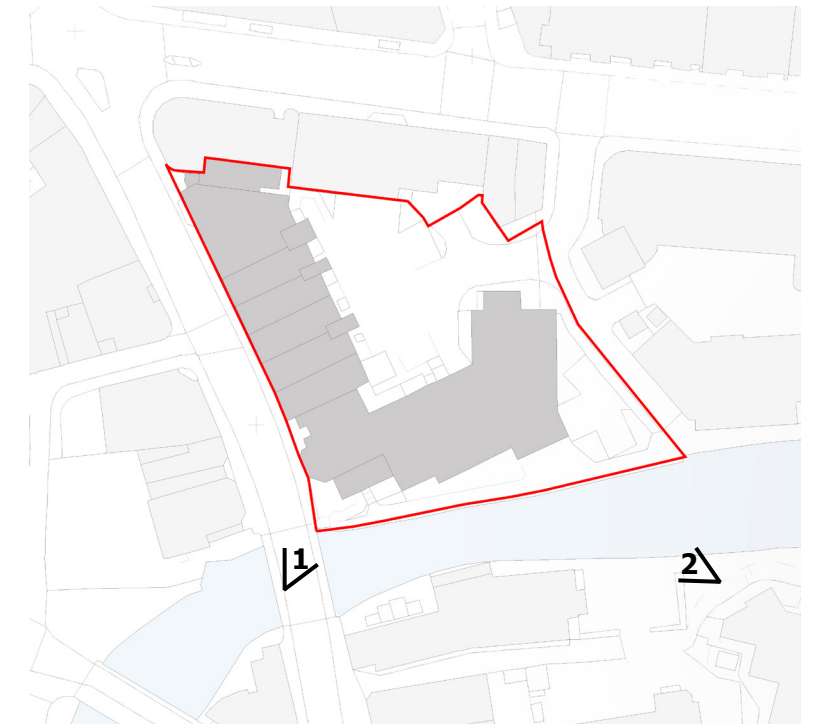


3. THE SITE

3.1 EXISTING BUILDING PHOTOS

The windows consist of a burgundy coloured powder coated aluminium windows set within horizontally placed brick band details. The windows are set in-line with the brick facade giving a flat unarticulated appearance.



Key to Views

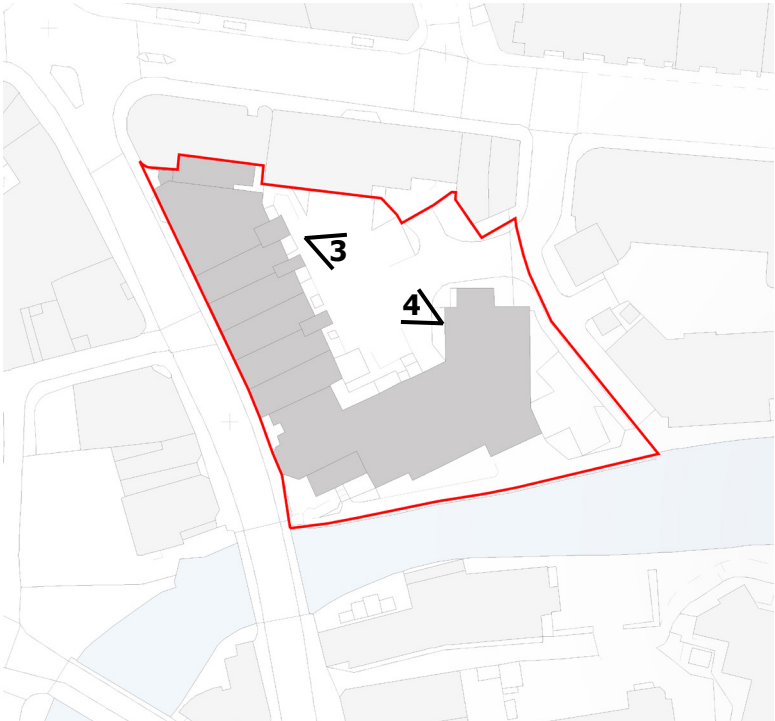


View 1 - Dukesbridge House view from Dukes St.



View 2 - Looking towards Dukesbridge House from the other side of the River Kennet

Unlike lower floors Dukesbridge House's roof level has slate with rusted aluminium cladding rather than red brick. The lower ground floor of this building facing River Kennet has aluminium shutters with no outlook on to the public pedestrian path which results in antisocial behaviour, which makes it a unpleasant route to take.



Key to Views



View 3 - Looking towards Dukesbridge House from the courtyard



View 4 - Looking towards neighbouring buildings from the courtyard

4.0 DESIGN PROPOSALS

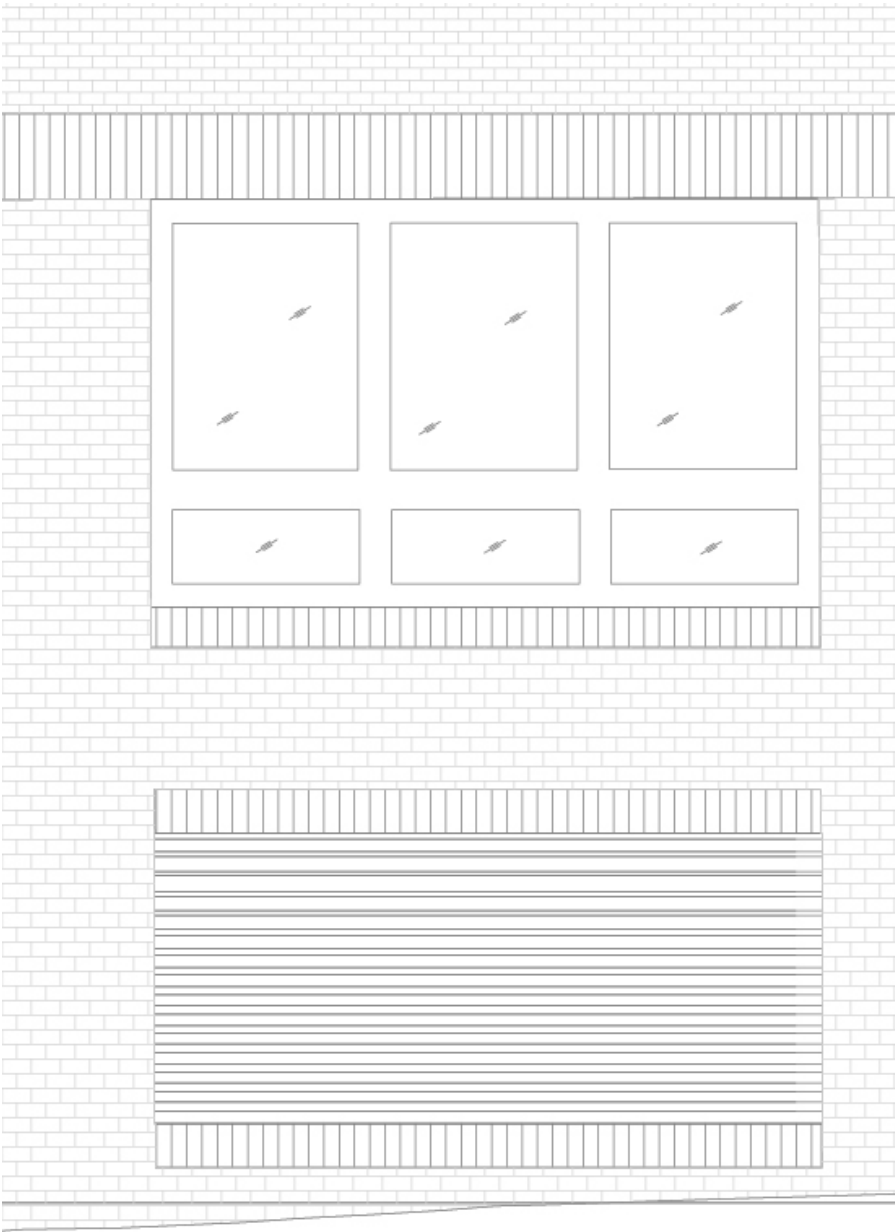
4.1 FACADE DEVELOPMENT

The facade development has been driven by the change of use from commercial to residential.

The buildings look and feel will not be altered and the current outlook will be enhanced. The same colour and high standard material will be proposed for the new and replaced openings.

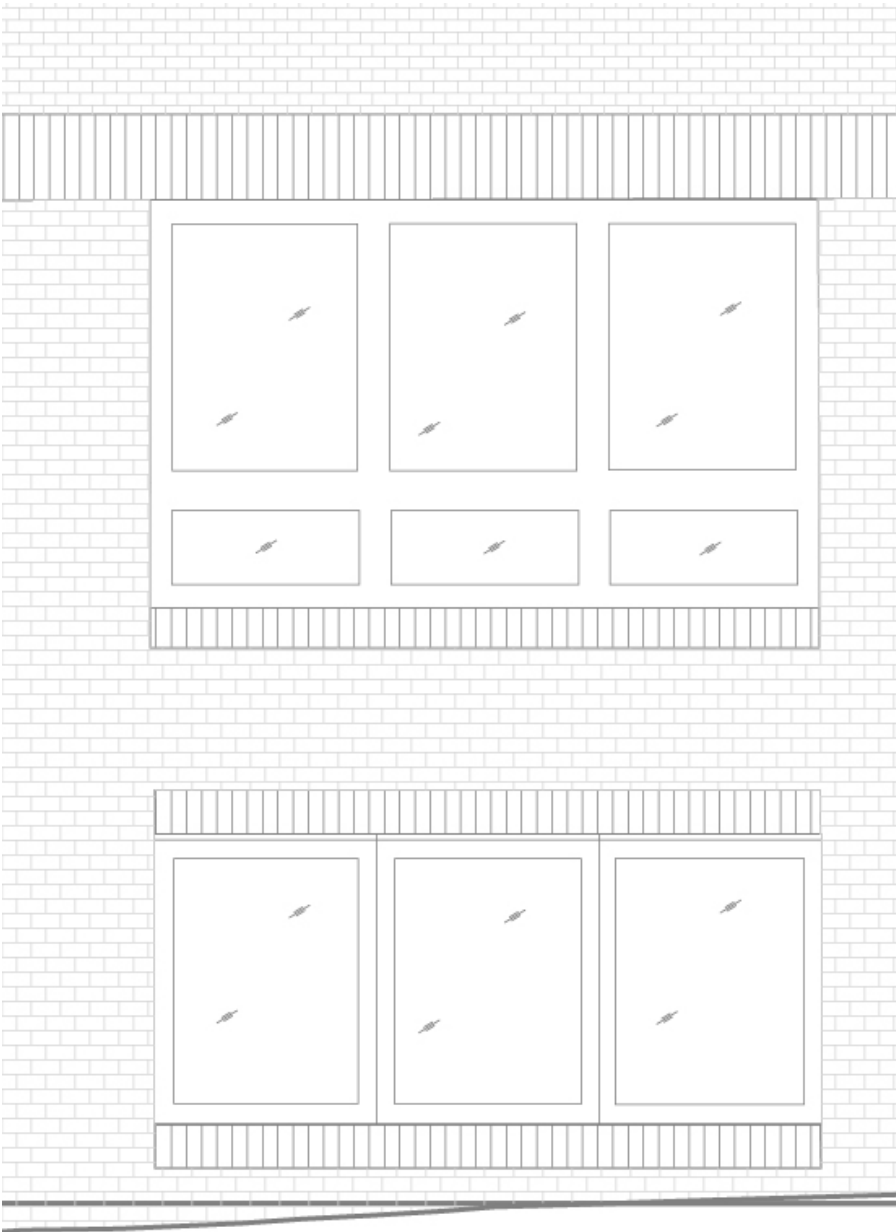
For more details of the elevations please check the drawing package issued as Volume II of this planning application.

EXISTING WINDOWS



- › No outlook on to the pedestrian footpath on street level
- › Poorly aluminium shutters

PROPOSED WINDOWS



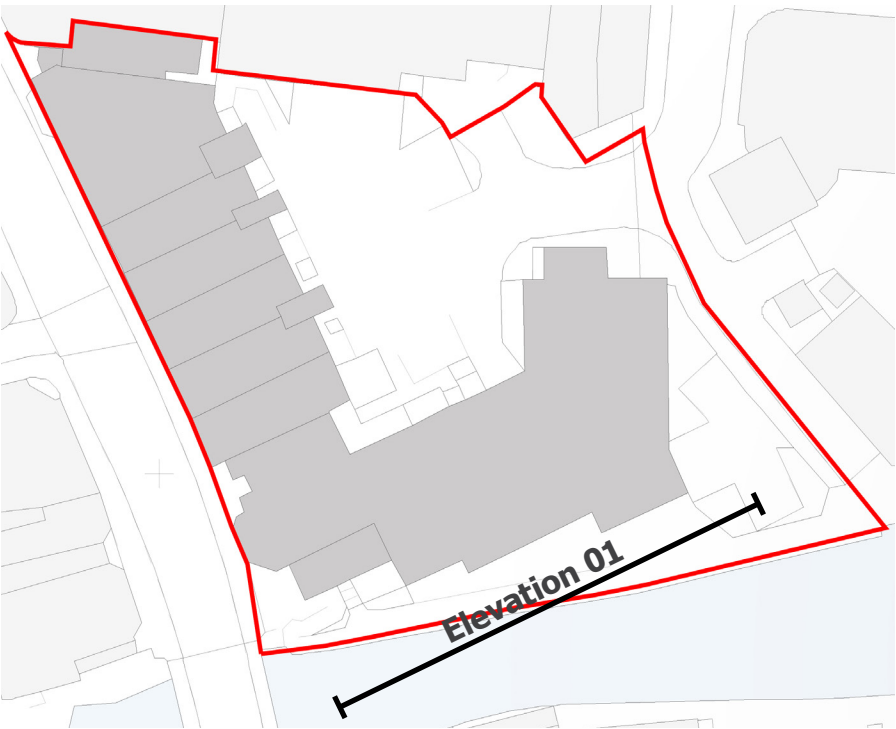
- › There will be no visible change to existing windows
- › Same colour to be kept for the proposed windows

4.0 DESIGN PROPOSALS

4.2 PROPOSED ELEVATIONS

The proposed south elevation to the bottom right is the continuation of the existing elevation in style and proportion. New windows proposed have been created to match the existing windows in colour and style.

-  Proposed new windows
-  Replacing existing openings with new frames



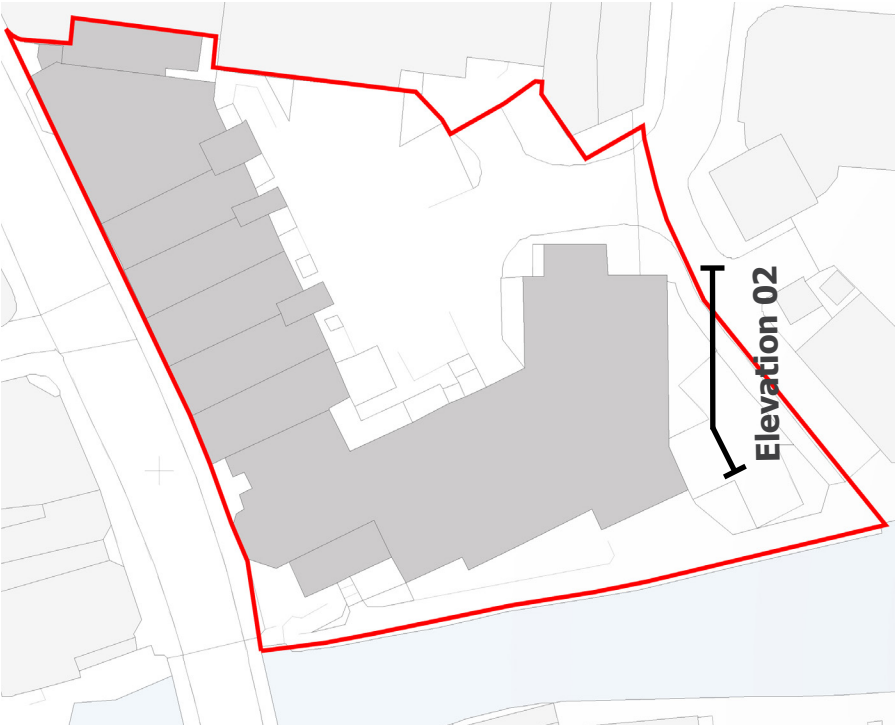
01 - Existing elevation



01 - Proposed elevation

The proposed east elevation to the bottom right is the continuation of the existing elevation in style and proportion. New windows proposed have been created to match the existing windows in colour and style.

-  Proposed new windows
-  Replacing existing openings with new frames



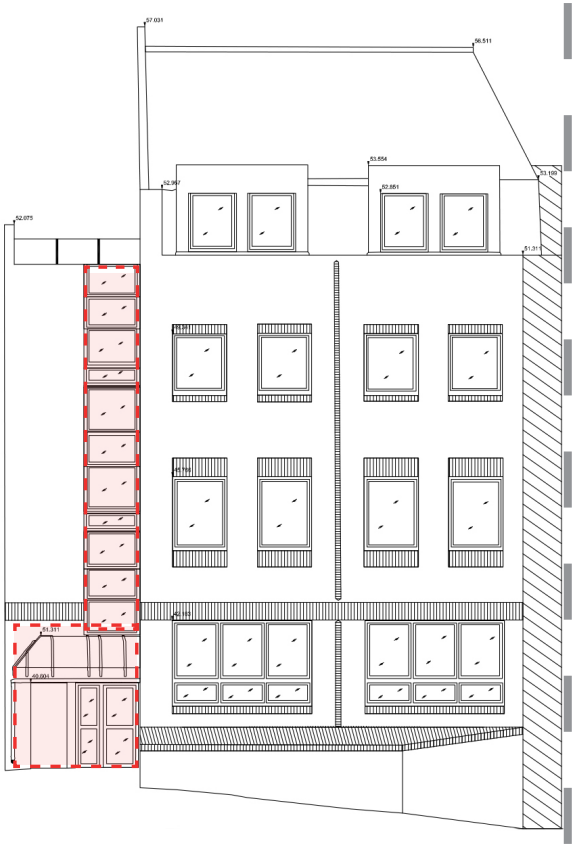
02 - Existing elevation



02 - Proposed elevation

4.2 PROPOSED ELEVATIONS

- Proposed new windows
- Replacing existing openings with new frames



03 - Existing elevation



03 - Proposed elevation



4.0 DESIGN PROPOSALS

4.3 CAR PARKING, CYCLE STORE & REFUSE

New bin stores will be proposed within easy access of Dukesbridge House.

The cycle stores have been located, within the courtyard with entrance/exit from the car park. A minimum of 40 cycle spaces will be provided and dedicated, gated cycle shelter within the car park. The colour and material will be provided with material board.

CYCLE STORAGE

- BDS Cycle Shelter 6/8 bikes
- Colour RAL 9007
- Fixing type above ground
- Anti-vandal 3mm clear polycarbonate roof



Proposed cycle storage



4.0 DESIGN PROPOSALS

4.4 MATERIALITY & APPEARANCE

As mentioned in the introduction, the planning boundary includes Dukesbridge House and the adjacent car park site. Dukesbridge House was subject to a prior approval application for change of use, submitted in April 2019 that has been consented through Permitted Development in 2019 (Application No: 190602).

The adjacent elevations illustrate the scope of amendments, which demonstrate the proposed will be in line with the existing window bays hence improving the external elevation whilst providing a much needed outlook especially on lower ground level.

■ ■ ■ *New proposed changes*



Existing elevation



Proposed elevation

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