

5.0 DESIGN PROPOSALS

5.9 BUILDING ARRANGEMENT

The proposed building is organised around the site perimeter. The units are a result of this complex configuration, which are due to the constraints of the site. The development is mixed tenure with a commercial units on the lower ground level and ground floor.

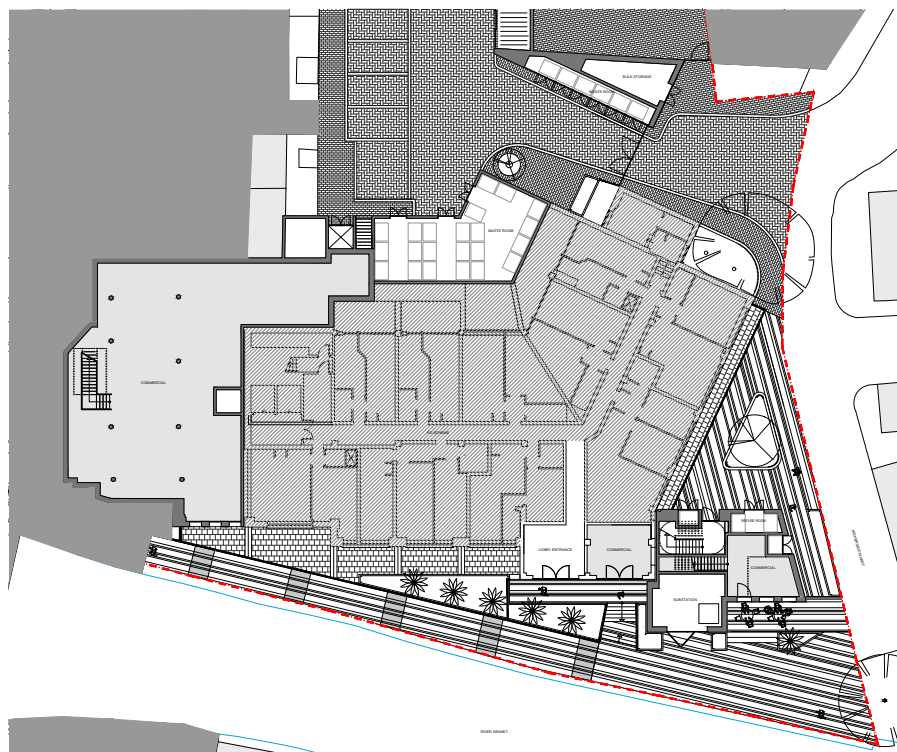
GROUND FLOOR PLAN



SECOND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN

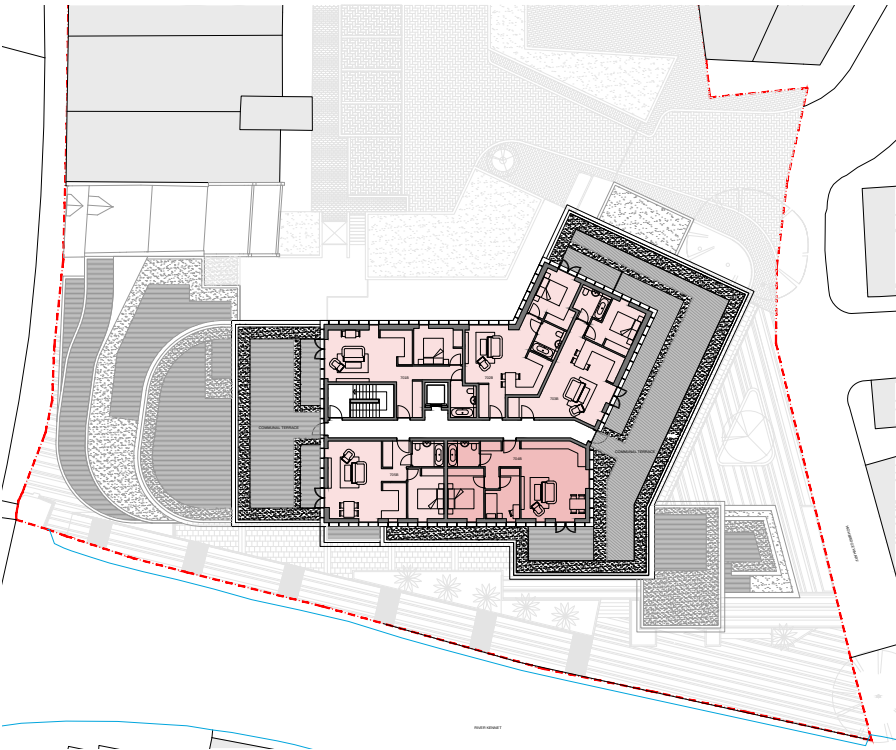


The proposed building design also incorporates greening and developing of the public realm within the site boundary. Which consists of a new ramp and protected rear courtyard with new bin stores which is currently missing on site (please see page 30)

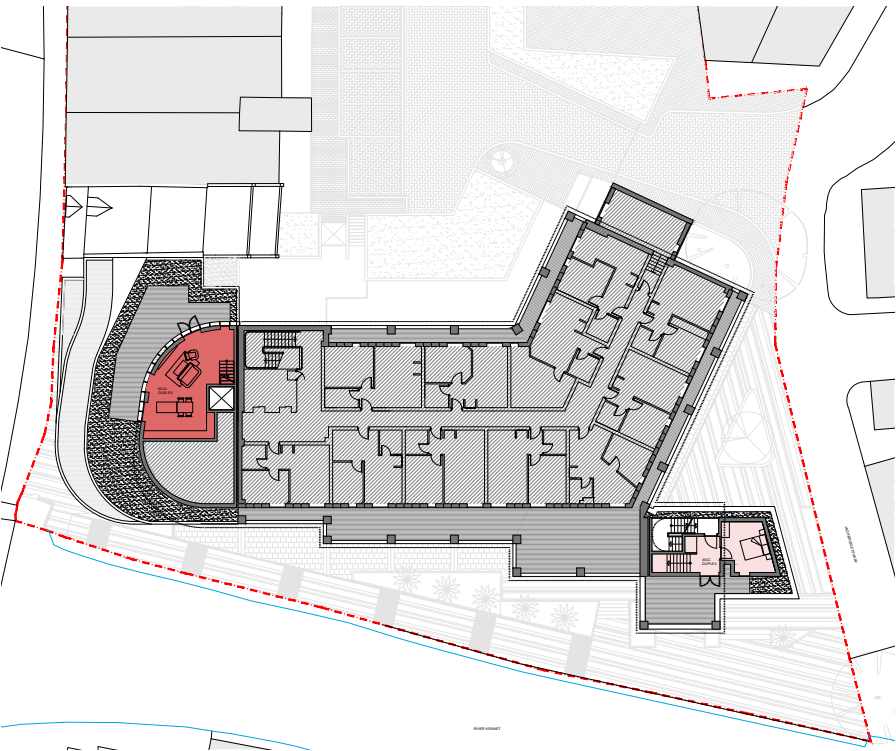
FIFTH FLOOR PLAN



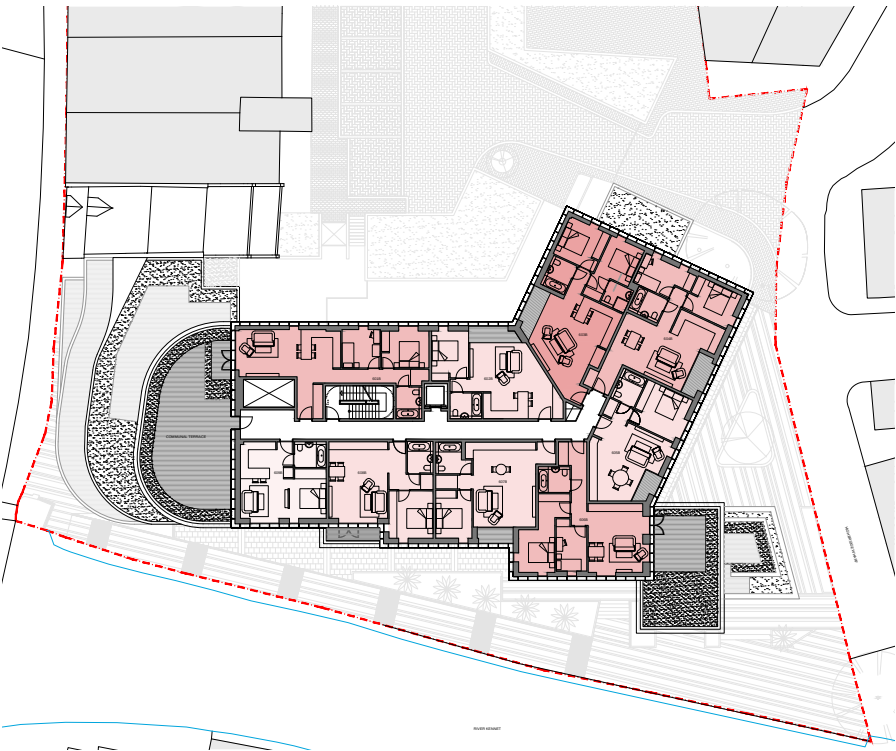
SEVENTH FLOOR PLAN



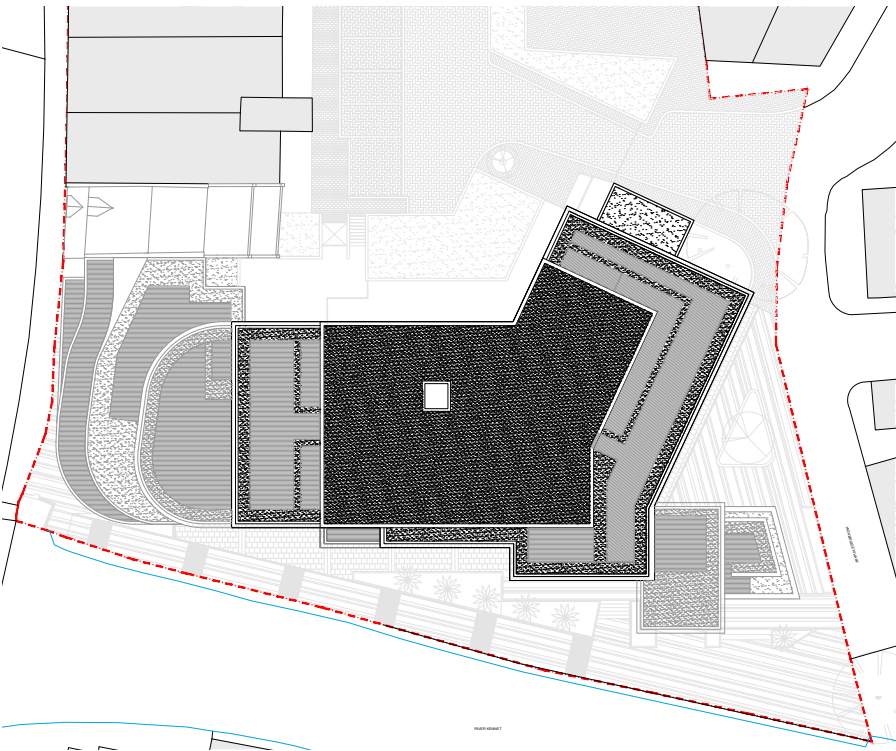
FOURTH FLOOR PLAN



SIXTH FLOOR PLAN



ROOF FLOOR PLAN





















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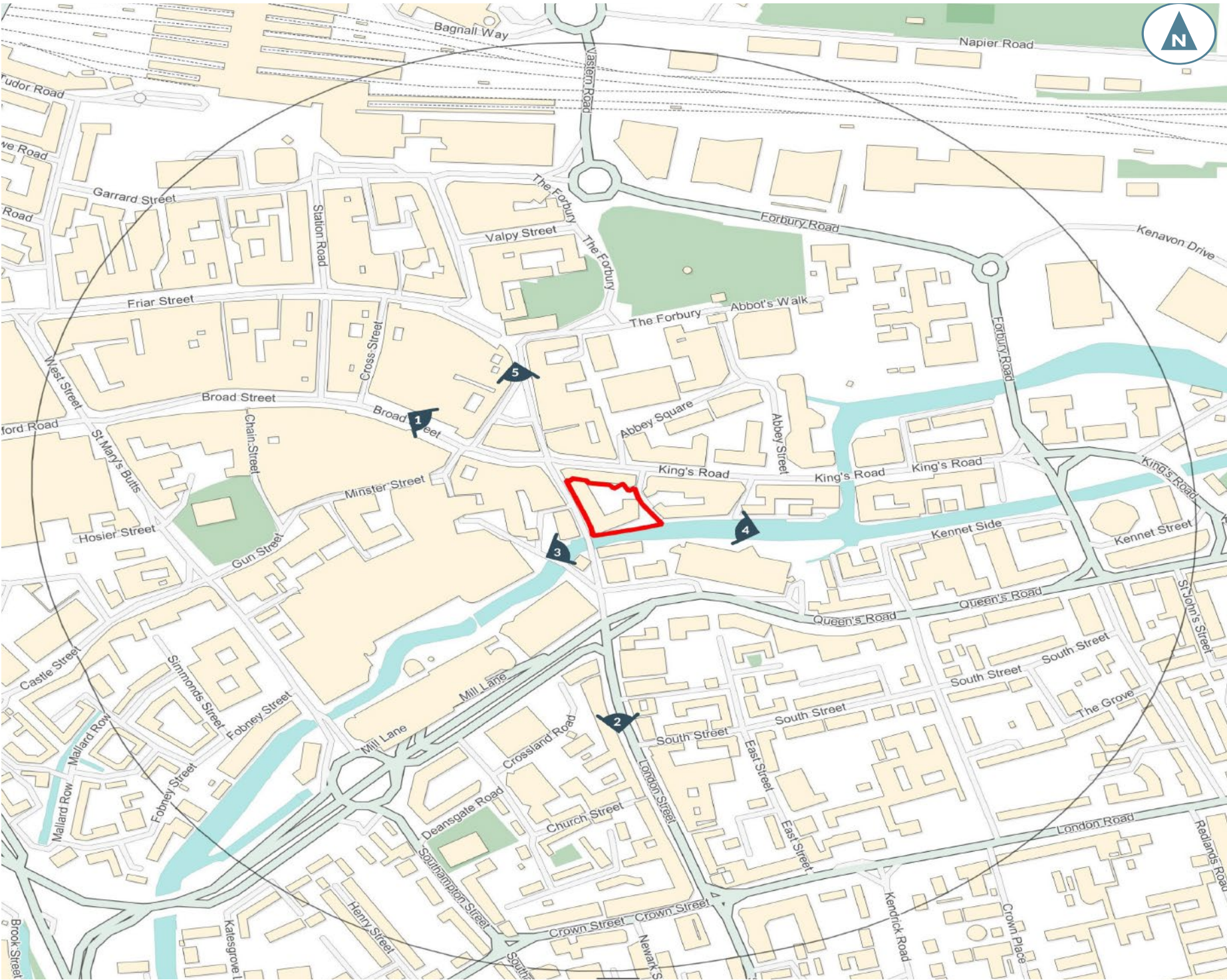
5.10 VIEWS ASSESSMENT

The following assessment provides an accurate visual representation of the proposed building. The assessment includes a combination of verified massing wire-lines and renders produced by Preconstruct and unverified illustrative detailed renders produced by EAA - Emre Arolat Architecture.

The position of the local views included within this assessment which are identified on the map to the right.

The location of the views have been chosen to provide an accurate representation of what the building will look like from key positions within the local area. A total of 5 view points have been selected.

View	Description
01	View from Broad Street towards development on south side of King Street, looking south east
02	View from London Street, looking north
03	View from Yild Hall Place bridge, looking east
04	View from footbridge across River Kennet south of Crane Wharf, looking west
05	View from Market Place, looking south along High Street





View from london street, looking north



View from footbridge across river kennet south of crane wharf looking west



View from broad street towards development on south side of king street, looking south



View from yield hall place bridge, looking east



View from market place, looking south along high street

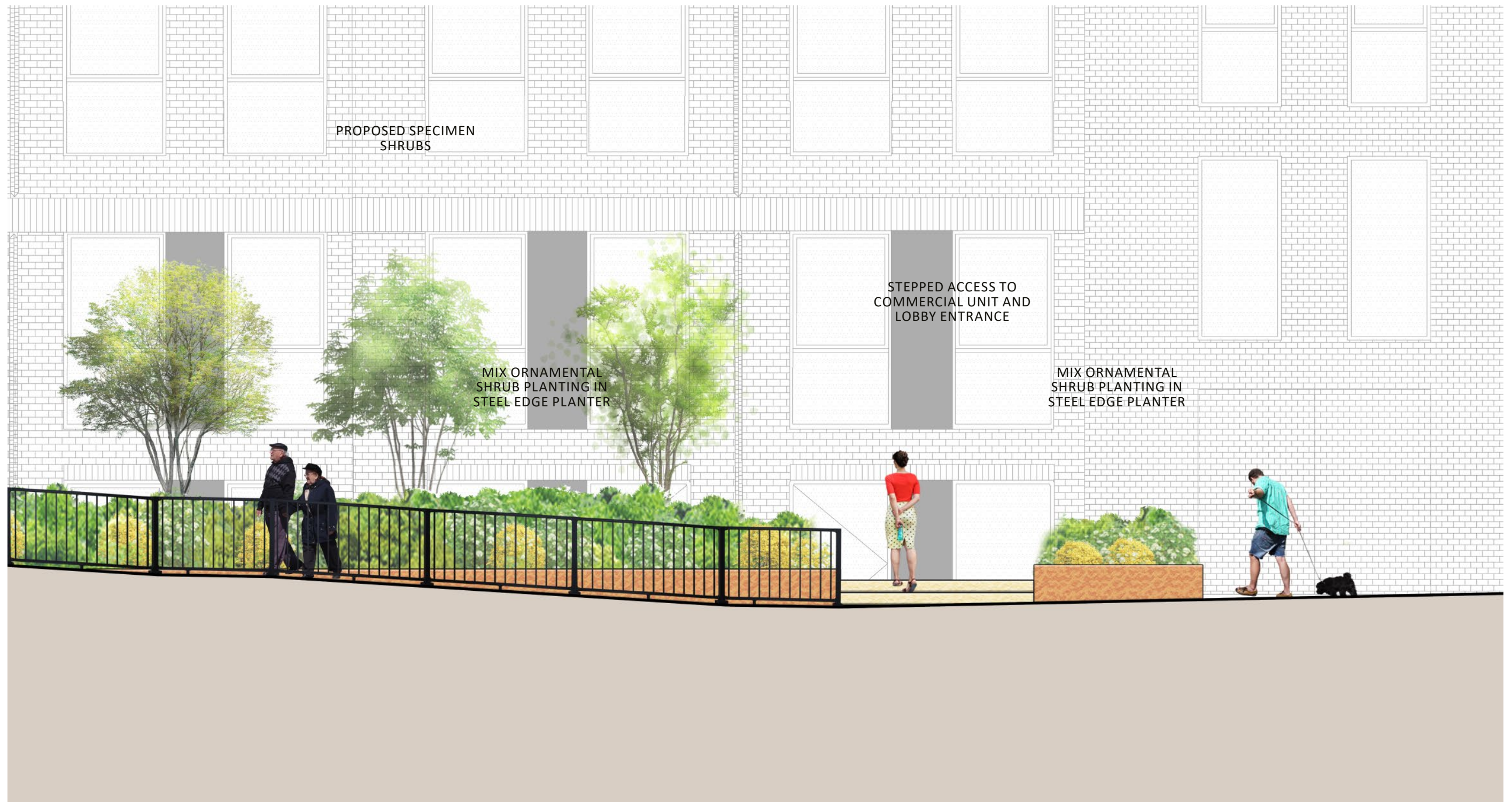
6.1 STRATEGY PLAN

- Landscape Strategy Plan
NTS@A3



6.0 LANDSCAPE PROPOSAL

6.2 RIVERSIDE SECTION



Landscape Section

1:50@A3

6.0 LANDSCAPE PROPOSAL

6.3 LANDSCAPE STRATEGY

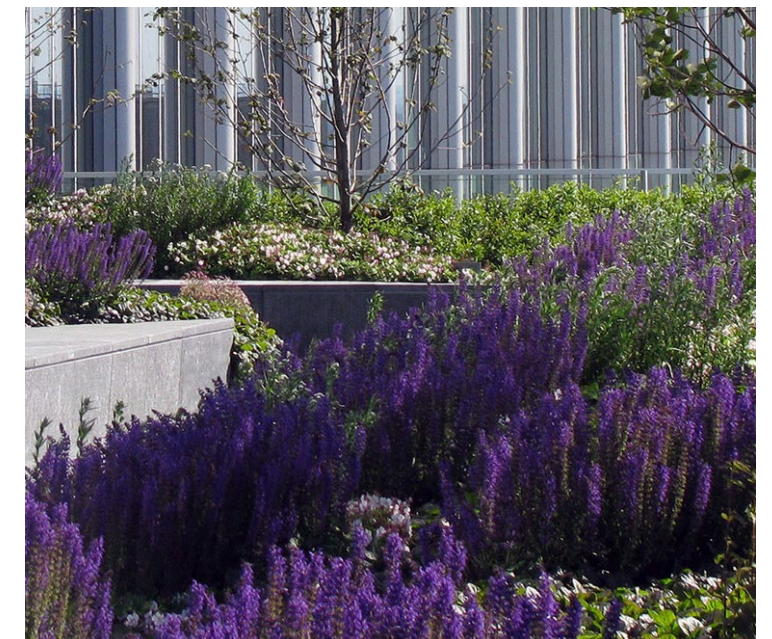
The land within the application site lies to the north of River Kennet and the east of London Street. One of the benefits of the development proposals will be the enhancement of the public realm around Dukesbridge House, at the entrance to the building, along the riverside and in the service courtyard to the rear.

A new pedestrian ramp and hand rails will improve access from the river to the upper . This will be further enhanced through the use of high-quality paving and street furniture which is proposed throughout the scheme. The materials selected will be both attractive and robust and designed to accommodate occasionally service access to the exiting sub-station.

Fixed, raised planters will be used to optimise the available space for new planting, a combination of stone and CorTen edge planter is proposed. This will include planting that will assist in providing privacy to the ground floor flats, whilst also 'greening up' the riverside walkway. Whenever possible, planters will incorporate seating. Native species, fastigate street trees and tall specimen shrubs are proposed within the planted areas to provide vertical greening and to complement the built form.

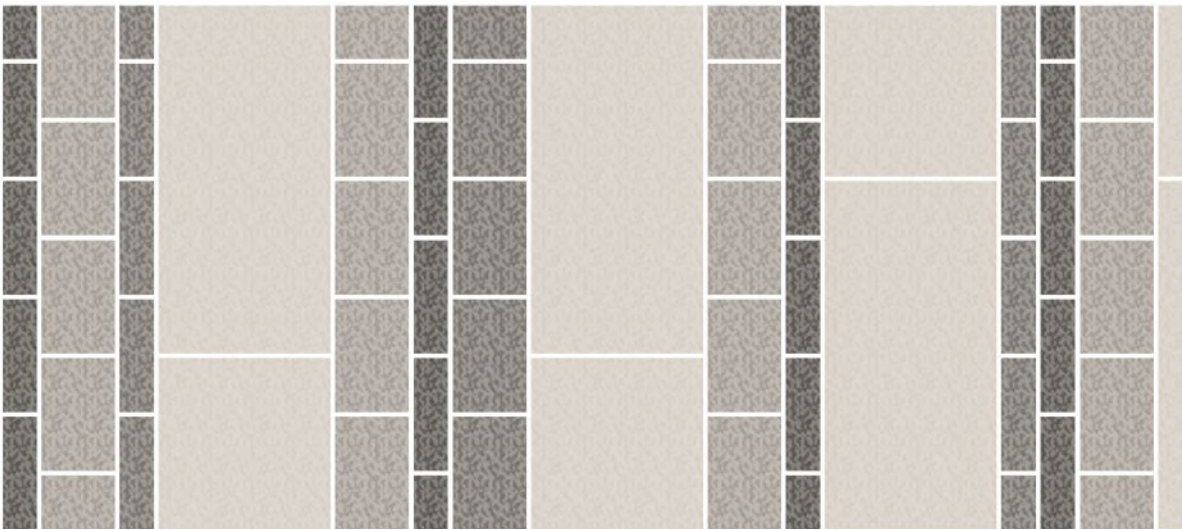
The riverside walk will connect via both steps and an accessible path to a small raised terrace which is intended for outdoor seating for the proposed café. Elsewhere levels have been designed to accommodate flood levels without imposing additional flood risk.

The service courtyard to the north will be re-designed to create an improved parking and service area. This will provide a more manageable area with an improved outlook from adjacent properties. This area will be gated to provide a secured car and cycle parking area. Planting will be included within raised planters where necessary using evergreen shade tolerant species.

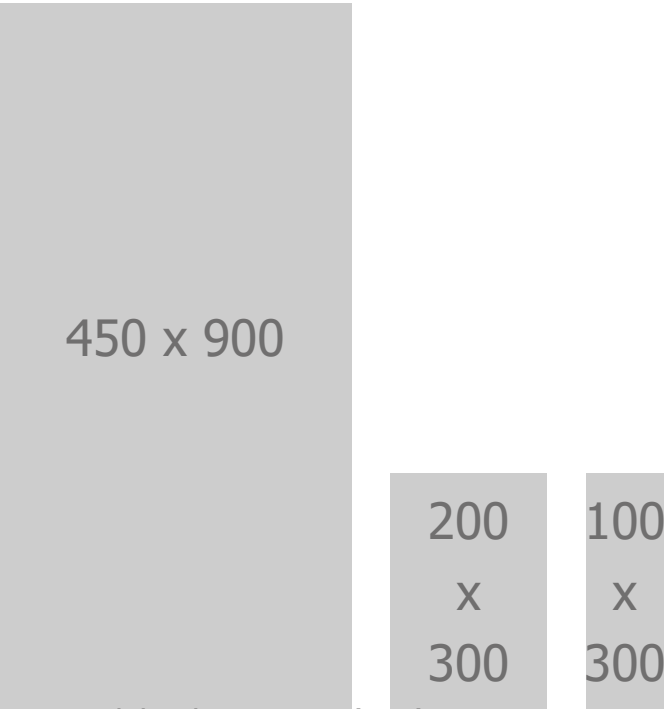


6.0 LANDSCAPE PROPOSAL

6.4 HARDSCAPE STRATEGY - PAVING AND FURNITURE



Paving Detail
1:20@A3



Paving slabs dimensions (mm)
1:10@A3



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