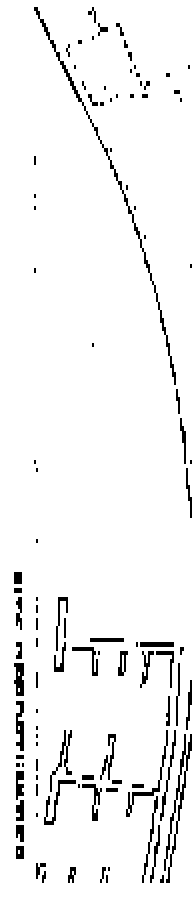
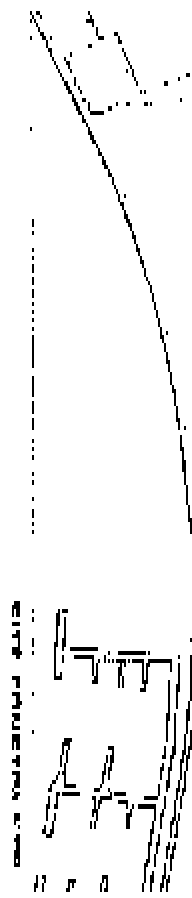
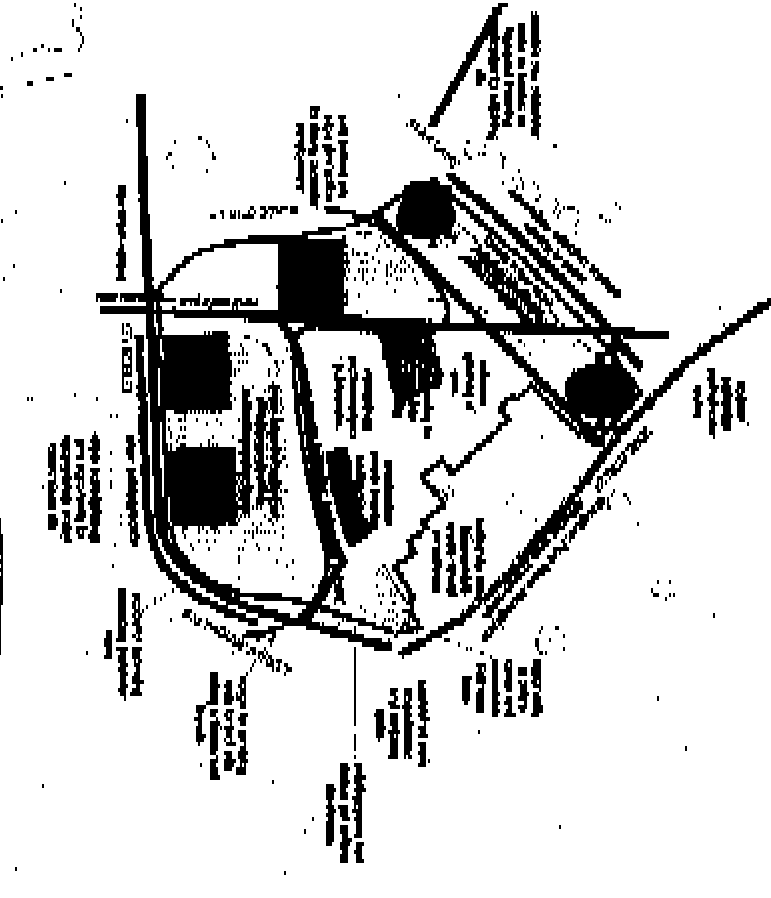
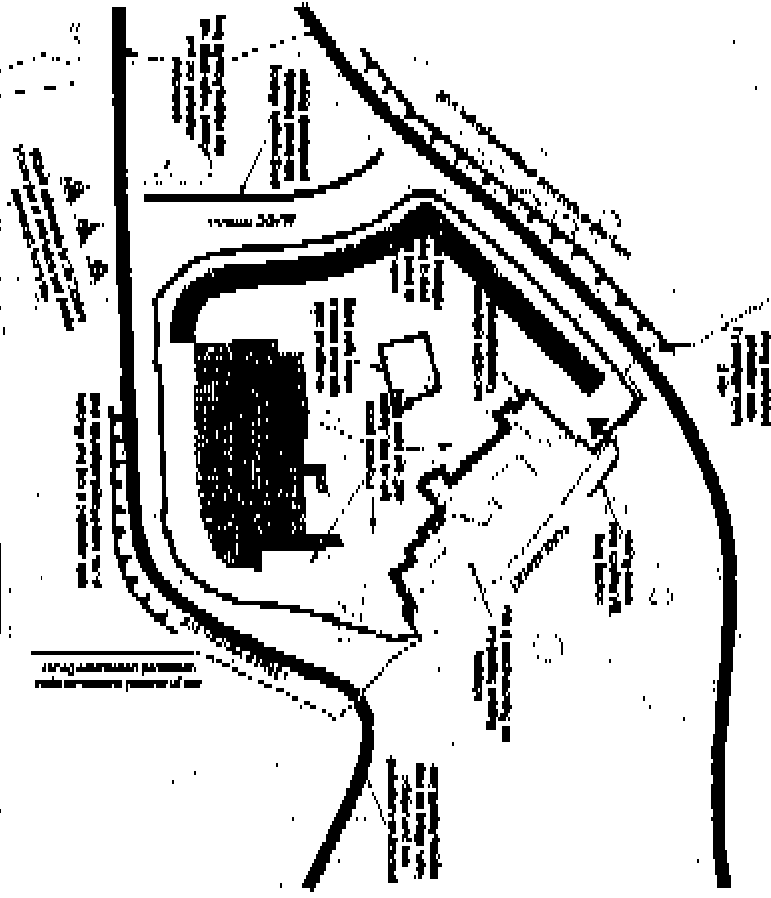


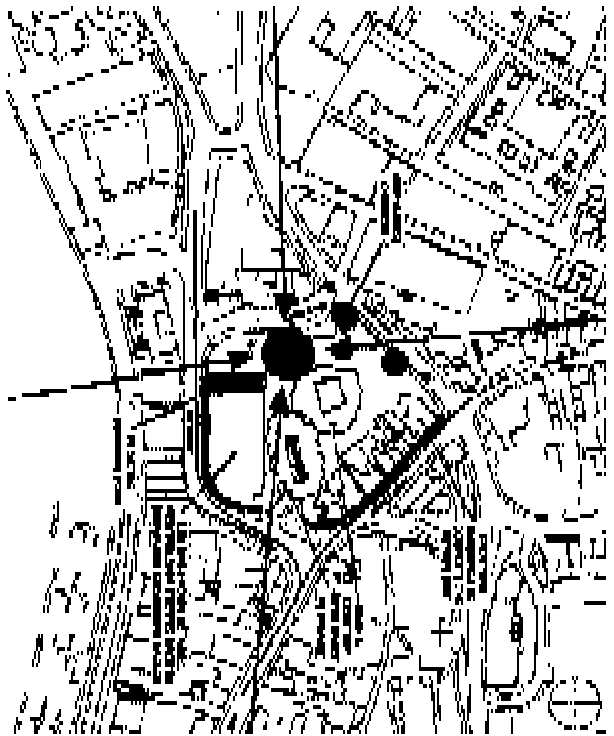
EAST



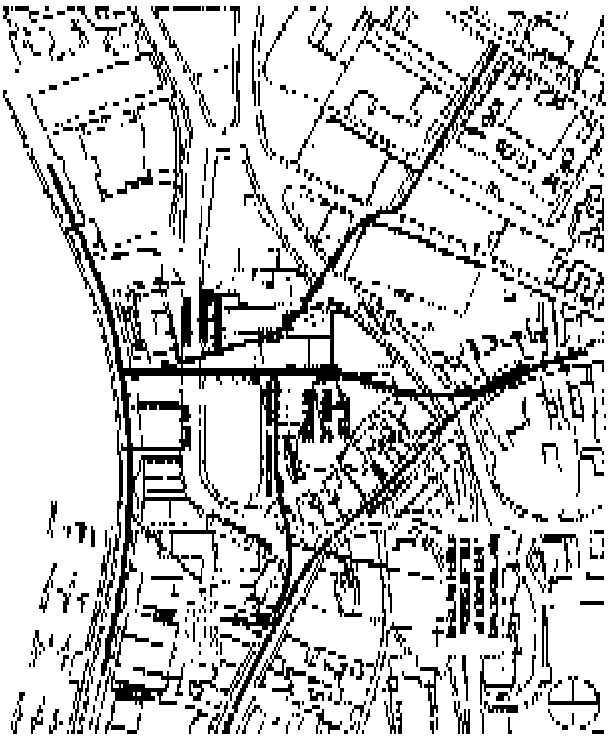
EXISTING - WINTER EQUINOX

SUNPATH - SUMMER EQUINOX





KEY VIEWS AND FEATURES



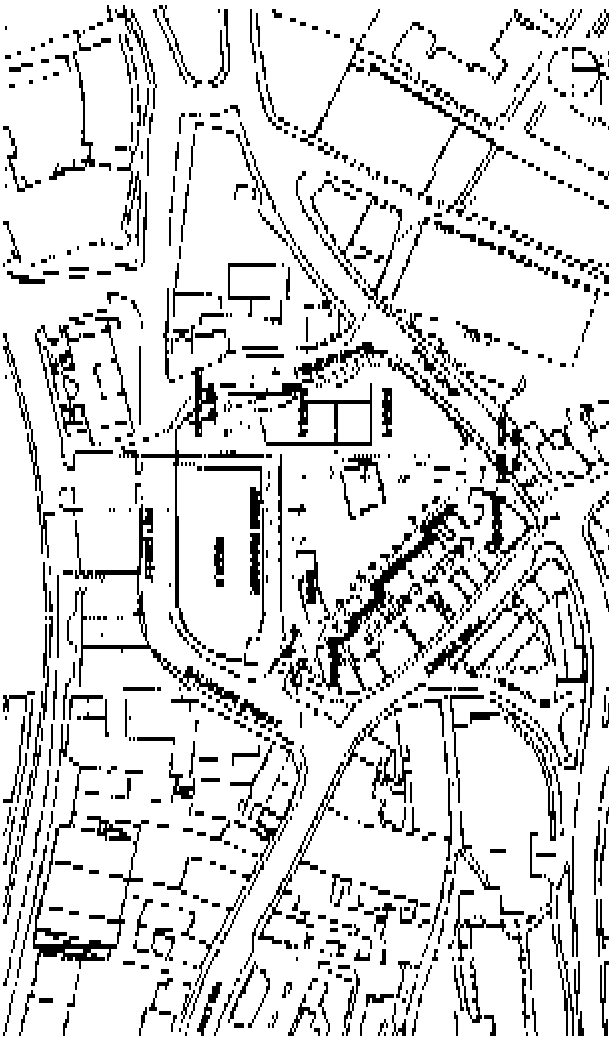
ROUTES AND CONNECTIONS

KEY OBJECTIVES

- * ENSURE THAT THE STUDENT POPULATION IS FULLY INTEGRATED INTO THE LOCAL COMMUNITY
- * ENSURE THAT AN APPROPRIATE USE OF LAND IS PROVIDED TO CREATE A VIBRANT STREET LIFE
- * PROVIDE TOGETHER WITH PROVISIONS, A LINK BETWEEN THE TOWN EDGE AND WATERFRONT
- * FORM A BUFFER ZONE BETWEEN THE WATERFRONT AND TOWN EDGE
- * REPAIR AND ENHANCE THE HISTORICAL STREET FRONT OF THE AREA
- * PROVIDE A HIGH QUALITY LEISURE AND SOCIAL SPACE BOTH FOR STUDENTS AND THE LOCAL COMMUNITY TO ENHANCE OPPORTUNITIES TO MIX AND INTERACT
- * PROVIDE A SENSE OF PLACE AND CHARACTER TO THE LOCAL AREA.

KEY DESIGN PRINCIPLES

- * THE SITE IS OPENED OUT TO GIVE AN UNBARRICADED VIEW OF RIVER AND PROVIDE THE RISK OF THE AREA RETURNING TO A STUDENT SETTING
- * LURIDED EDGE AND URBAN DEVELOPMENT ARE GIVEN SPACE TO DEVELOP
- * STUDENTS HOLD AN ACTIVE ROLE IN THE LIFE OF THE NEIGHBOURHOOD THROUGH ACTIVELY USED PUBLIC SPACES AND SERVICES
- * NEW PUBLIC INTERIORS ROUTES ESTABLISHED AROUND THE SITE FROM NORTH TO SOUTH
- * SURROUNDING AREAS ARE GIVEN SPACE TO GROW AND DEVELOP WITH EDUCATIONAL AND LEISURE AND STUDENTS DESIGN AND PARTICIPATE WITHIN
- * NEW STREET FRONTAGE FORMS A BUFFER ZONE
- * CLEAR DEFINITION OF EDGES AND SHAPES BY USE OF VARIOUS MATERIALS AND COLOURS



ACTIVE FRONTAGES

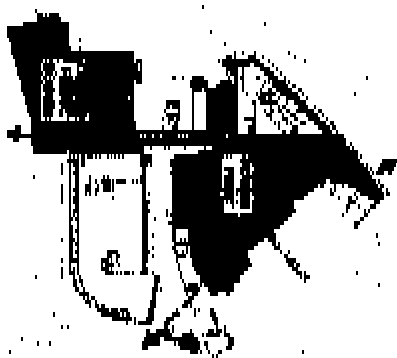
PRE-CONSTRUCTION BOARD LANDSCAPE STRATEGY

ARCHITECT

Investec
Saxton Road, Ipswich

KEY OBJECTIVES

- Provide a well defined and clear visual identity through the use of planting species in the heart of an otherwise sterile area.
- Provide a strong focus for the development, connecting the town centre and the waterfront.
- Develop a timeless public realm which stands the test of time.
- Provide a high quality and aesthetically pleasing environment for the use of the site.

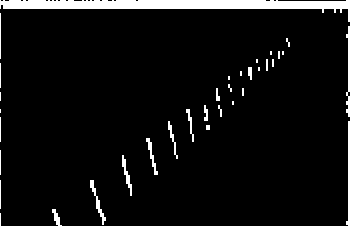
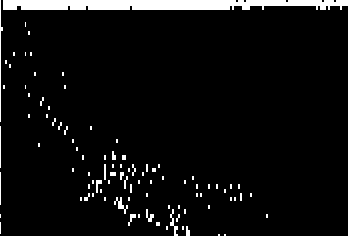
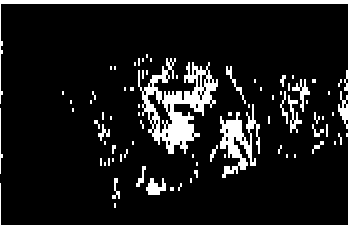


DESIGN PRINCIPLES

The overall approach for the public realm is contemporary, the quality of planting species, materials and finishes are designed to last. The objective is to create a public realm which is a mix of the old and the new, and which is designed to be a mix of the old and the new, and which is designed to be a mix of the old and the new.



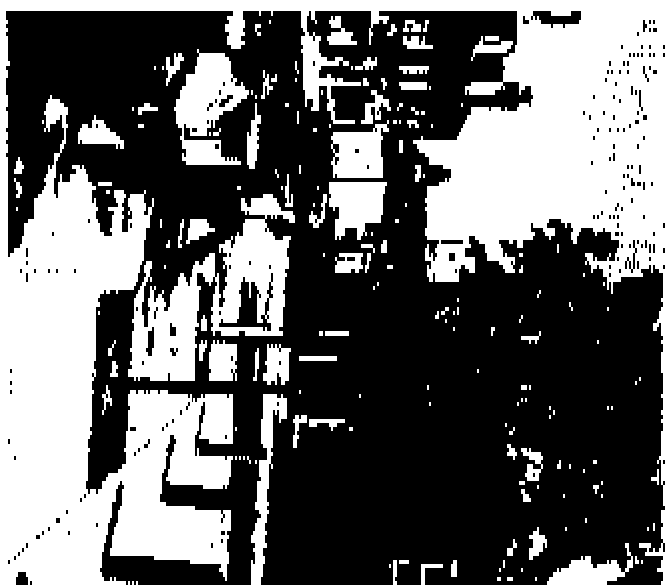
PROJECT PARK - CLASSIC GEOMETRIC AND SIMPLE DESIGN



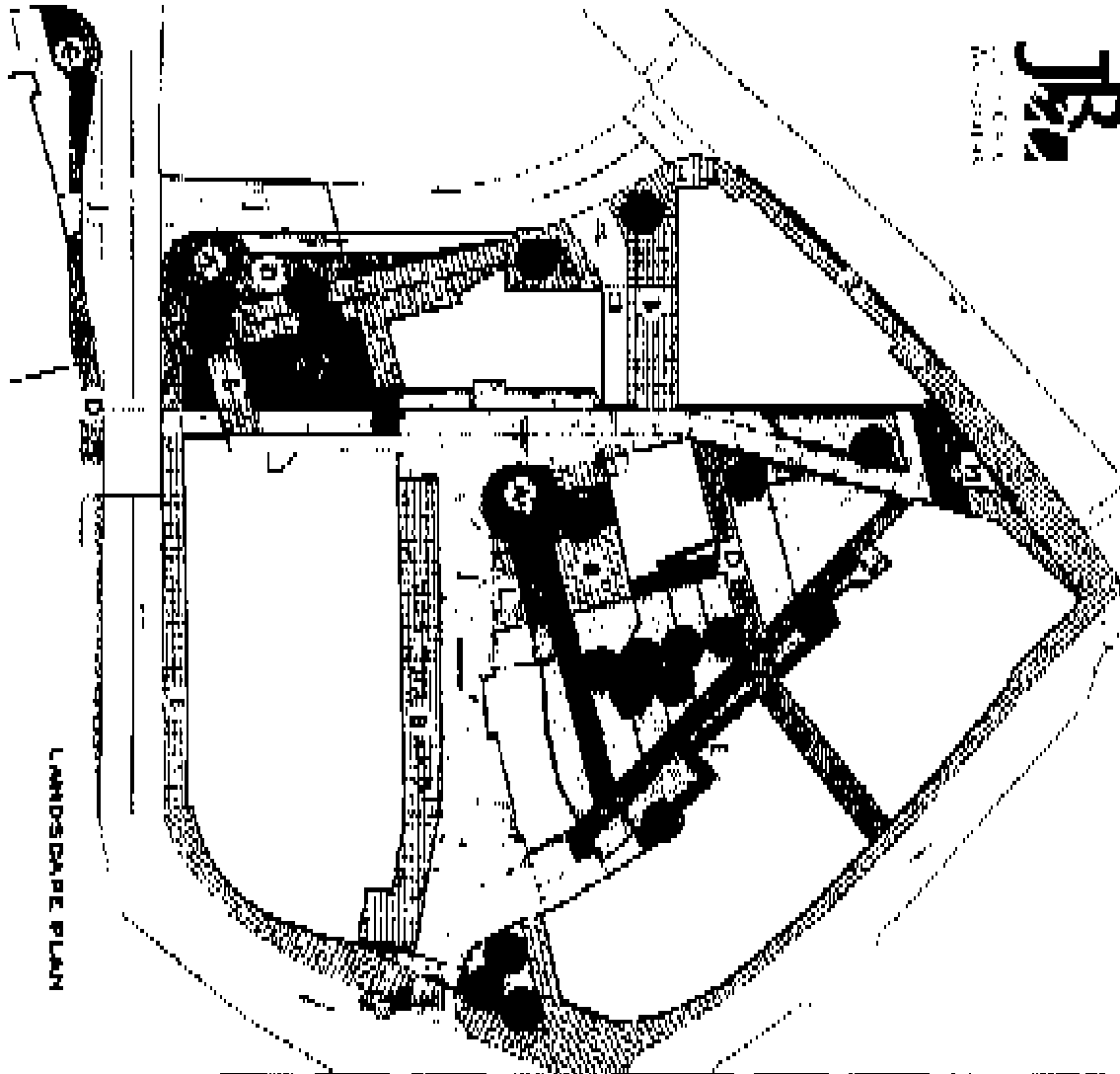
PLANTING TO BE INTEGRATED INTO KEY ELEMENTS TEXTURE AND IMAGERES EXPLORED IN STORY OF THE SITE



ILLUSTRATIVE HARD LANDSCAPE MATERIALS



CUSTOM HOUSE SQUARE - ILLUSTRATIVE IMAGES



LANDSCAPE PLAN

LEGEND



Plant features are to be installed in accordance with the 'Planting Schedule' for the project. All plants are to be installed in accordance with the 'Planting Schedule' for the project. All plants are to be installed in accordance with the 'Planting Schedule' for the project.

Planting schedule to be 'High Quality' - refer to 'Planting Schedule'.

Concrete paving blocks to be 'High Quality' - refer to 'Planting Schedule'.

Refer to 'High Quality' - refer to 'Planting Schedule'.

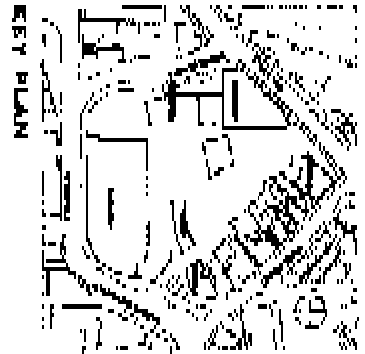
'High Quality' - refer to 'Planting Schedule'.

Planting schedule to be 'High Quality' - refer to 'Planting Schedule'.

Concrete paving blocks.

Refer to 'High Quality' - refer to 'Planting Schedule'.

Refer to 'High Quality' - refer to 'Planting Schedule'.



LEGEND:

- DT (D) - DRAINAGE DRAIN
- ET (D) - VENT
- FD (D) - DRAIN - FLOOR DRAIN
- FT (D) - FLOOR TRENCH - FLOOR TRENCH
- FD (D) - DRAIN - FLOOR DRAIN
- ET (D) - VENT - FLOOR TRENCH
- ET (D) - VENT



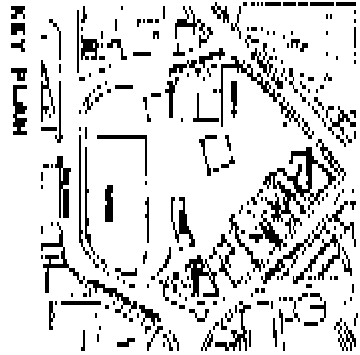
PRESENTATION BOARD - GROUND FLOOR PLANS

ARCH 001

 **Investec**
SPECIAL FINANCE

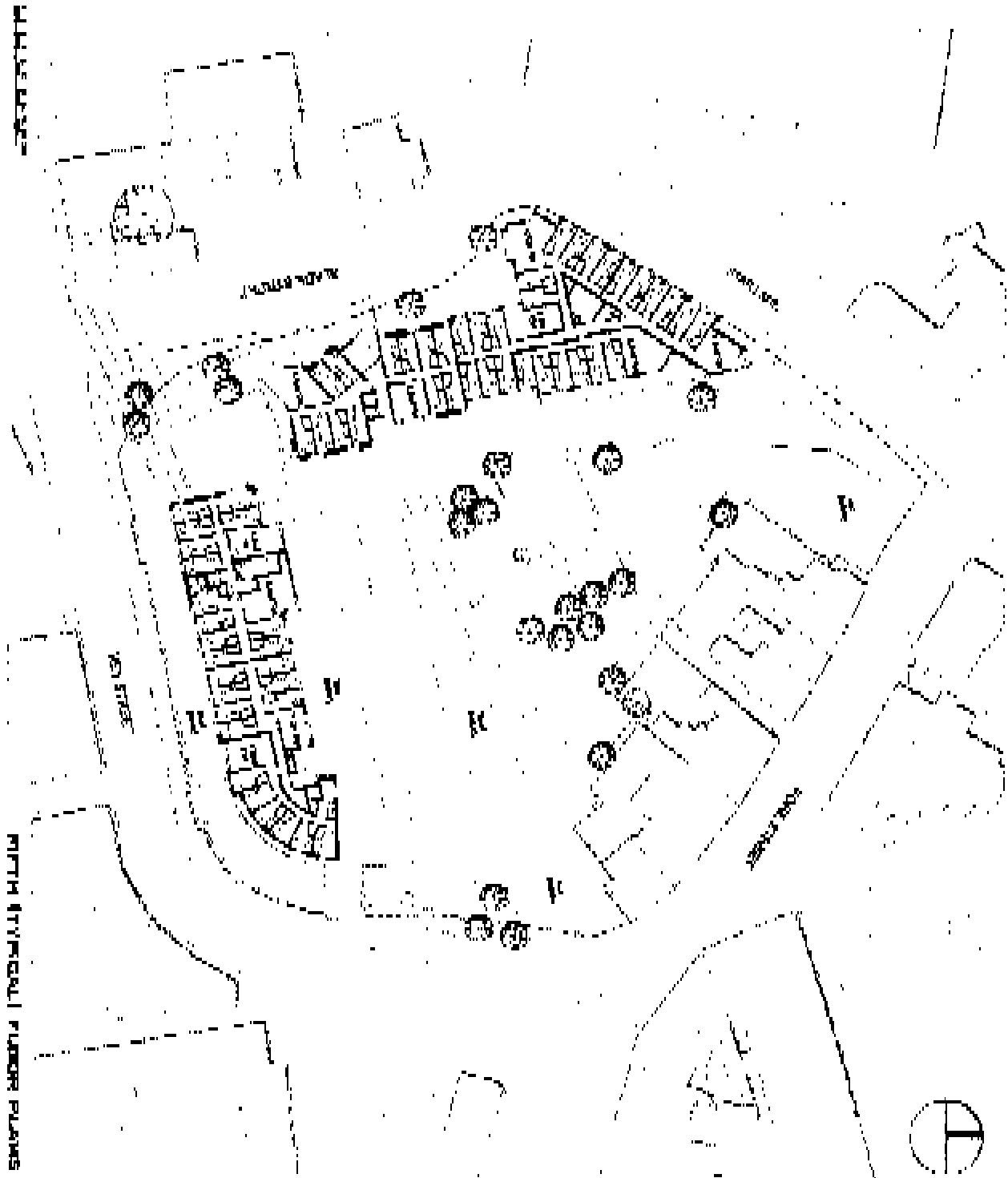


FORE STREET IPSWICH



LEGEND:

- VULNERABLE POINT
- BLOCK WALL
- ▭ EXISTING PROPERTY BOUNDARIES
- 1:1 SURFACE TO GRADE PROJECTIONS
- ▨ EXISTING DRIVE
- ▧ EXISTING DRIVE PROJECTIONS
- ▩ DRIVE



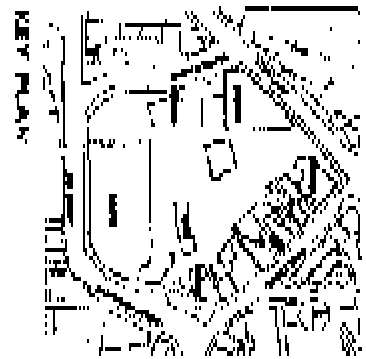
WALLS

EXISTING DRIVE PROJECTIONS

PRESENTATION PLAN 10 TENTH-FLOOR PLAN (TOWER)

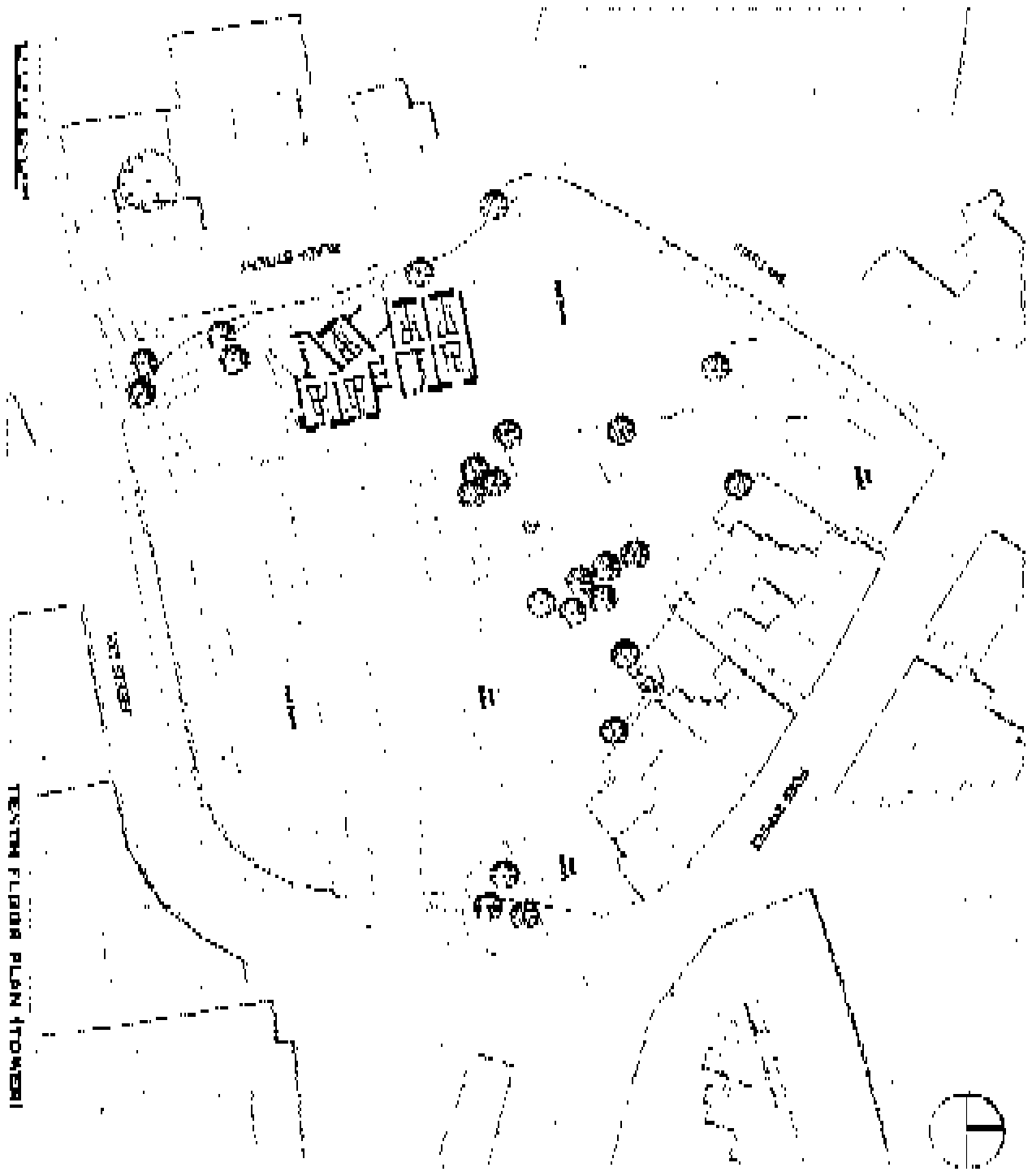
ARCH A L

Investec
SHEET 2 OF 2 (TOWER BASE)

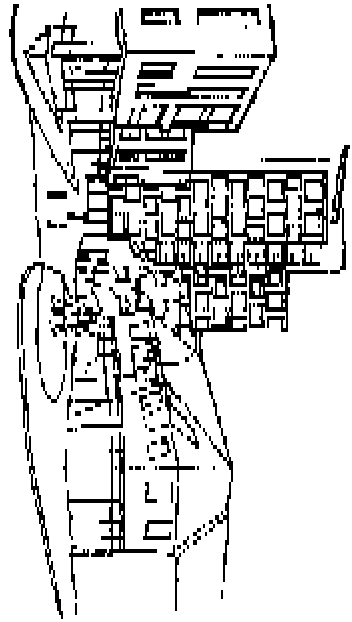
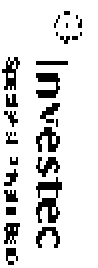


LEGEND:

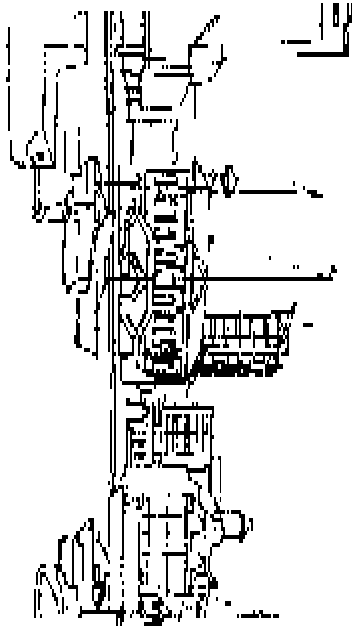
- OF FLOOR-BEING-CALLED
- ETRS POINT
- PLUMBING SYMBOLS
- ALL METAL STRUCTURE
- STEEL BEAM
- CONCRETE COLUMN
- CONCRETE WALL
- CONCRETE SLAB
- CONCRETE BEAM



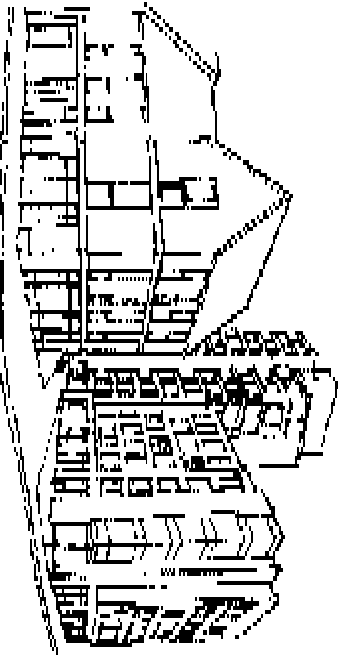
ARCHIT



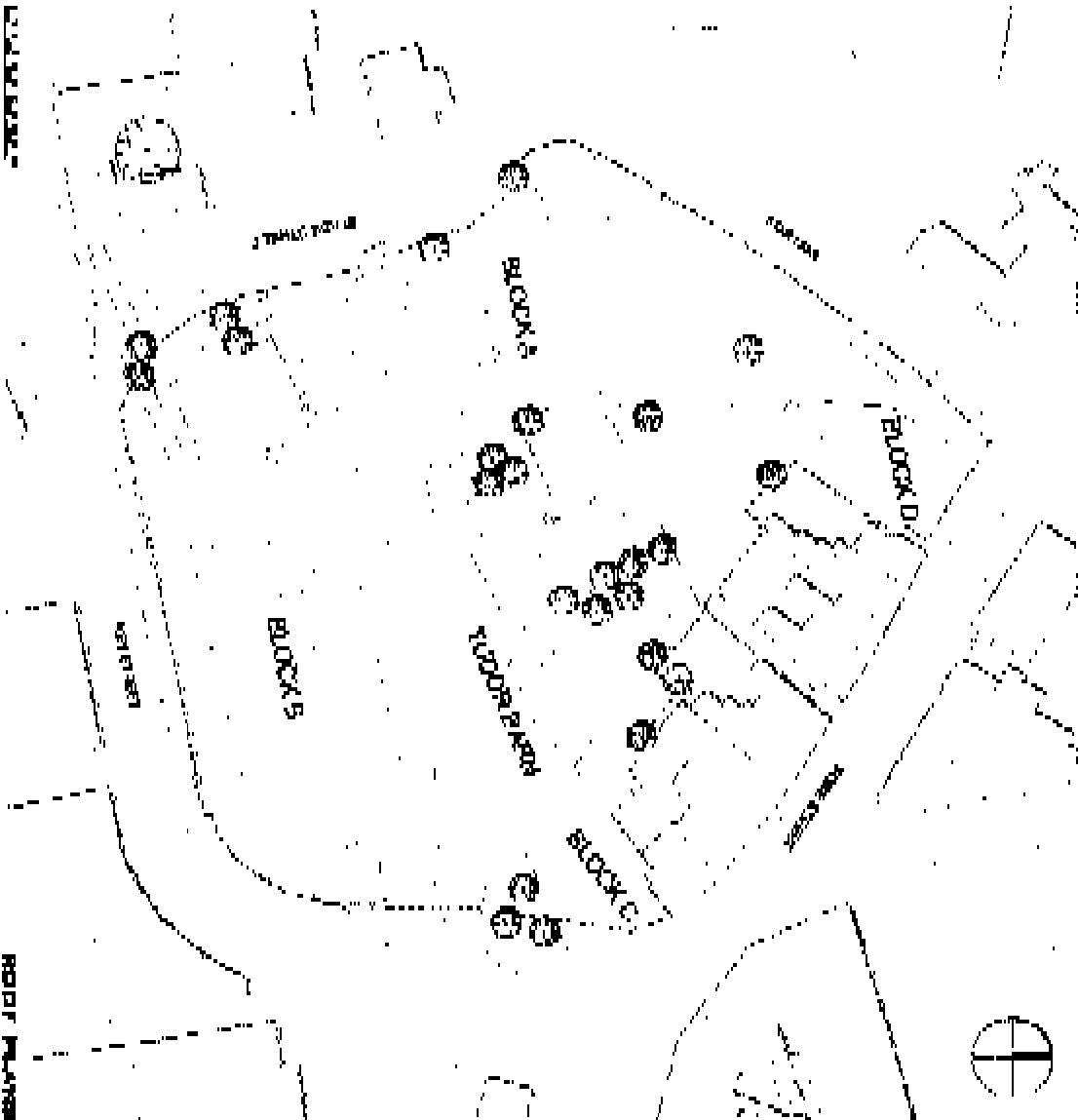
SKETCH 1 - SOUTH EAST CORNER VIEW



SKETCH 2 - VIEW FROM ABOVE THE COURTYARD

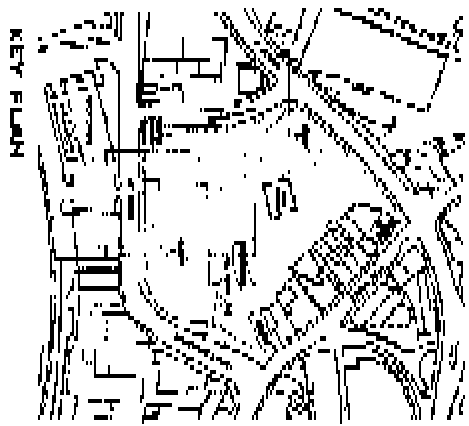


SKETCH 3 - VIEW FROM ACROSS STREET (WEST)



ROOF PLANS

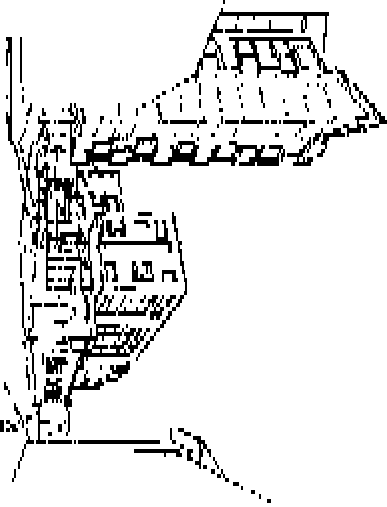
ROOF PLANS



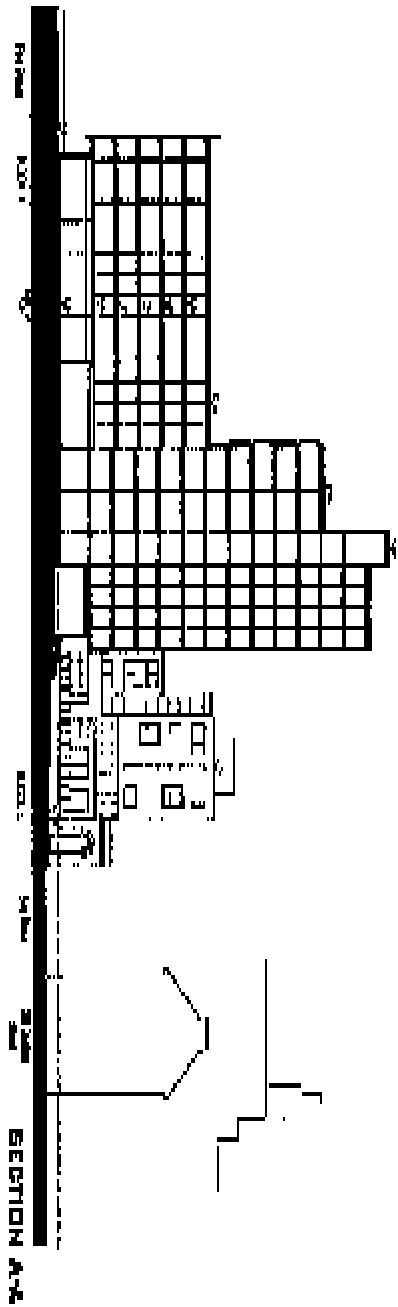
KEY PLAN



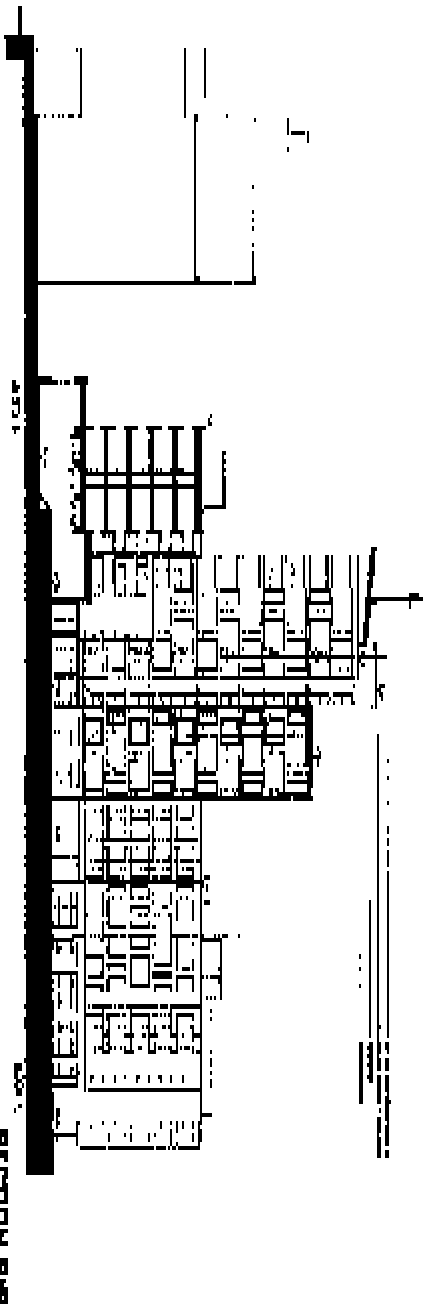
ELEVATION EXAMPLE



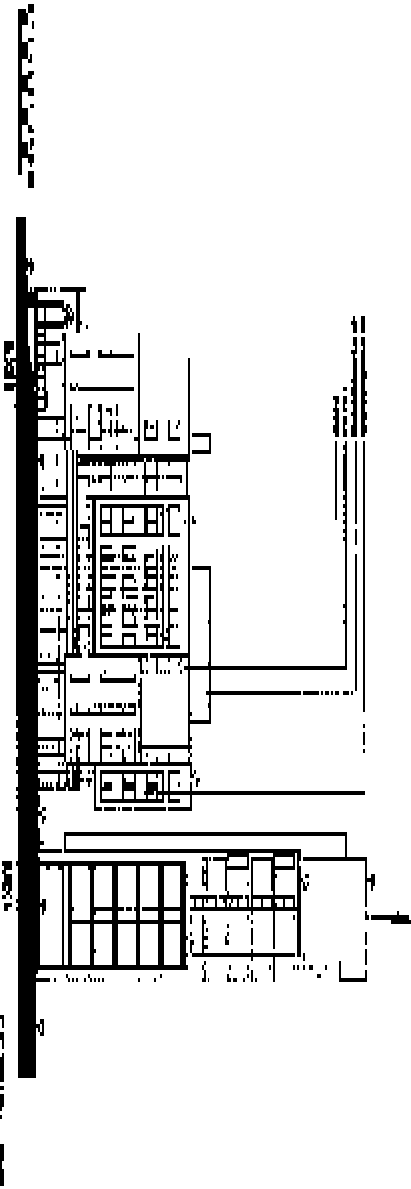
KEY STREET SECTION VIEW



SECTION A-A



SECTION B-B

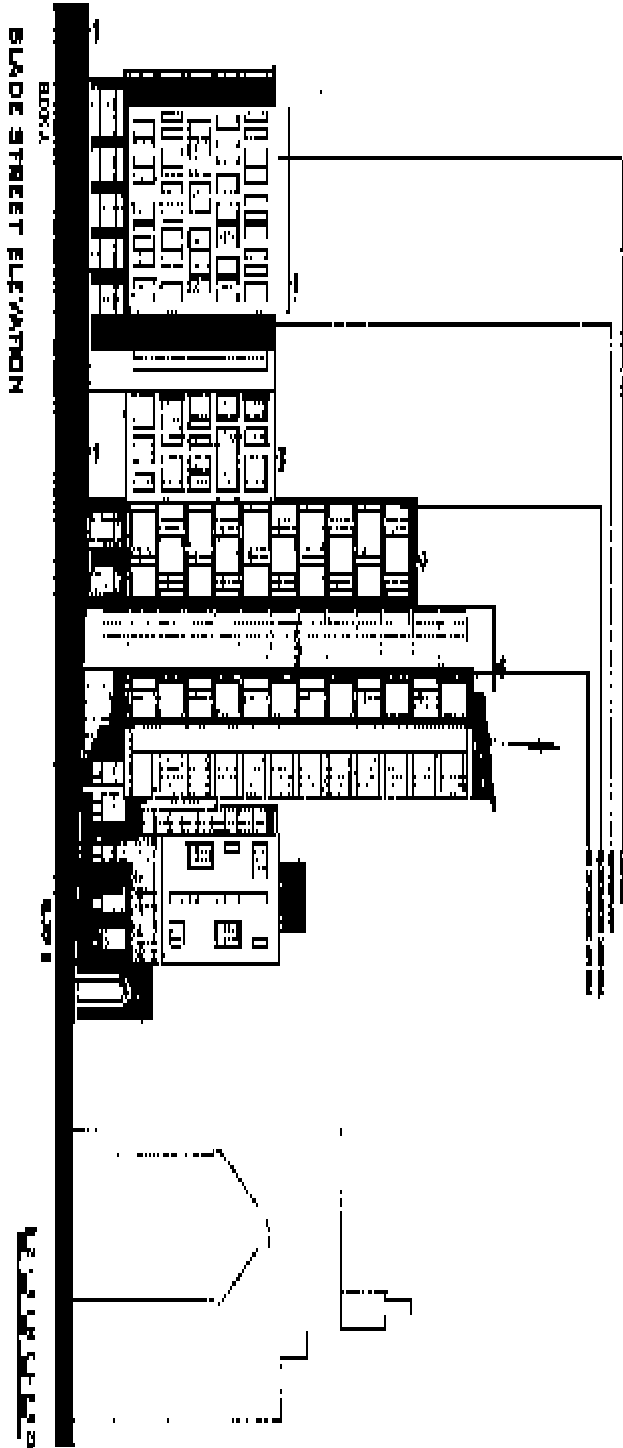
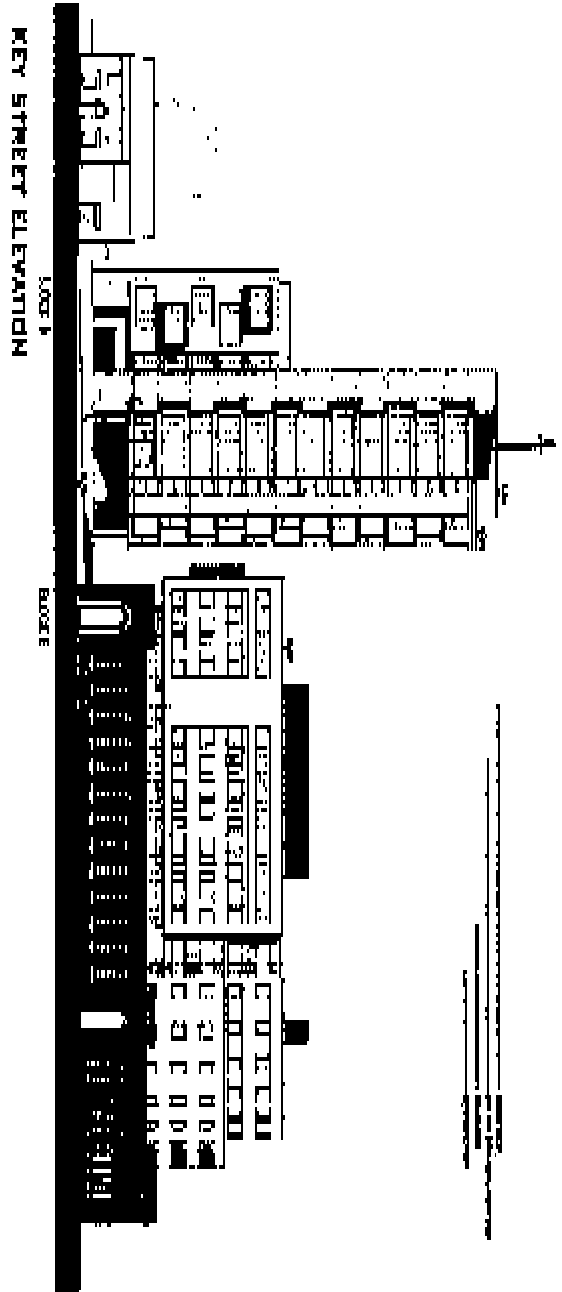
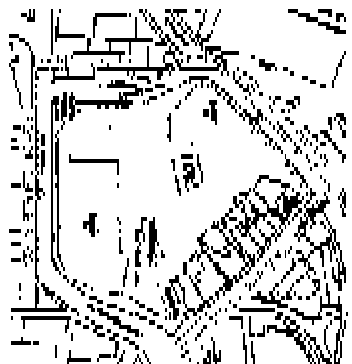


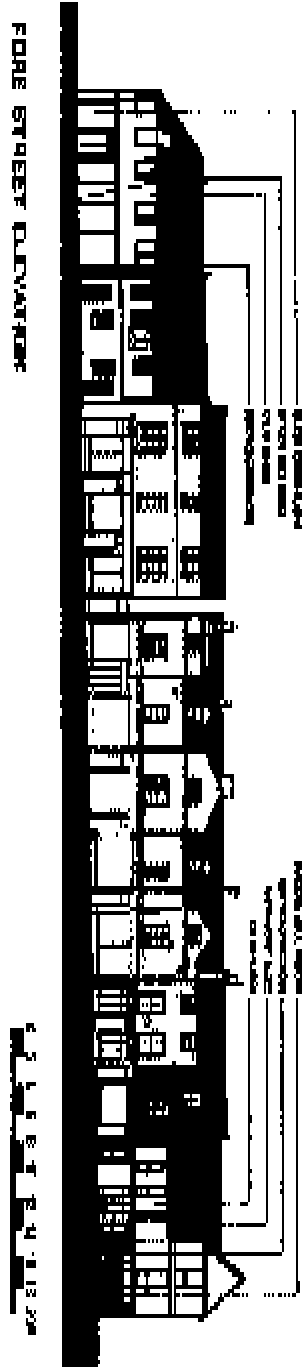
SECTION C-C

PRESENTATION BOARD 13 ELEVATIONS

ARCHITECT

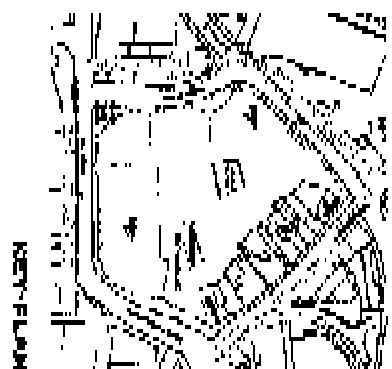
Investec
SHEPHERD PEARCE LLP



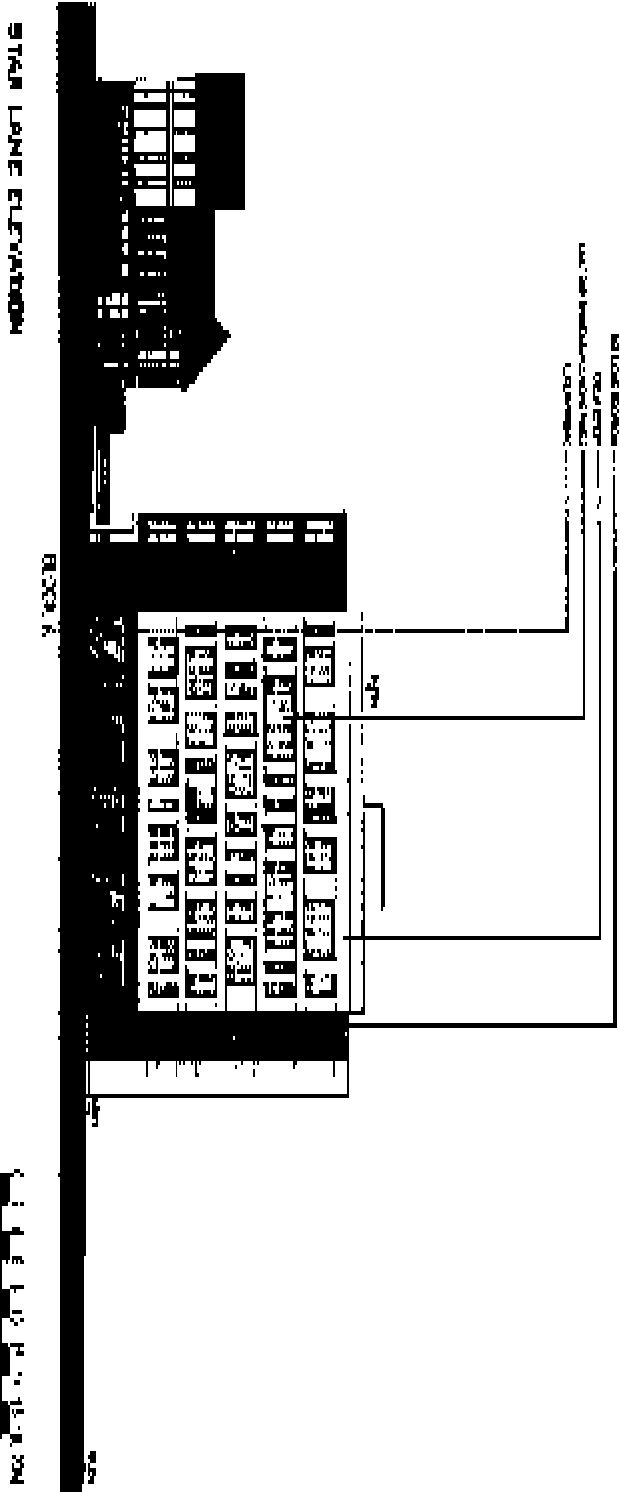


FRONT STREET ELEVATION

FRONT STREET ELEVATION



FRONT PLAN



STAIN LANE ELEVATION

STAIN LANE ELEVATION

WALLS: BRICK
 ROOF: GABLE
 FLOOR: CONCRETE
 CEILING: PLASTER
 FINISH: WHITE

SUSTAINABLE DESIGN CONSIDERATIONS

INTEGRATED APPROACH

- FIRST ADDRESS THE SITE SERVICE AND COMMUNICATION NETWORKS FOR FUTURE GROWTH
- ADDRESS THE ADDRESS AND FROM THE COMMUNITY FROM AND BEARS RESPONSIBILITY FOR
- ADDITIONAL SOLUTIONS FOR FUTURE EXPANSION
- DEVELOPMENT

DEVELOPMENT DESIGN TO IMPROVE WITH THE LOCAL COMMUNITY

- BUILDINGS EASILY ACCESSIBLE AND ADAPTABLE TO MEET CHANGING NEEDS OF COMMUNITY
- DEVELOPMENT WILL PROVIDE A SUSTAINABLE LIFESTYLE
- PROVISION OF NEW LOCAL AMENITIES
- PROVISION OF PUBLIC SPACES
- DEVELOPMENT'S RESULTS TO LOCAL CONTEXT AND HERITAGE
- DESIGN OF A PLACE AND IDENTIFY THE CAUSES BEHIND THE INSTANTANEOUS AND THE WAY BEHIND
- LANDSCAPE DESIGN
- DESIGN TO RESPECT AND ENHANCE LOCAL ENVIRONMENT
- PROVISION OF HIGH QUALITY PUBLIC SPACES
- COOPERATION ON CONCEPTS TO LOCAL AGENCIES, LOCAL PUBLIC OWNERS, LOCAL, STATE AND COUNTY
- SECURE BY DESIGN
- DEVELOPMENT DESIGN SOLUTIONS TO REDUCE THE OPPORTUNITY FOR CRIME

ACTIVE PRIORITIES

- ACTIVE BUILDINGS LOCATED ON THE GROUND FLOOR
- BUILDINGS FACILITIES DESIGNED TO ENHANCE LOCAL COMMUNITY USE OF THE BUILDINGS
- PROVISION OF A WALKING AND ACTIVE PUBLIC SPACES
- PROVISION OF PUBLIC SPACES
- DEVELOPMENT TO ENHANCE LOCAL COMMUNITY AND PROVIDE THE SITE
- PROVISION OF HIGH SPACES AND PROVISION OF A WAY TO ENHANCE THE WILDLIFE
- TRANSPORT AND MOVEMENT
- PROVISION OF PUBLIC TRANSPORT
- PROVISION OF LIGHT AND AIR QUALITY IMPROVING SPACES
- PROVISION OF CLEAR AND SAFE PROVISION AND SAFE ROUTES
- PROVISION OF TABLE AMENITIES LIKE SEAS, LAKES, SWIMMING
- PROVISION OF WATERWAYS
- USE OF LOCALLY SOURCED MATERIALS WHERE POSSIBLE
- PROVISION AND COMMUNITY WASTE MANAGEMENT PLANS DEVELOPED
- PROVISION OF THE LIFE CYCLE OF BUILDING MATERIALS
- PROVISION OF ECONOMIC
- DEVELOPMENT WILL PROVIDE THE BUSINESS GROWTH AND THE WITHIN THE LOCAL PLAN
- THE DEVELOPMENT WILL PROVIDE THE GROWTH AND LOCAL TERM EMPLOYMENT OPPORTUNITIES
- WITHIN THE LOCAL PLAN

