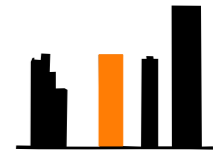


- Co – Living is an **innovative living solution**
- Provides an **integrated community** to live, work, play & grow
- Combines the idea of traditional house sharing with **additional amenities**
- Provides high **quality spaces** in a cost effective **affordable model**
- **Integrated** private, social and work spaces.
- Provides a **balanced and varied lifestyle**



Trust



Care



Authenticity



Ease



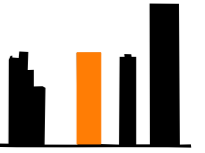
Global Mindedness



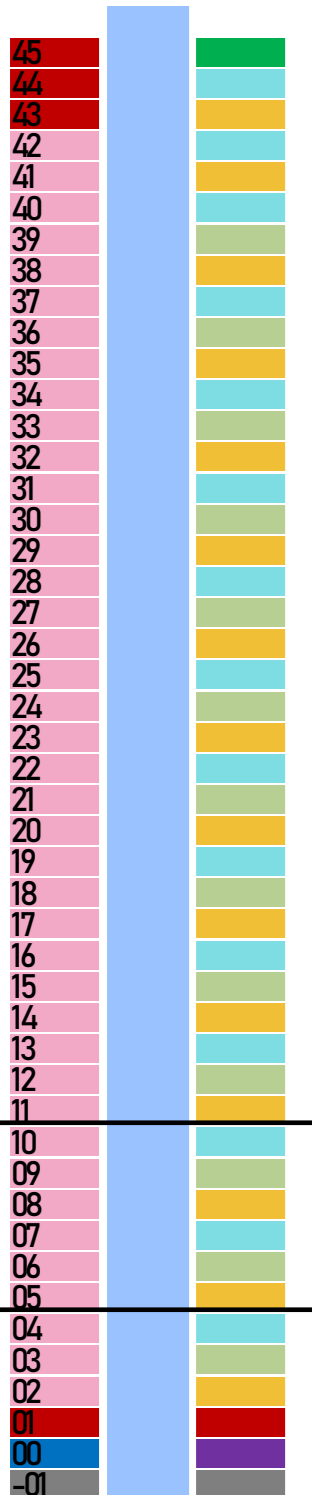
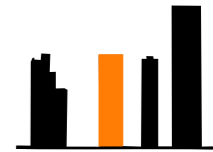
Design Thinking



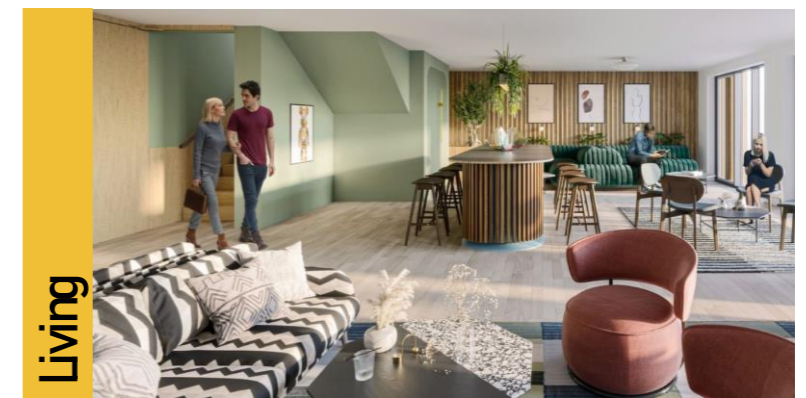
‘Nbde is for the globally minded who want to live in an inspired home and share experiences with an authentic community. Everything we value at Nbde returns to this central mission’



- 795 Co-Living studios in community clusters of 57
- Shared Amenity - Kitchen: Living: Dining spaces serving 3 floors
- Communal Amenity at Lower and upper levels



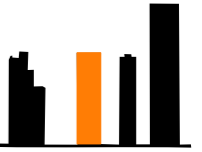
- external rooftop amenity
- cafe
- co-working
- basement
- studios
- residents amenity
- community kitchen
- community dining
- community living

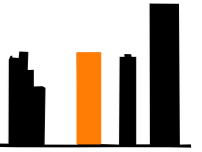


community group

community group







Individual Studio
1 person



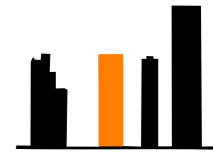
Shared amenity
Over 3 floors
57 Residents



Communal amenity
(All Residents)
795 Residents



Public amenity
(Residents & Non-residents)



Individual Studio
1 person



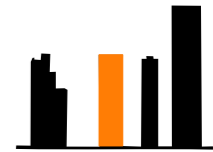
Shared amenity
Over 3 floors
57 Residents



Communal amenity
(All Residents)
795 Residents



Public amenity
(Residents & Non-residents)



Individual Studio
1 person



Shared amenity
Over 3 floors
57 Residents



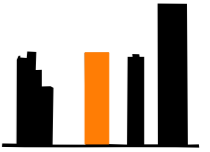
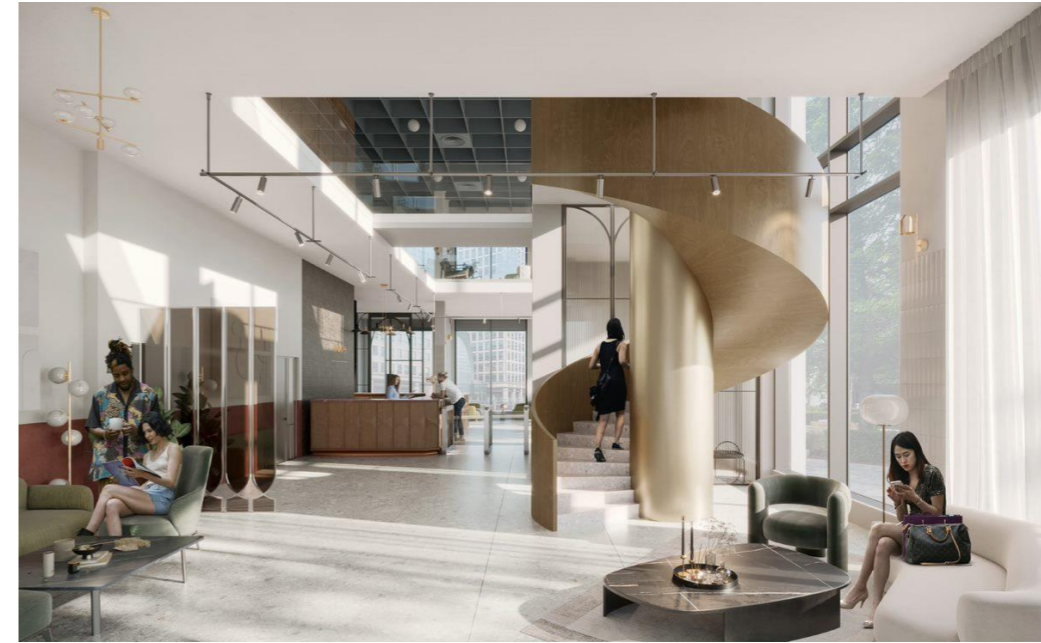
Communal amenity
(All Residents)
795 Residents



Public amenity
(Residents & Non
residents)

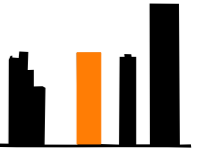
- **Ground floor & First Floor**

- Co-working space
- Co-Living Lounge
- Cafe
- Parcel Room & Post boxes
- Cinema
- Gymnasium
- Exercise studio
- Wellness Studio





- Upper levels
 - Skylounge
 - External roof garden



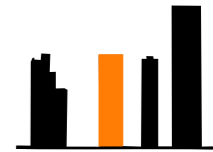
Aerial view of site



Marsh Wall



Byng Street



1



2



3



4



5



6



7



8

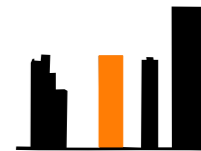


9



10

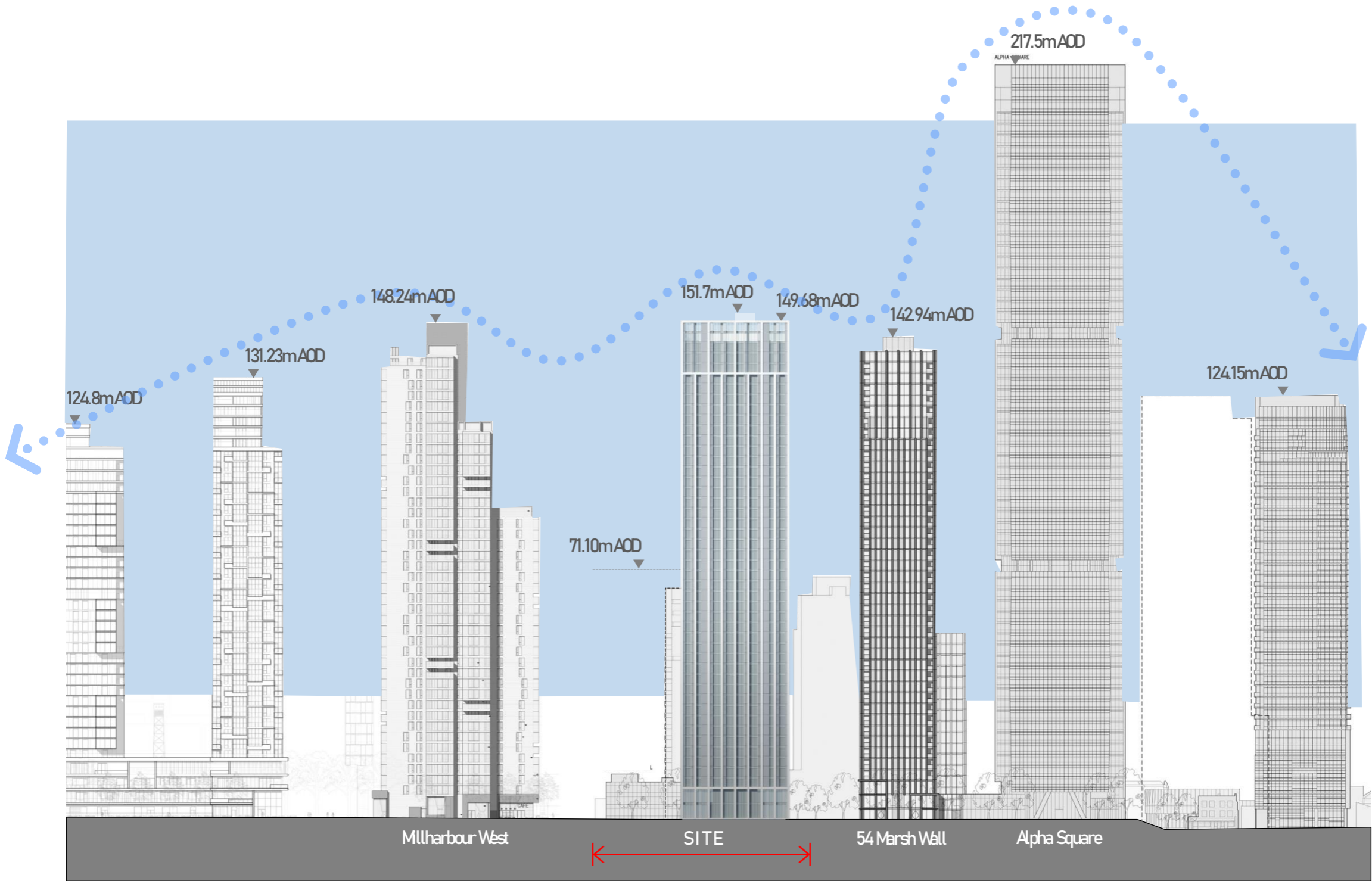
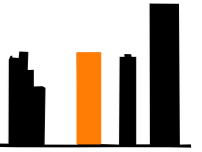
1. Wardian – 55 storeys
2. Novotel – 39 storeys
3. Consort Place – 65 storeys
4. 54 Marsh Wall – 41 storeys
5. Phoenix Heights – 23 storeys
6. Millharbour West – 45 storeys
7. South Quay Plaza – 68 storeys
8. Harbour Central – 42 storeys
9. Pan Peninsula – 48 storeys
10. Millharbour East – 45 storeys

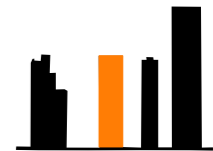
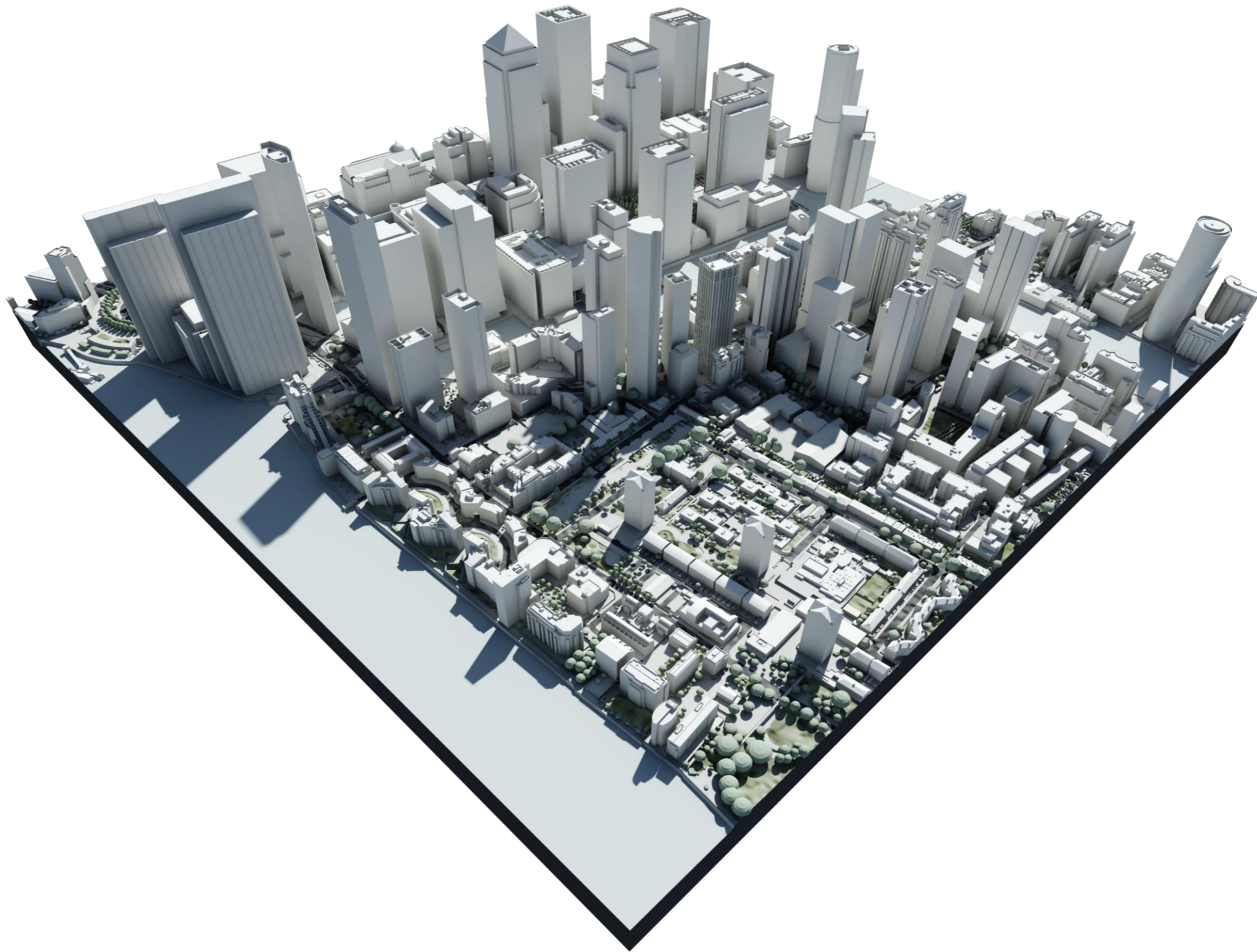


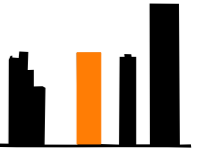
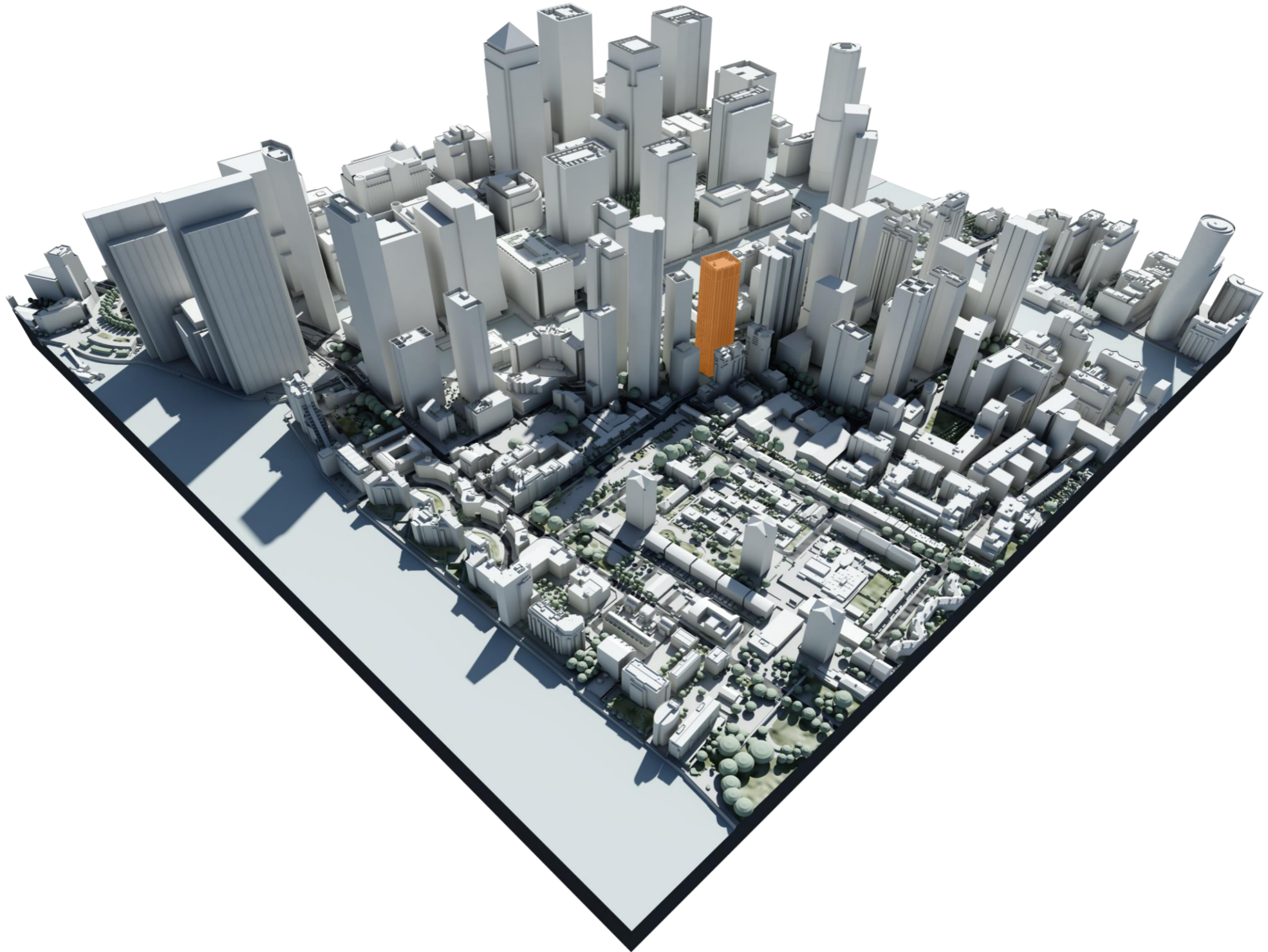
1. Wardian – 55 storeys
2. Nbvotel – 39 storeys
3. Consort Place – 65 storeys
4. 54 Marsh Wall – 41 storeys
5. Phoenix Heights – 23 storeys
6. Millharbour West – 45 storeys
7. South Quay Plaza – 68 storeys
8. Harbour Central – 42 storeys
9. Pan Peninsula – 48 storeys
10. Millharbour East – 45 storeys

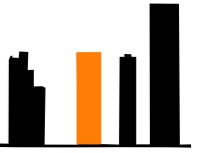












 Storey heights

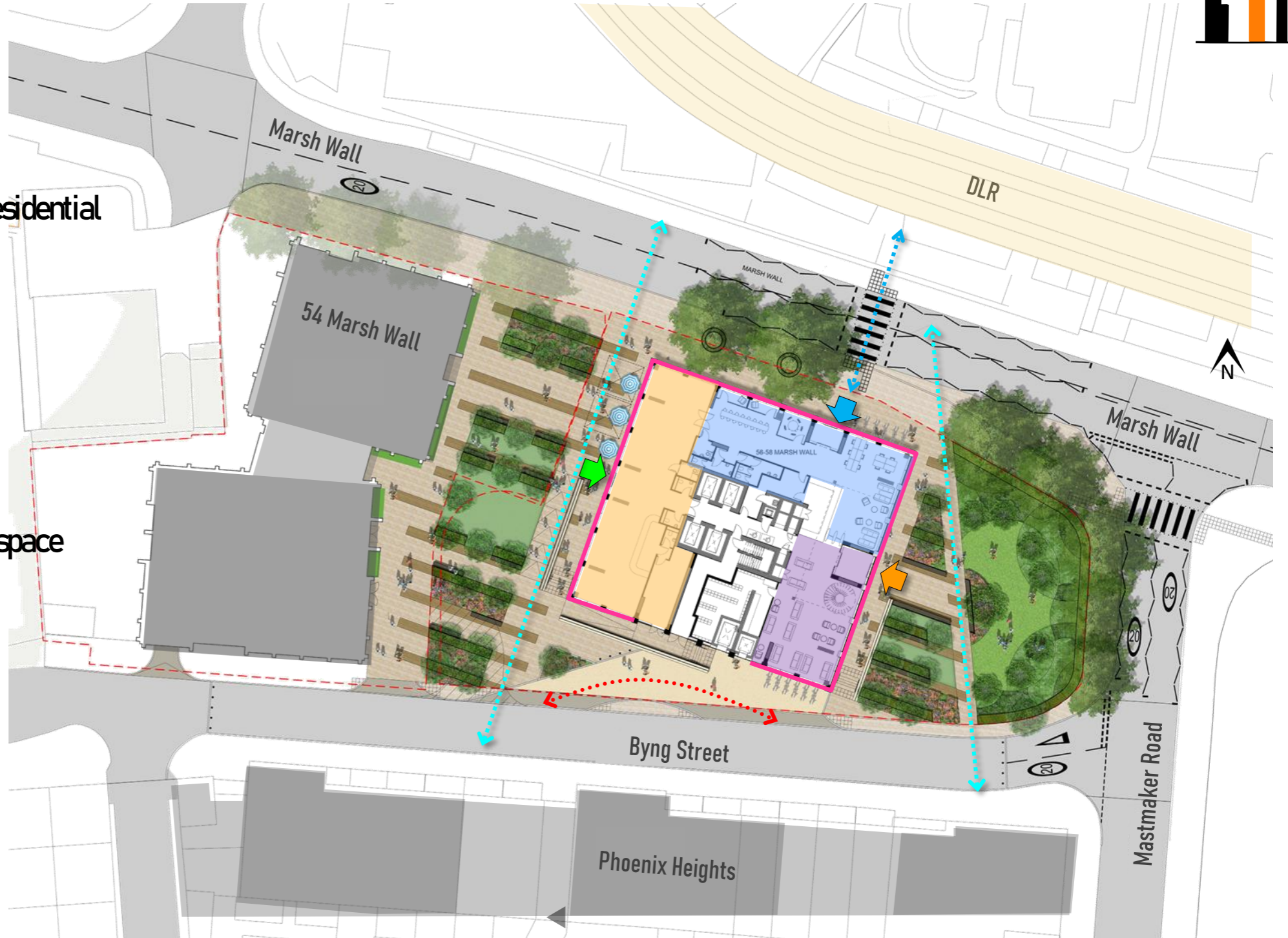






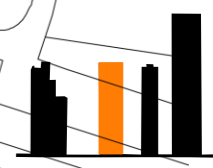


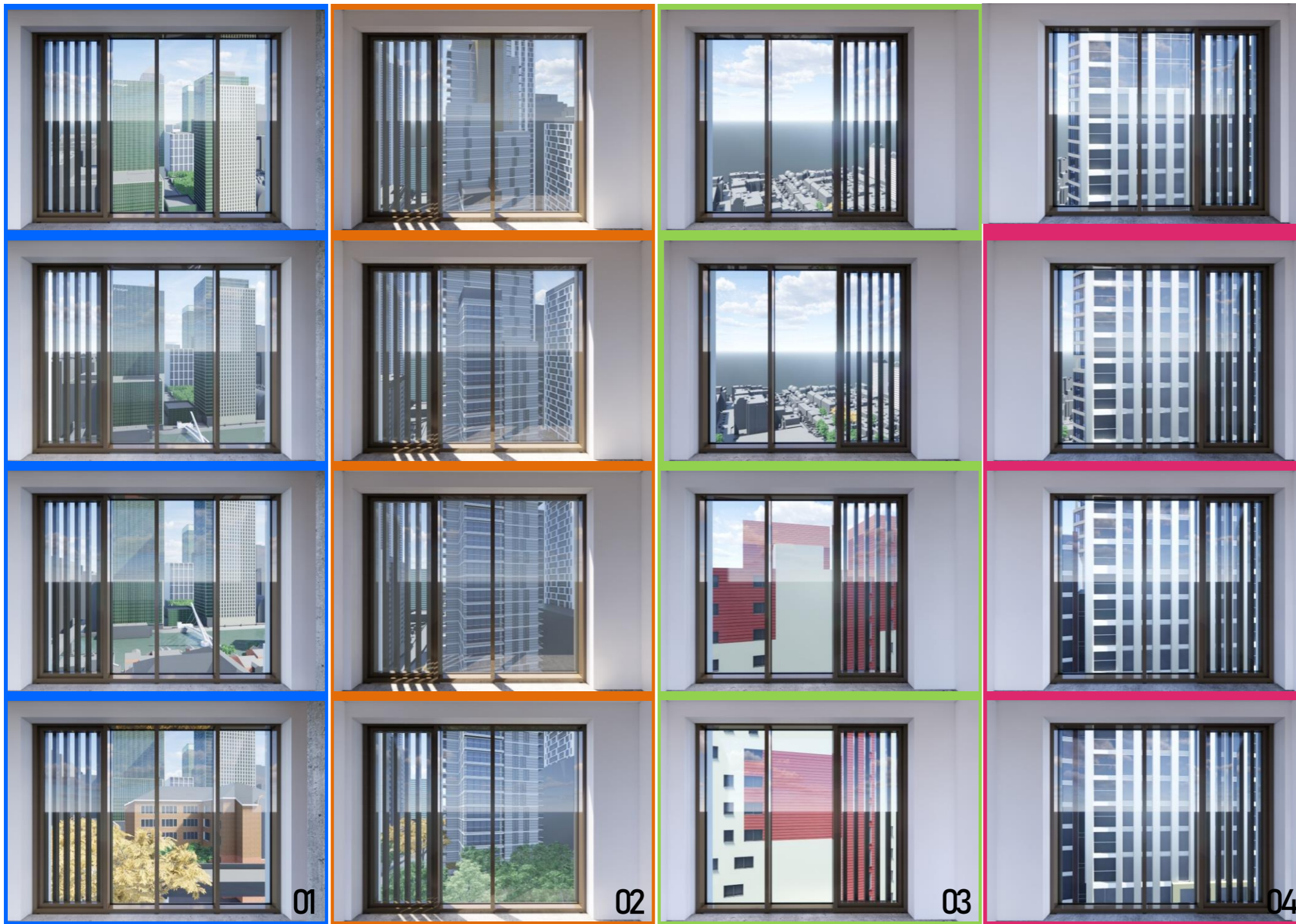
-  Active frontage
-  Main Entrance – Co-Living residential
-  Co-Living amenity space
-  Public access – Café
-  Cafe
-  Public access – Co-working space
-  Co-working space
-  New pedestrian movement
-  New pedestrian crossing
-  Servicing route



Separation distances between windows from the proposals to the existing Phoenix Heights and approved 54 Marsh Wall.

- KEY
- 45 Storeys
 - 41 Storeys
 - 23 Storeys
 - 20 Storeys
 - 16 Storeys
 - 5 Storeys
 - 3 Storeys
 - Site



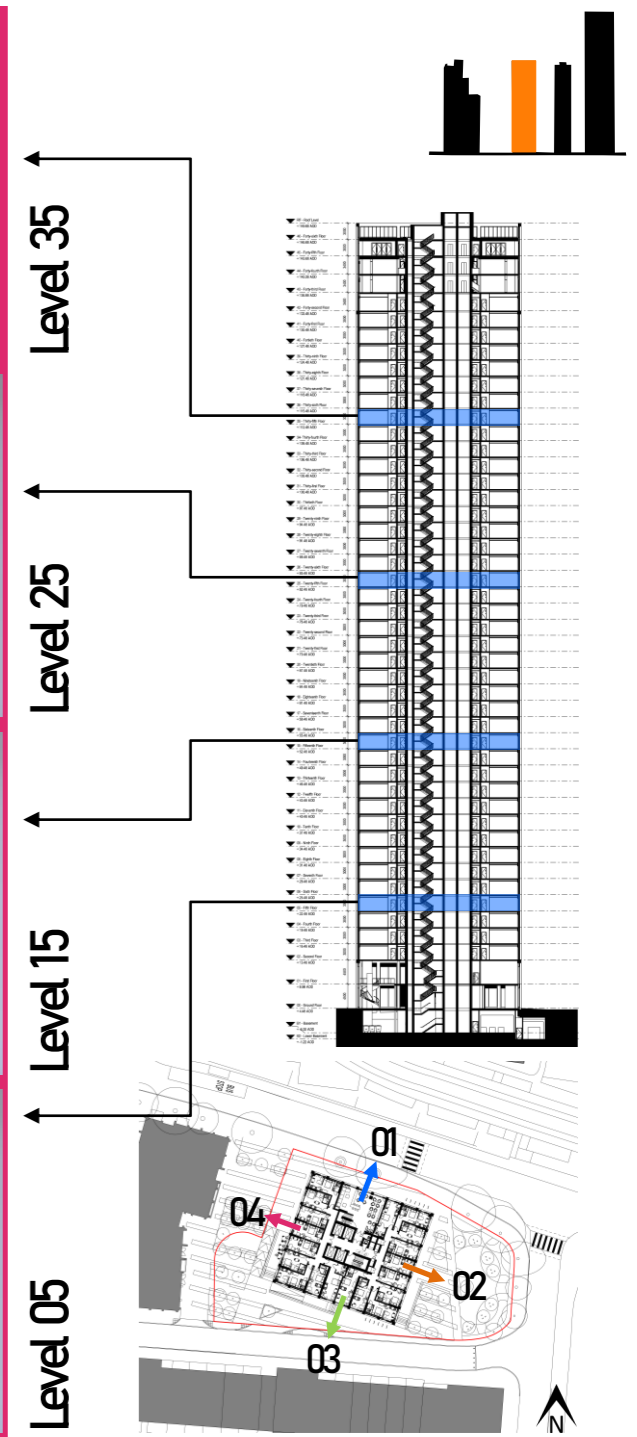


View North

View East

View South

View West



Level 35

Level 25

Level 15

Level 05

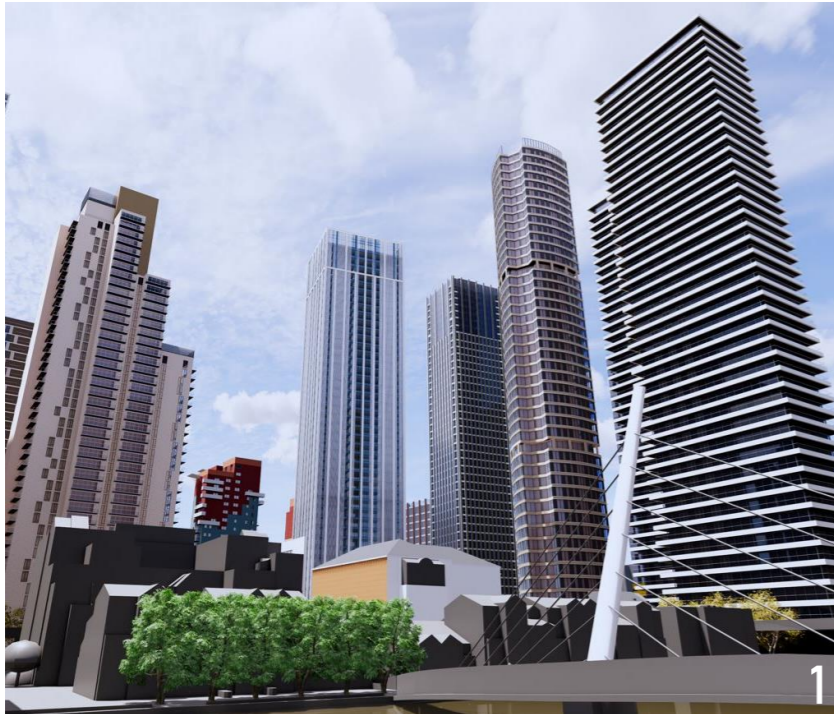
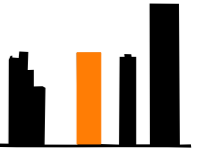
01

04

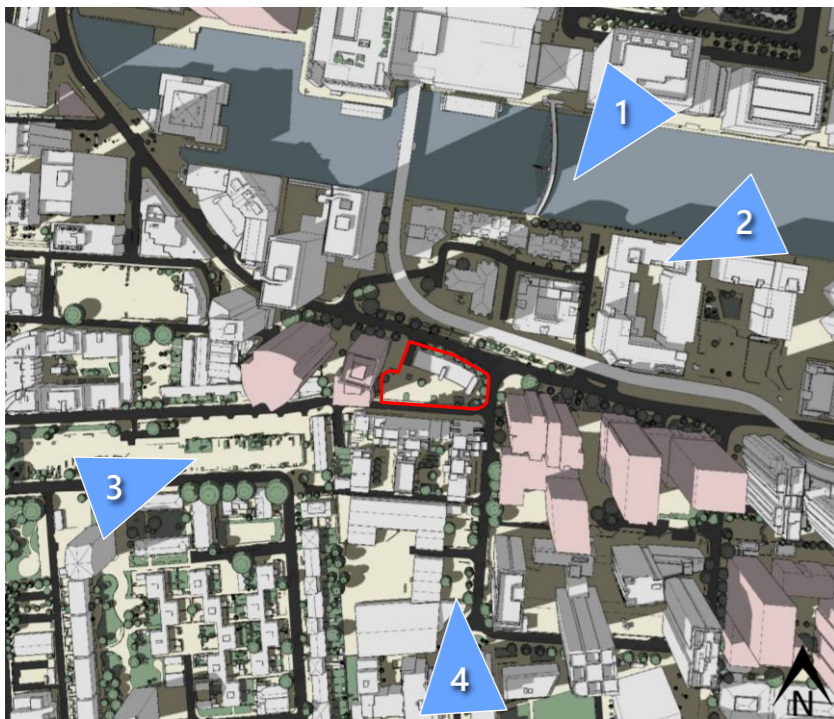
02

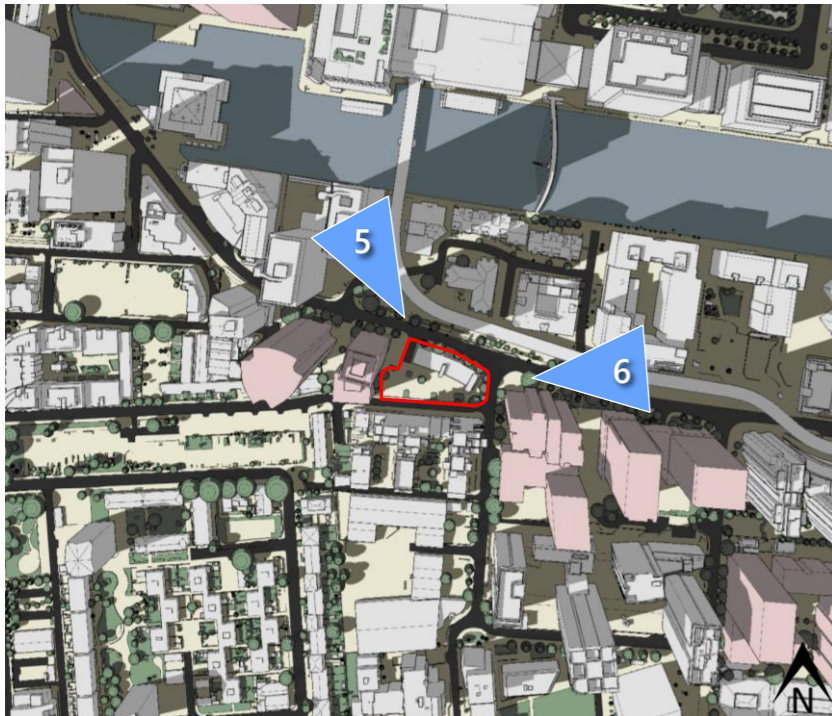
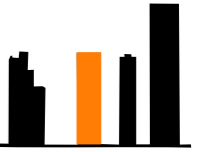
03





- 1 Looking south west
- 2 Aerial view looking south west
- 3 Looking east
- 4 Looking north along Mastmaker Road



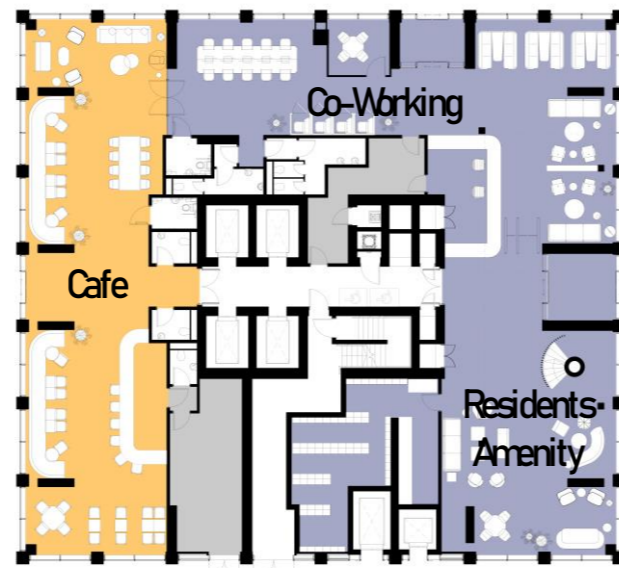


5 Looking south east

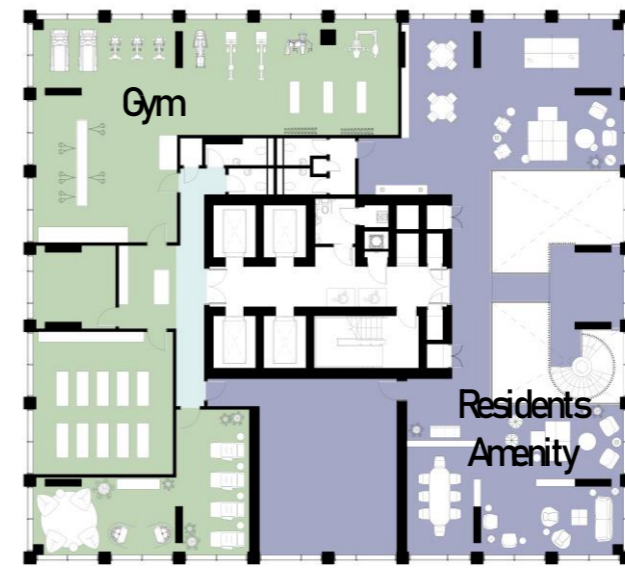
6 Looking west along Marsh Wall



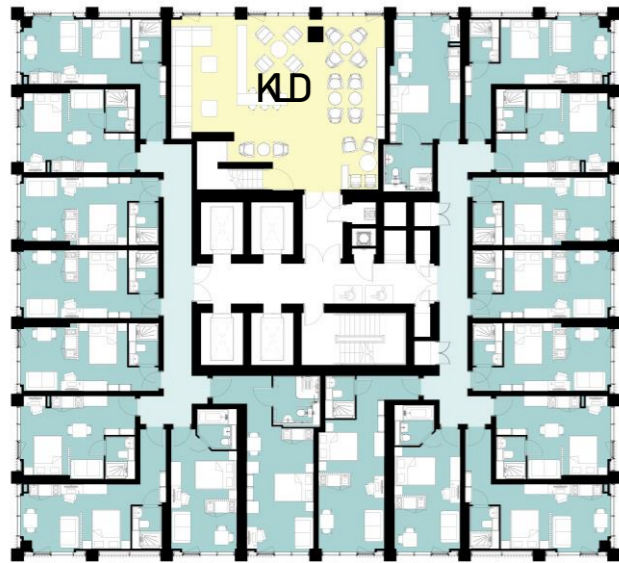
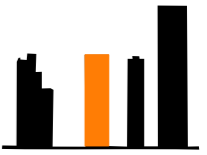
Basement - Level -01



Ground Floor - Level 00



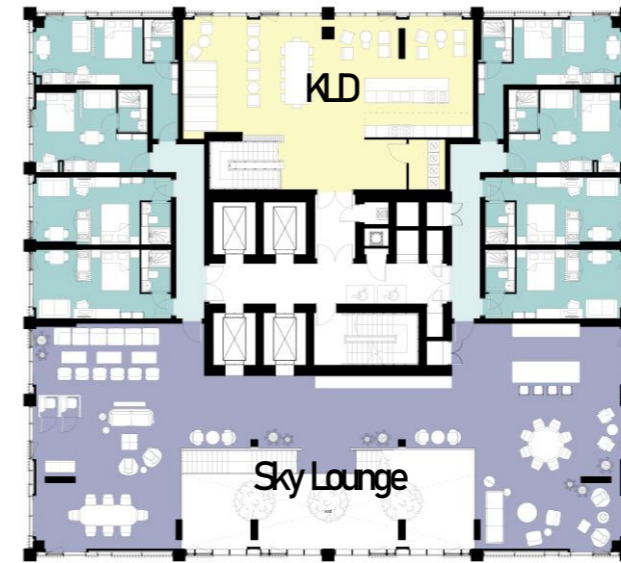
Level 01



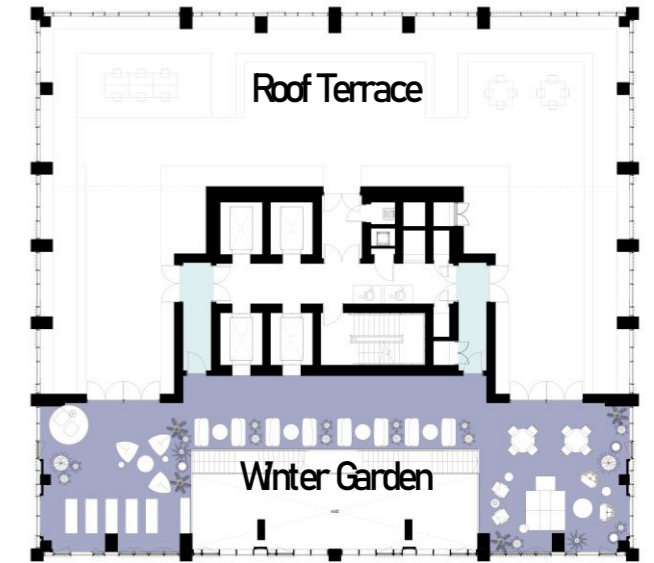
Typical Floor - Level 02-42



Sky Lounge - Level 43









Sky Lounge - Level 44

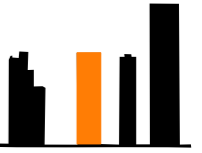


Winter Garden & Roof Terrace - Level 45

KEY

- | | | | | | |
|---|-----------|---|---------------|---|------|
|  | Ancillary |  | Amenity - KLD |  | Café |
|  | Amenity |  | Accommodation |  | Gym |

The refuse and cycle stores are accessed internally via the main lifts and staircase, and externally from two dedicated lifts which travel from the ground floor service area to basement to accommodate the movement of bins and cycles to the refuse and cycle stores.



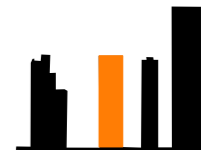
Site Plan

KEY

- | | | | | | |
|--|---|---|---|--|---|
|  Basement Access from Ground Floor |  Cycle Store |  Lift Access to Service Area |  Internal Stairs |  Refuse Chute |  Circulation |
|  Refuse Truck Access |  Circulation |  Internal Lifts |  Bin Store |  Bulky Waste | |



Basement Level -01



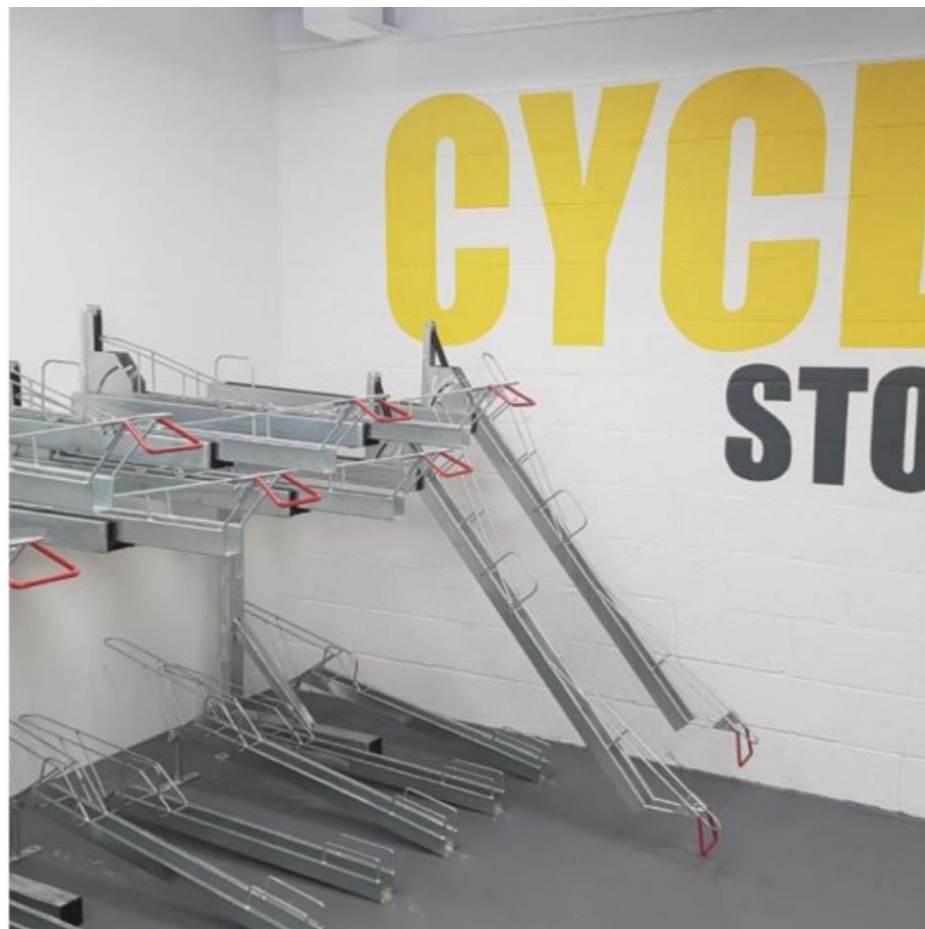
Cycles

Residents | 425 cycle storage provision

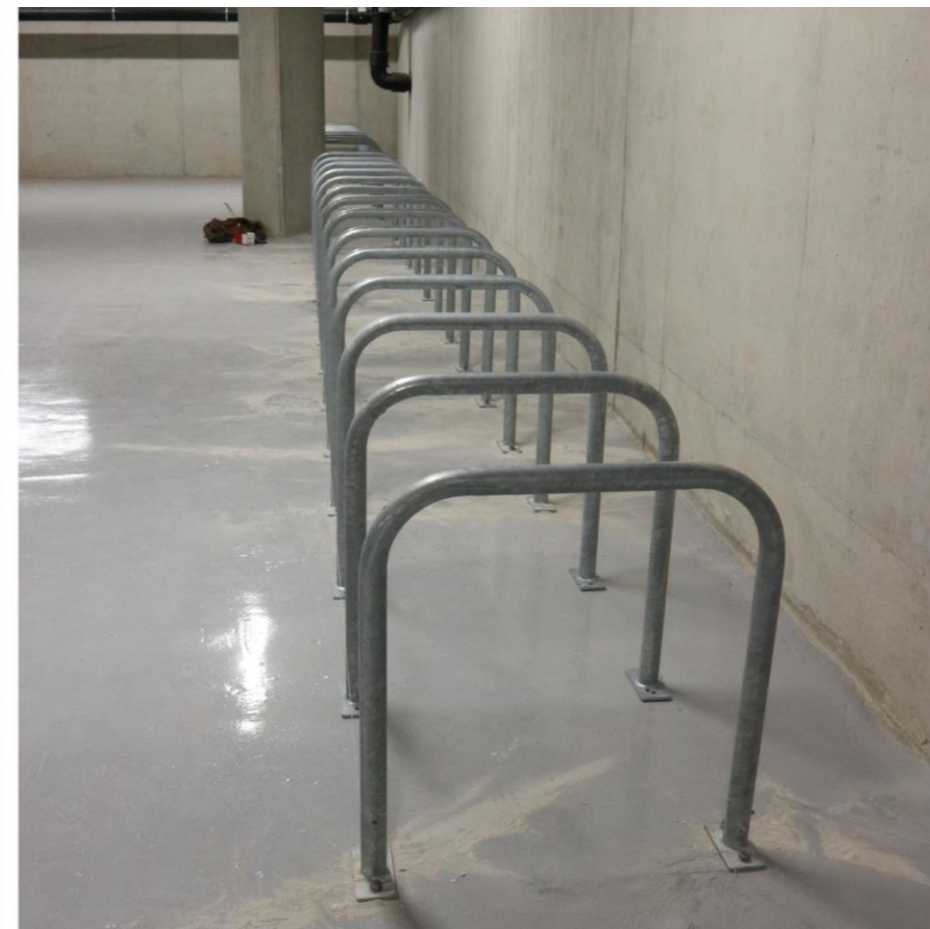
Visitors | 21 short stay cycle spaces



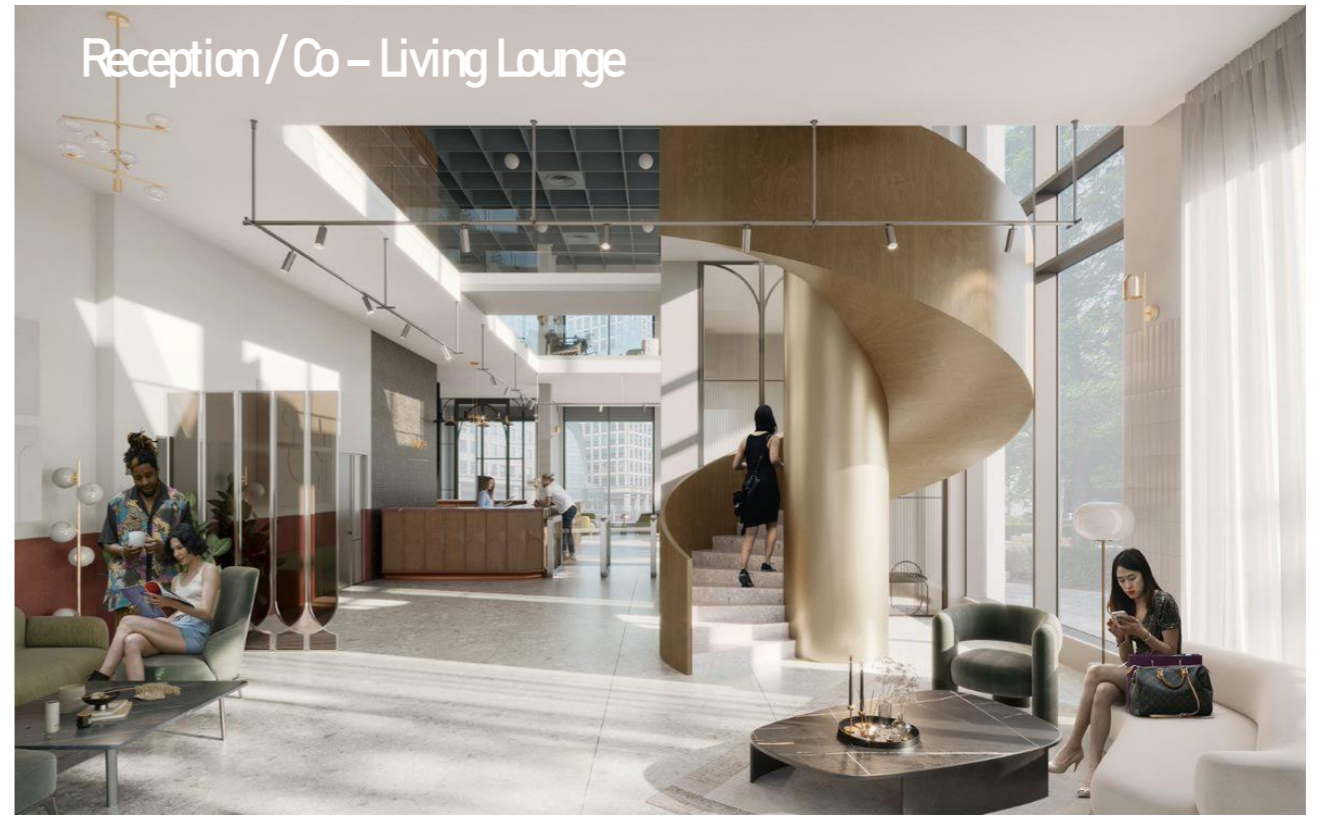
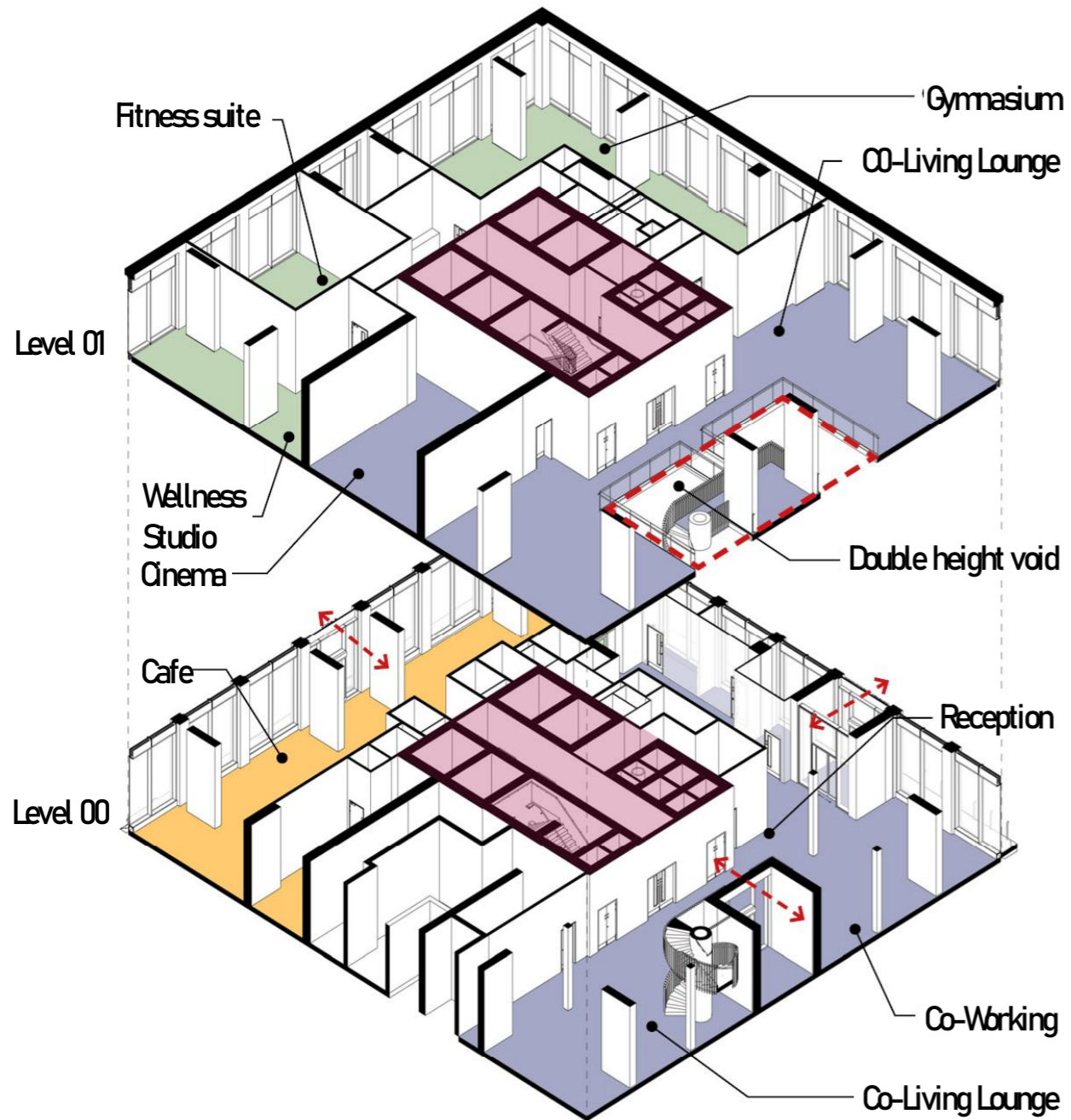
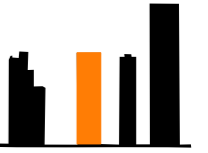
79 No 3 Bay Lockers
237 Bikes for hire - 56%

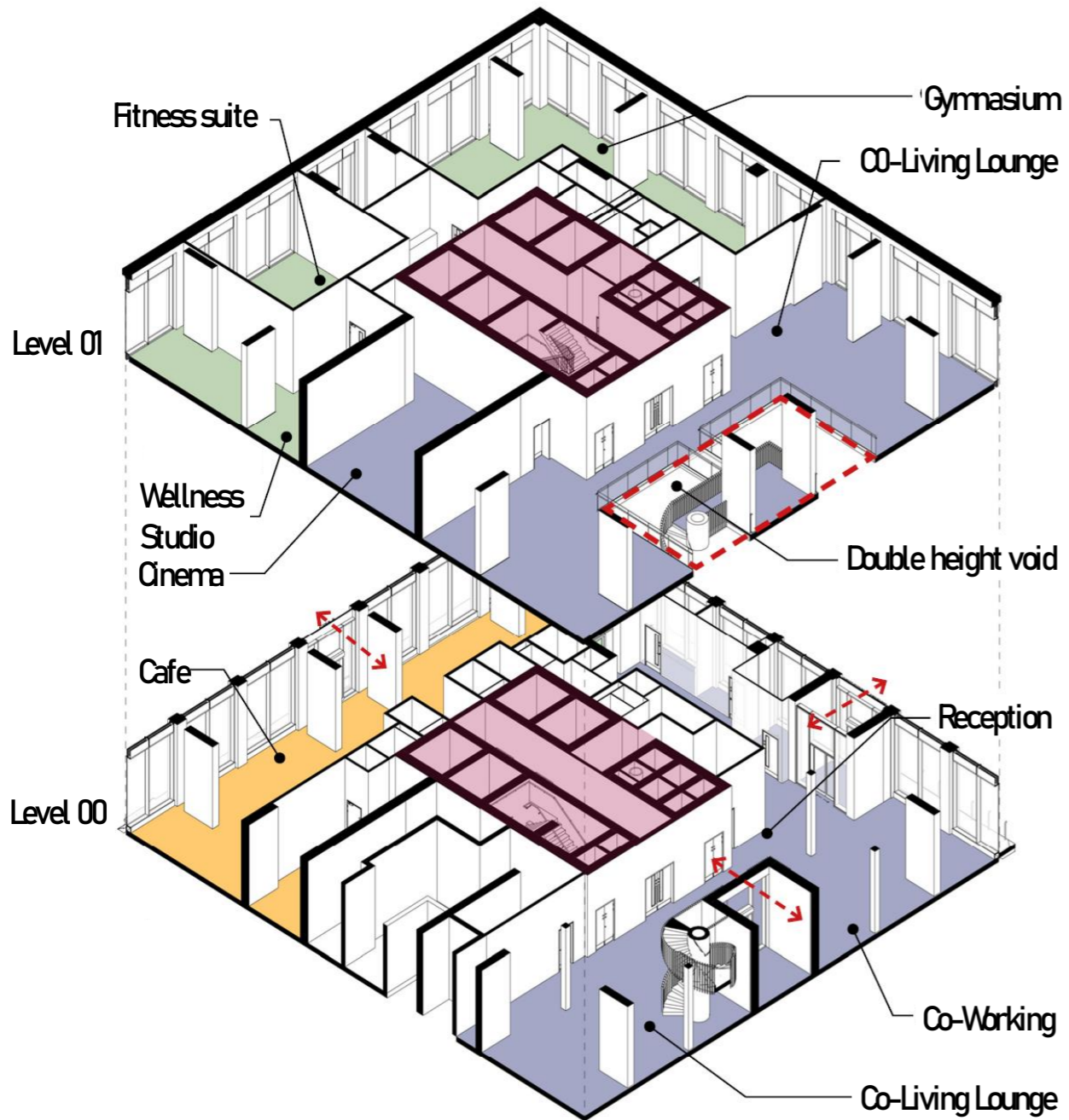
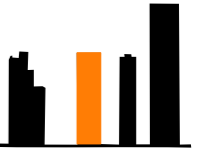


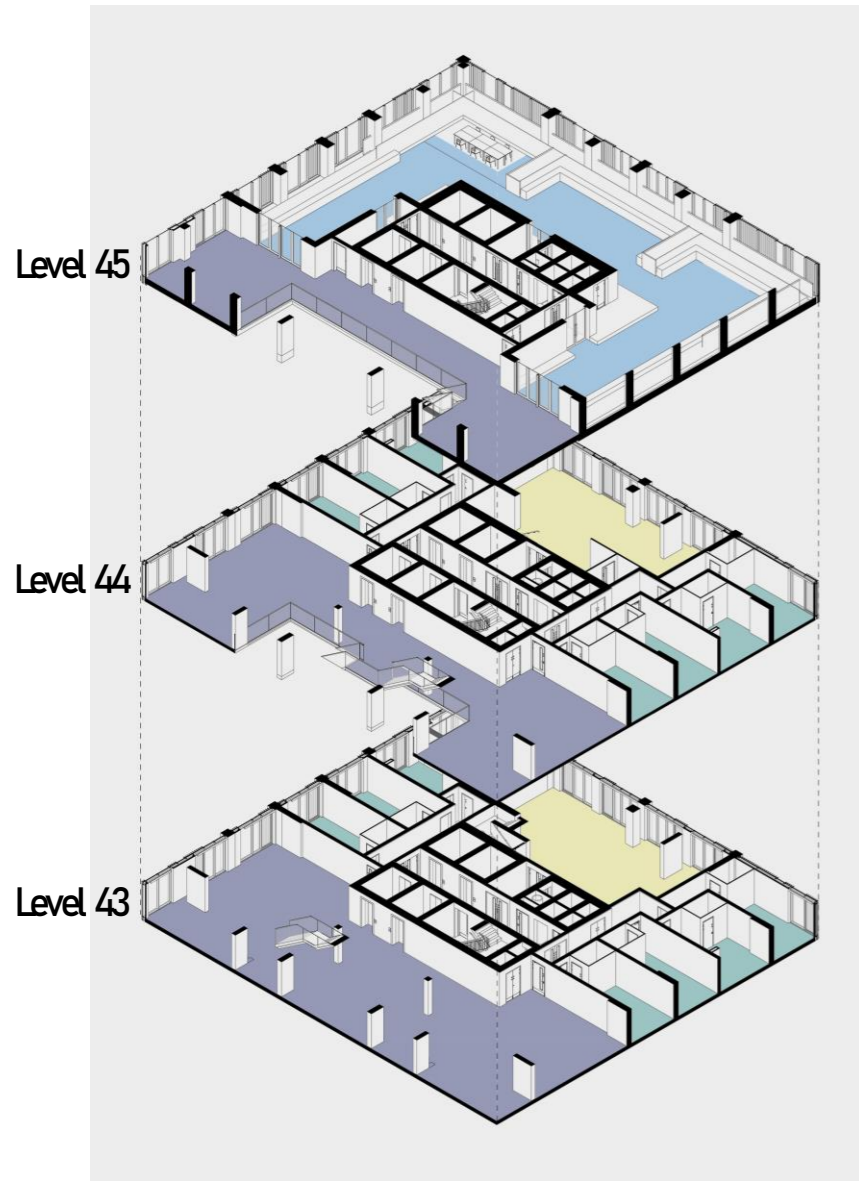
85 No Double Stacked Racks
170 Bikes - 40%



9 No Sheffield Stands
18 Bikes - 4%

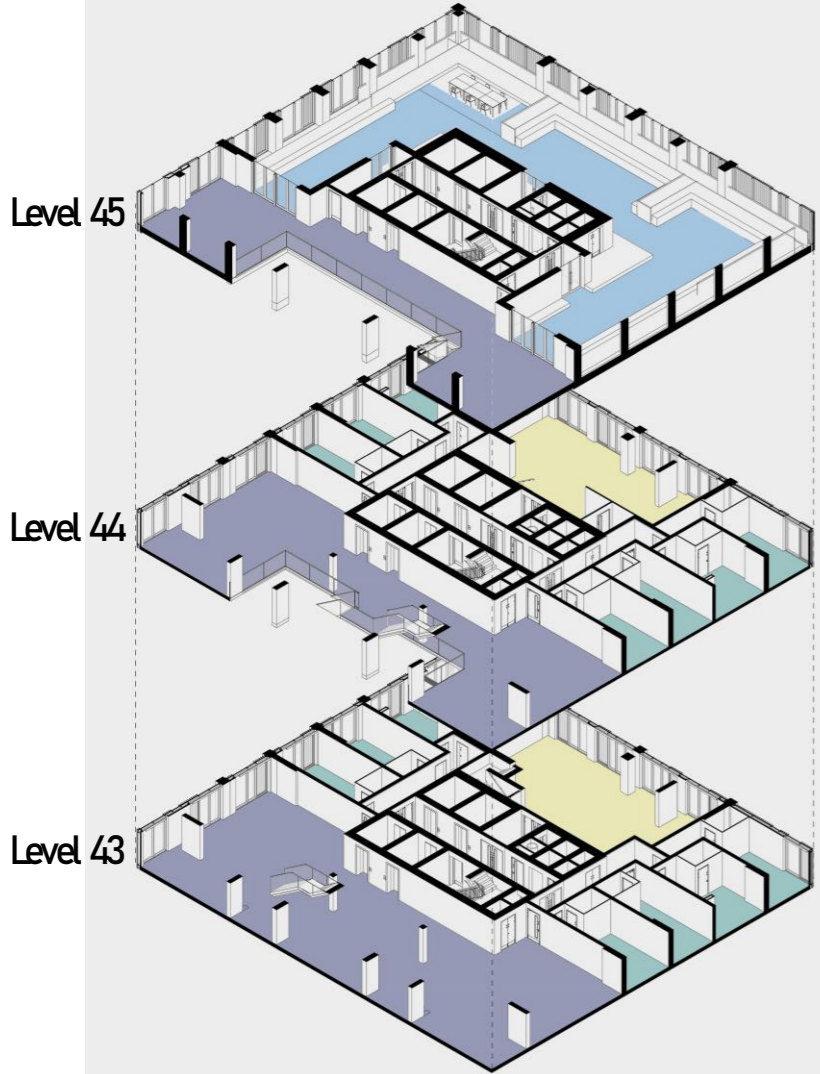






- External Roof Terrace Amenity
- Co-Living Amenity
- Studios
- KLDspace





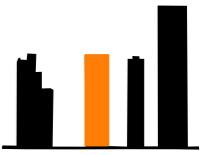
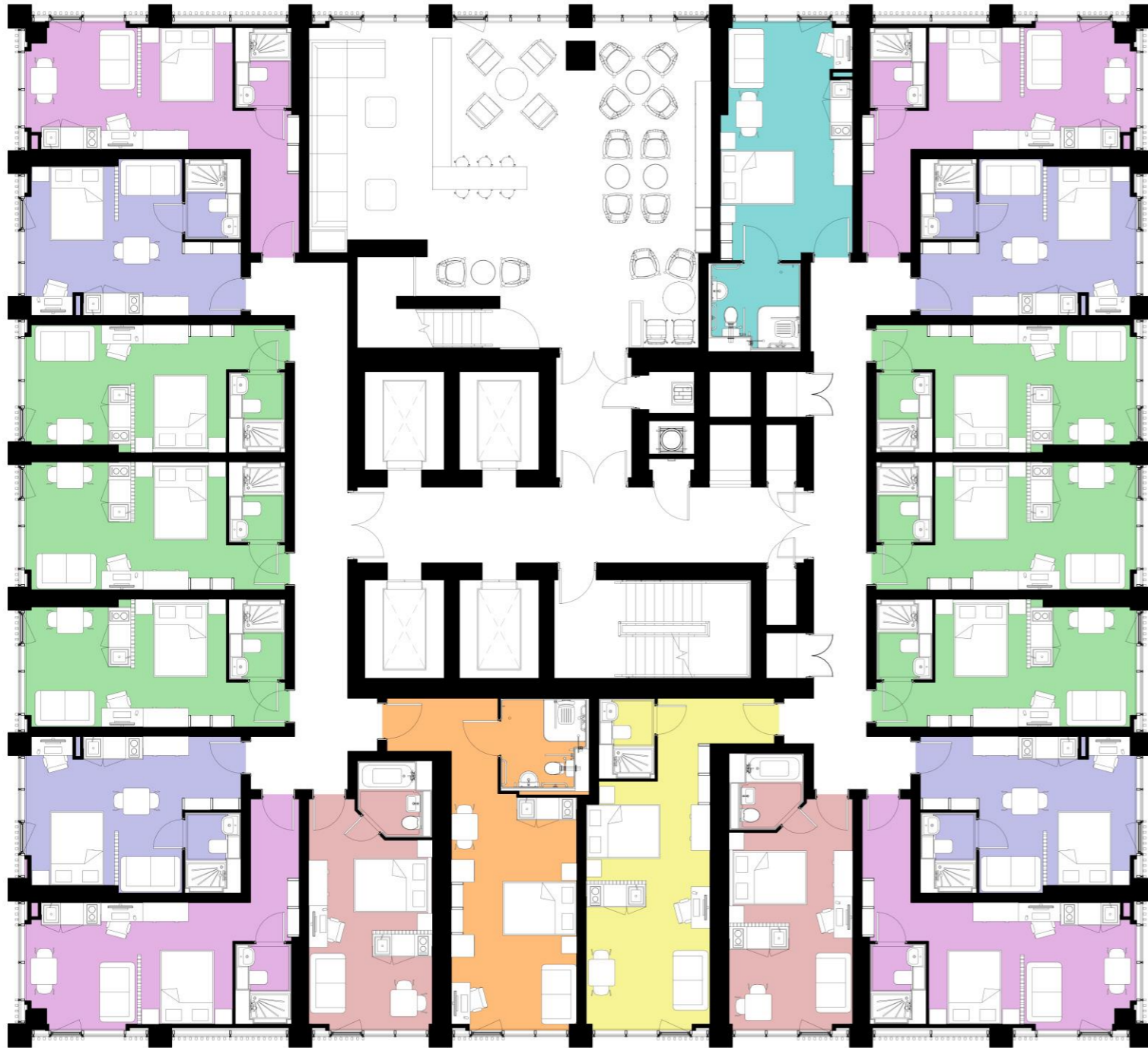
- External Roof Terrace Amenity
- Co-Living Amenity
- Studios
- KLDspace

Level 45: External roof terrace





Level 44: Co-Living - Sky Lounge





There are 19 studios per floor.
 There seven different studio types: A-G
 Types A and G are accessible studios.

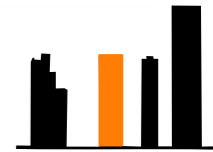
Overall throughout the development there are:

	Type A*	41
	Type B	168
	Type C	168
	Type D	254
	Type E	82
	Type F	41
	Type G*	41

Total 795

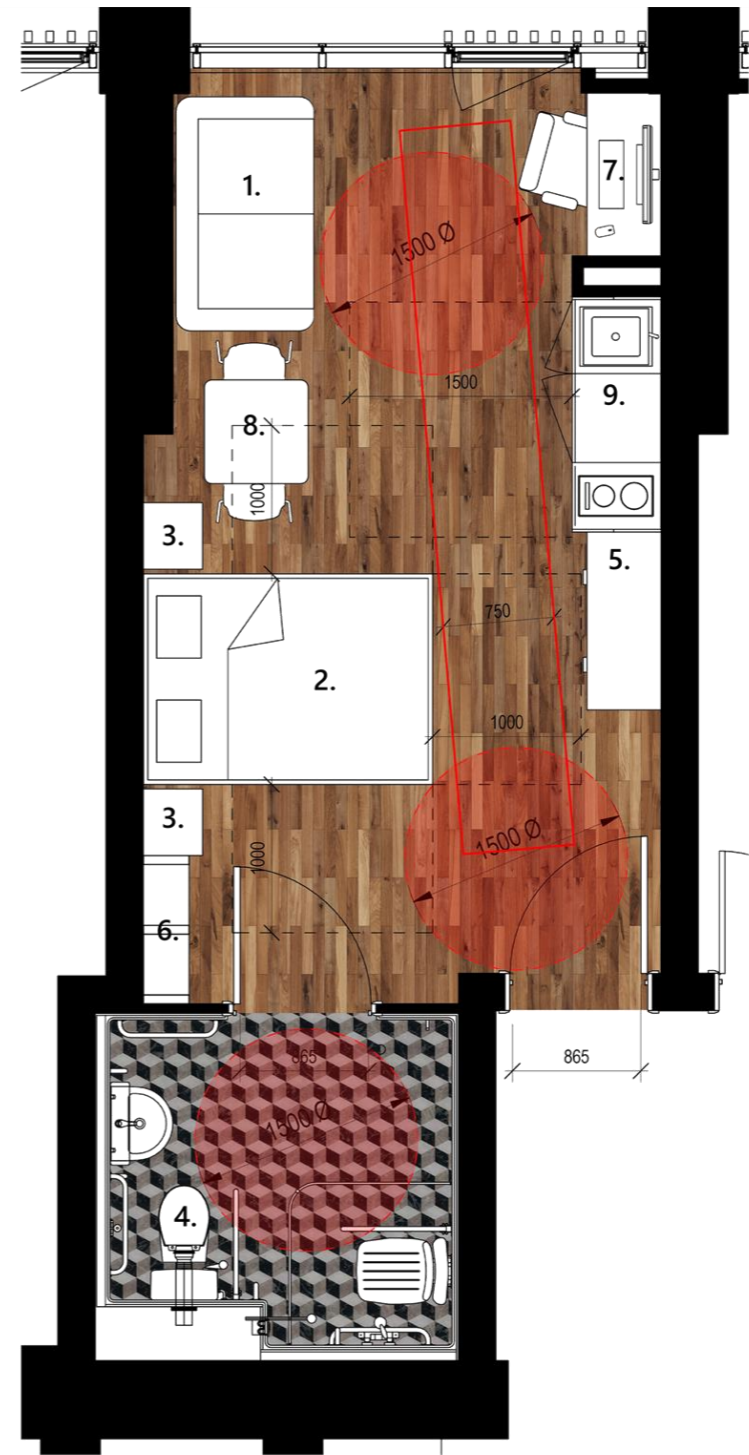
* Accessible studios

Studios range in size from 21.8m² - 321m².



Typical

- 1. Sofa
- 2. Double bed (storage below)
- 3. Bedside storage (up & over also)
- 4. Ensuite shower room
- 5. Wardrobe
- 6. Storage
- 7. Desk
- 8. Table & chairs
- 9. Kitchenette



Accessible

- 1. Sofa
- 2. Double bed (storage below)
- 3. Bedside storage (up & over also)
- 4. Ensuite shower room
- 5. Wardrobe
- 6. Storage
- 7. Desk
- 8. Table & chairs
- 9. Kitchenette



Thank you

Riō

OLYMPIAN

node

Riō

dp9

fabrik

APEX
CONSULTING
ENGINEERS

Vitec

meridian
consult

curtins

DESIGN FIRE
CONSULTANTS

RAMBOLL