

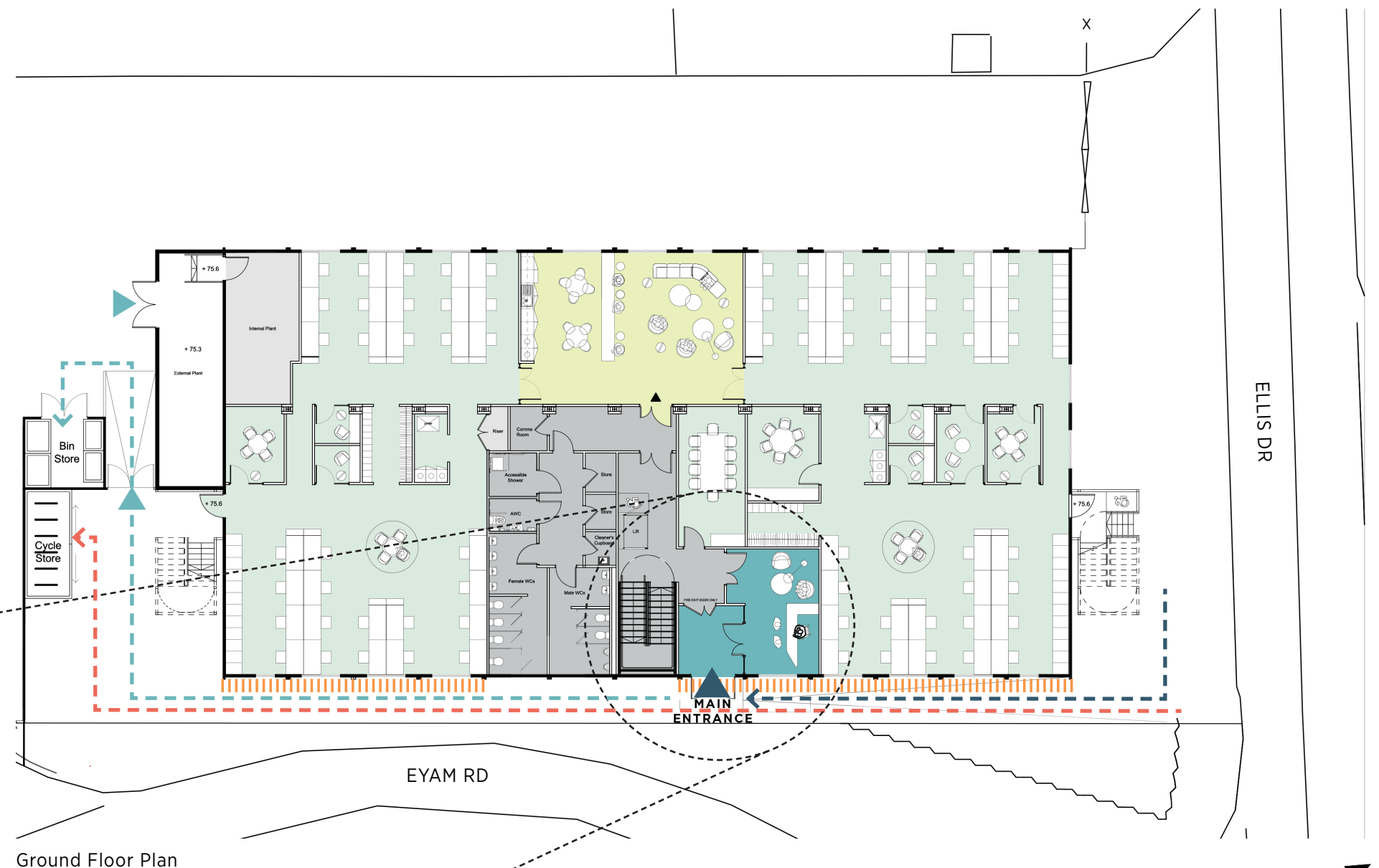
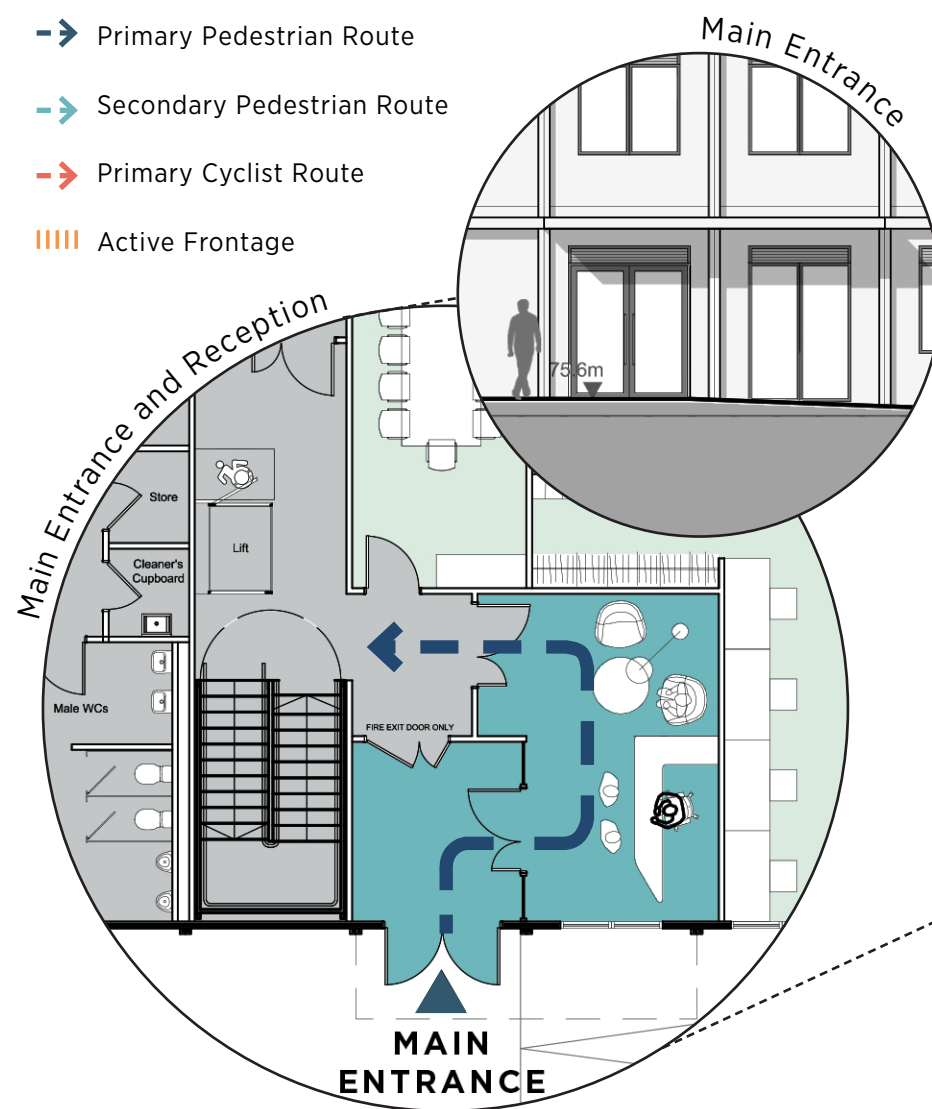
4.6 Entrances and Active frontages

The modular building's main entrance faces Eyam Road. This is the primary access point for building users and is reached via the pedestrian entrance on Ellis Drive. The building's reception provides a secure line before entering the building; whether this is via a permanently staffed reception and/or access control system will be confirmed following further engagement with the building users. A canopy provides shelter and defines the building entrance.

Secondary entrances provide access to the service areas at the rear of the building including bin store, external plant and internal plant. These will only be accessible to building management staff.

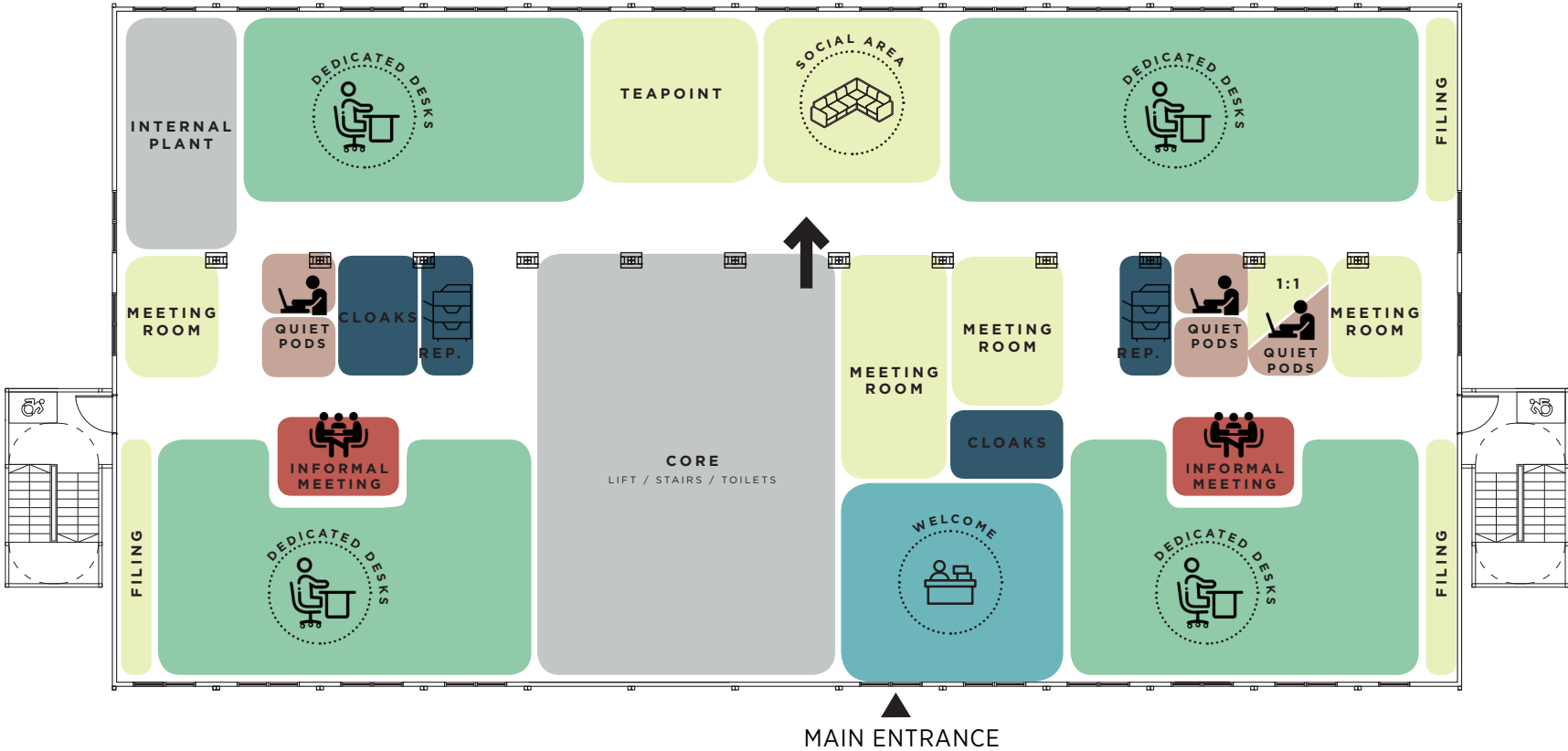
KEY:

- ▲ Main Entrance
- ▲ Secondary Entrance
- ➡ Primary Pedestrian Route
- ➡ Secondary Pedestrian Route
- ➡ Primary Cyclist Route
- |||| Active Frontage

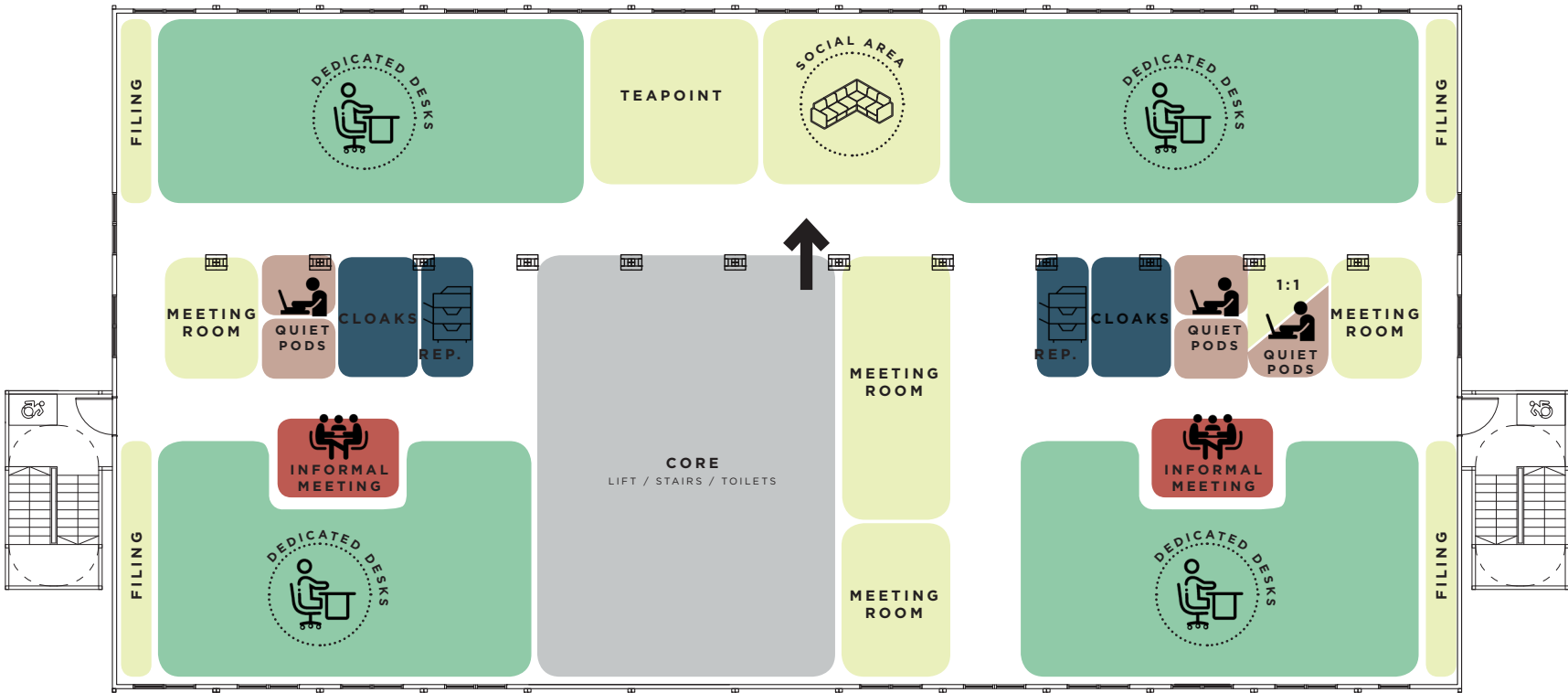


4.7 Internal Arrangement

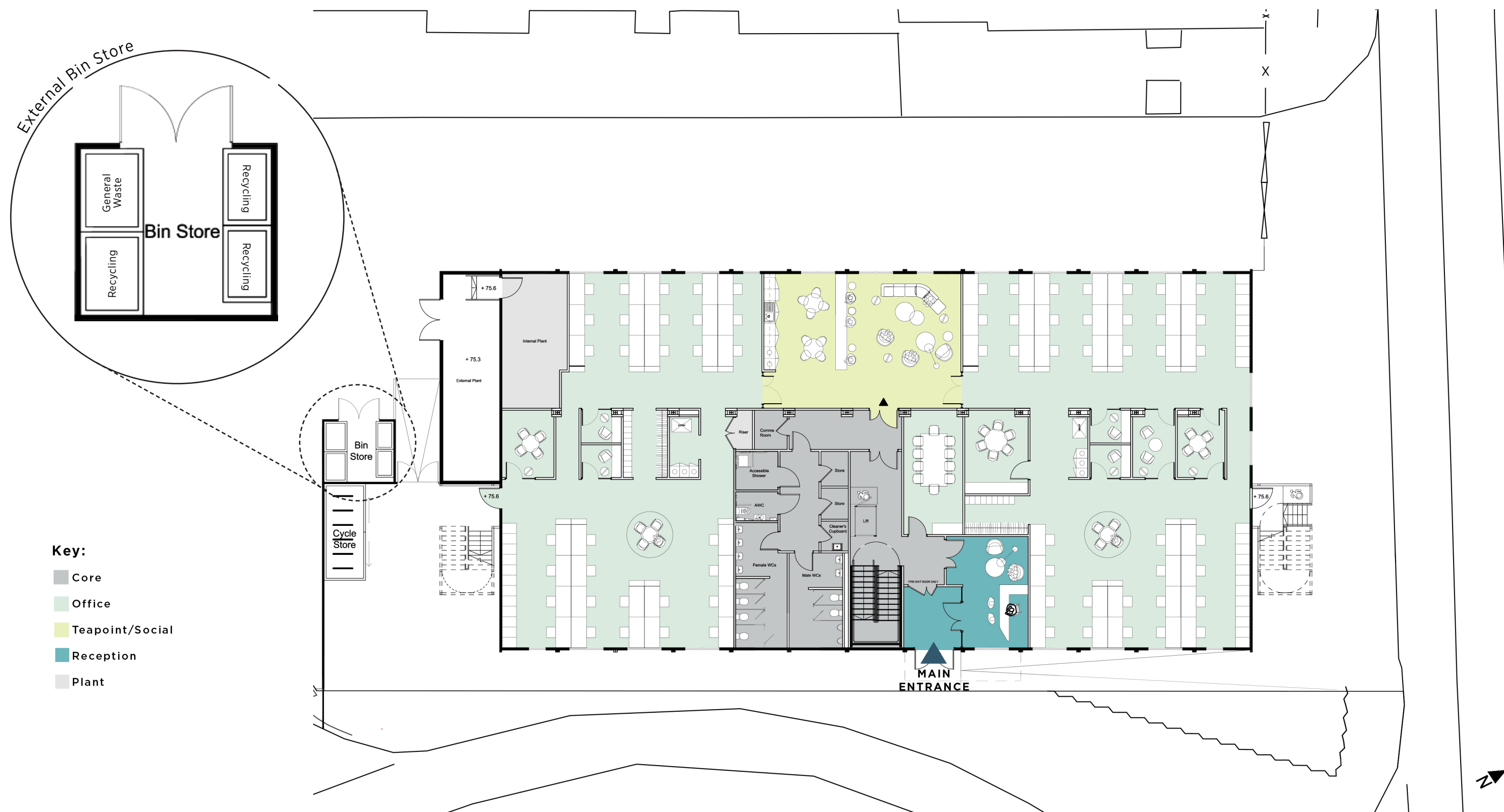
4.7.1 Ground Floor Plan - Zoning



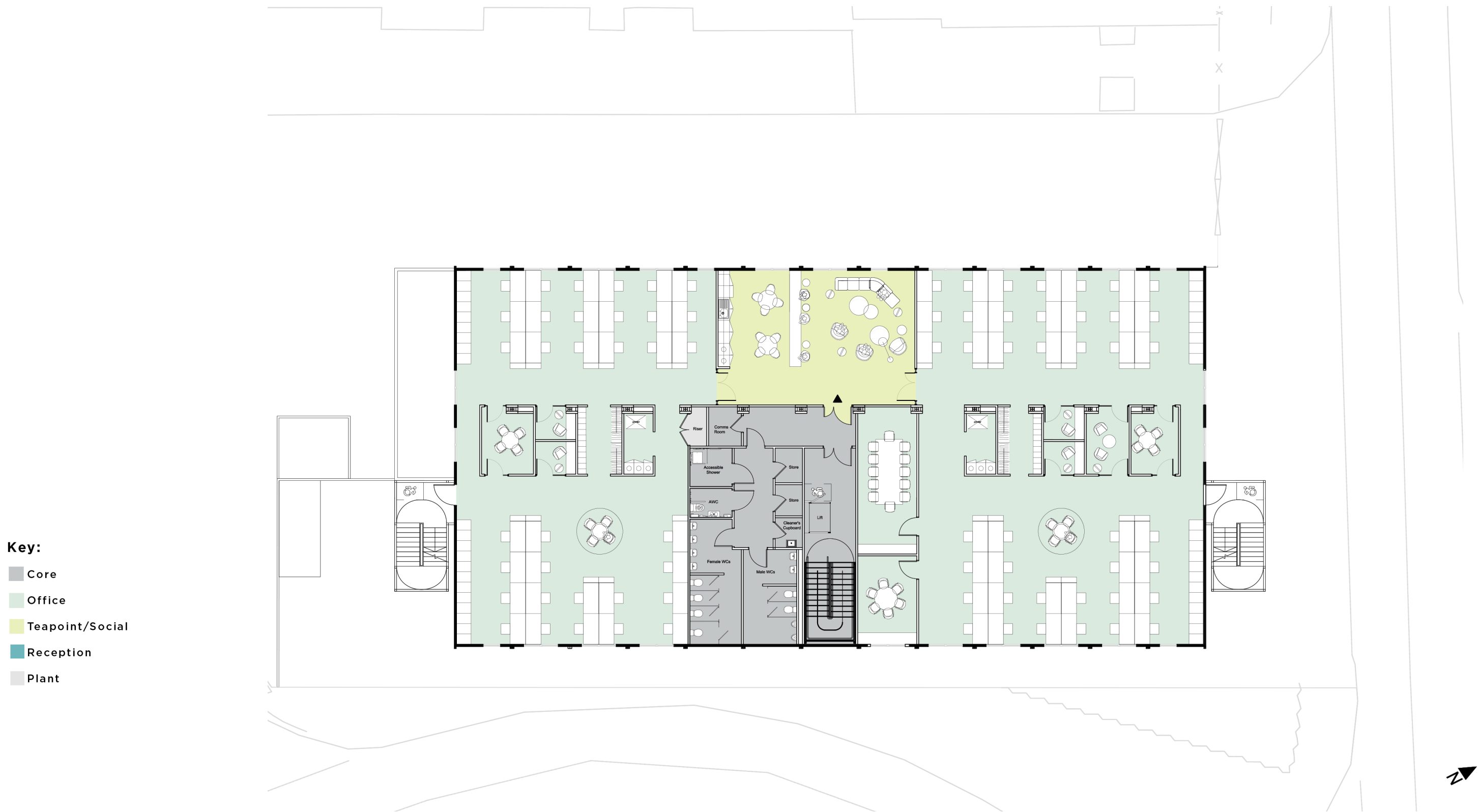
4.7.2 Typical Upper Floor Plan - Zoning



4.7.3 Ground Floor Plan - General Arrangement



4.7.4 Typical Upper Floor Plan - General Arrangement



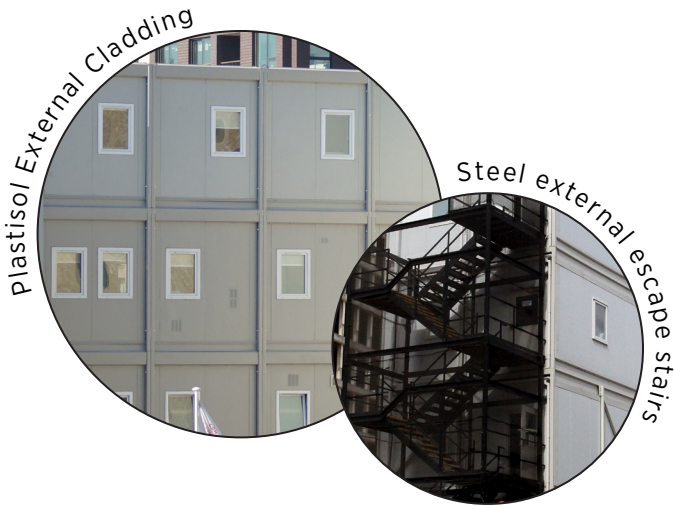
4.7.5 Area Schedule

	<i>GEA - gross external</i>		<i>GIA - gross internal</i>		<i>NIA - net internal</i>		Net to Gross
							%
	<i>m²</i>	<i>ft²</i>	<i>m²</i>	<i>ft²</i>	<i>m²</i>	<i>ft²</i>	<i>NIA / GIA</i>
Third floor	769	8,272	754	8,116	642	6,909	85%
Second floor	769	8,272	754	8,116	642	6,909	85%
First floor	769	8,272	754	8,116	642	6,909	85%
Ground floor	769	8,272	754	8,116	612	6,587	81%
Total	3,074	33,089	3,016	32,463	2,538	27,314	84%

4.8 External Appearance

4.8.1 East Elevation

The East Elevation is used here to illustrate the modular building's proposed facade treatment. A different strategy is proposed for the South facade which is outlined in section 4.8.2.



East Elevation