

The following sections are not amended from the consented DAS (Application Reference 170509)

7.2 Key Routes and Spaces - N/A*

7.3 Tree Removal strategy - N/A*

7.4 Amenity Space Provision - N/A*

7.5 Play - N/A*

7.6 Hard Landscape - N/A*

7.7 Boundary Strategy - N/A*

7.8 Walls and Seating Strategy - N/A*

7.9 Site Furniture Strategy - N/A*

7.10 Planting Strategy - N/A*

7.11 Lighting Strategy - N/A*

7.12 Ecology - N/A*

08

Building Form,
Expression & Detail:
Design Quality

The following section is not amended from the consented DAS (Application Reference 170509) with the exception of small changes as noted below:

8.1 Placemaking: Remembering the Huntley and Palmer Biscuit Factory - N/A*

The following section is not amended from the consented DAS (Application Reference 170509) with the exception of small changes as noted below:

8.2 Form and Massing - N/A*

Minor amendments to elevations. Refer to section 8.11 for details of changes.

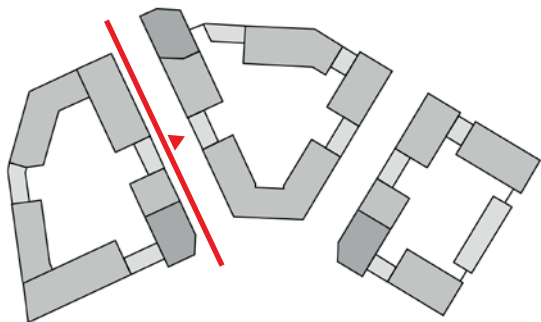
The following section is not amended from the consented DAS (Application Reference 170509) with the exception of small changes as noted below:

8.3 Balconies - N/A*

8.4 Materials - N/A*

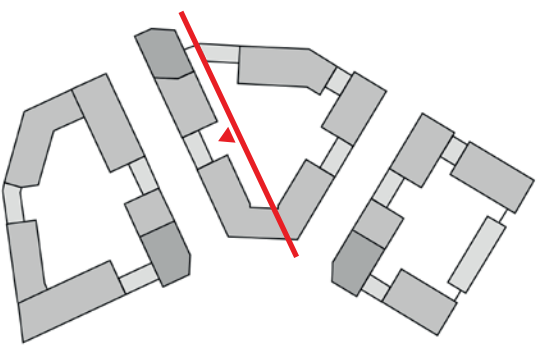
8.5 Approach to Architectural Character - N/A*

Huntley Street East



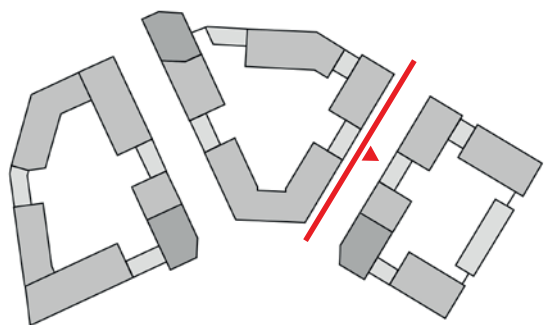
The super graphic text show on the elevations is illustrative only and the actual form, font and wordage is to be agreed with the Local Authority

Middle Block West Courtyard



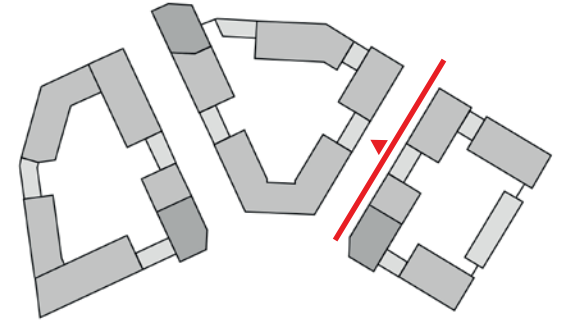
8.7 The Street leading to the River - Huntley Street and Palmer Street

Palmer Street East



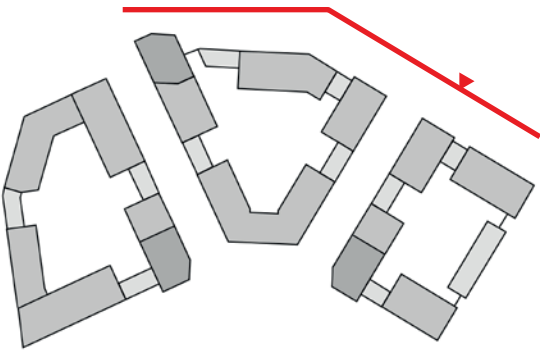
8.7 The Street leading to the River - Huntley Street and Palmer Street

Palmer Street West



8.8 The Façades Facing Outwards - Forbury Road and Kenavon Drive

North Elevation

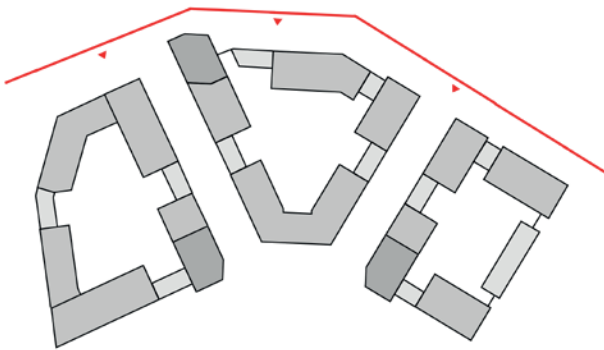


8.8 The Façades Facing Outwards - Forbury Road and Kenavon Drive

Kenavon Drive Elevation



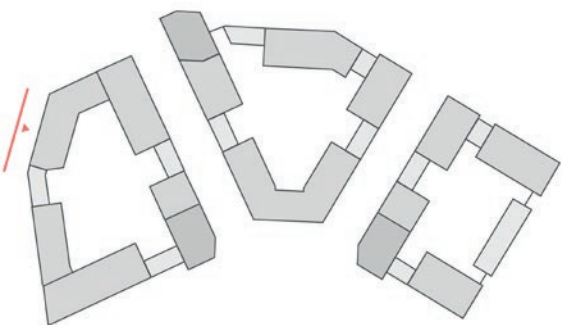
8.8 The Façades Facing Outwards - Forbury Road and Kenavon Drive



The super graphic text shown on the elevations is illustrative only and the actual form, font and wordage is to be agreed with the Local Authority

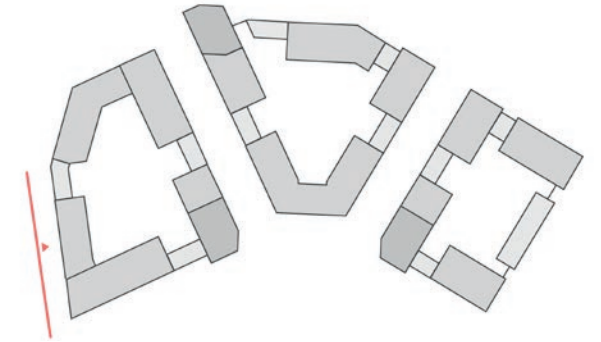
8.8 The Façades Facing Outwards - Forbury Road and Kenavon Drive

Forbury Road Façade



8.8 The Façades Facing Outwards - Forbury Road and Kenavon Drive

Forbury Road Façade



The team has developed the design of the consented townhouses to optimise layout and deliver more units. As part of this change, the following options were considered:

1. Studio at ground floor accessed from the street +
Triplex at first floor accessed from podium

- Pros:
- no need for deck access at second floor
 - maintains GIA
- Cons:
- ground floor single aspect studio
 - higher proportion of circulation to living space in triplex

2. Double stacked duplex where upper duplex is accessed via internal staircase from podium.

- Pros:
- no need for deck at second floor level
 - maintains dual aspect units
- Cons:
- GIA loss due to increased circulation

N.B. in some circumstances where a stepped access is presented, a dispensation might be awarded, but this needs agreement with Building Control.

3. Double stacked duplexes with deck access from block E5 core

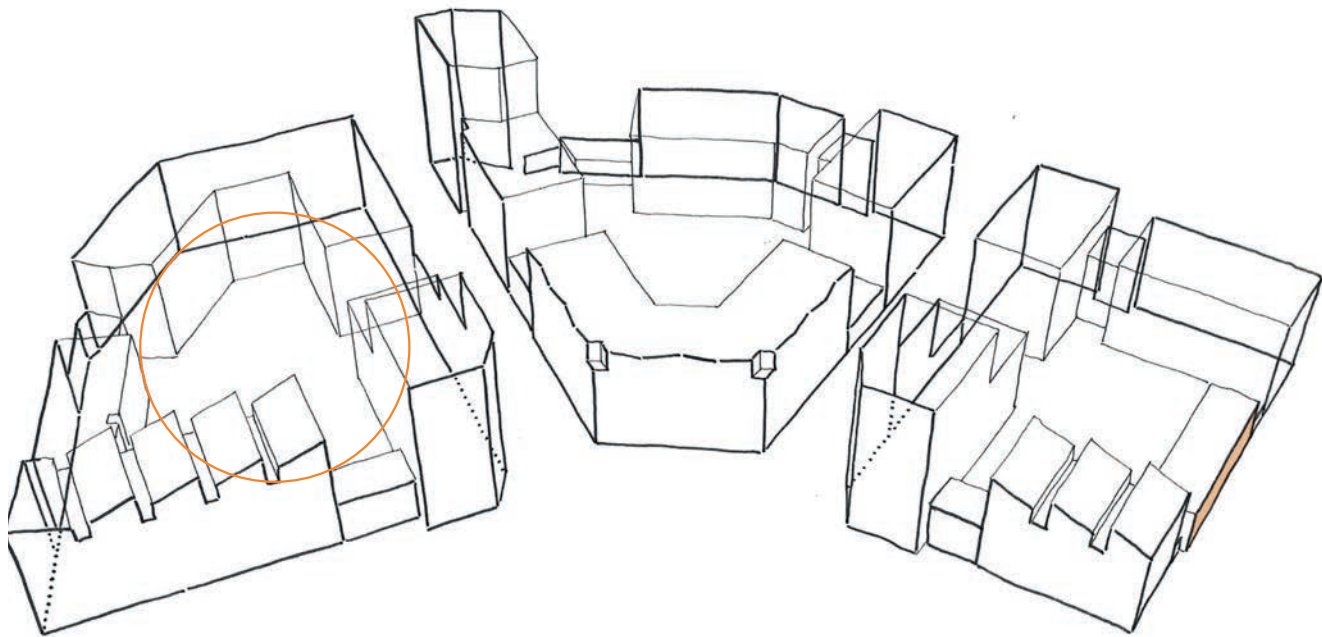
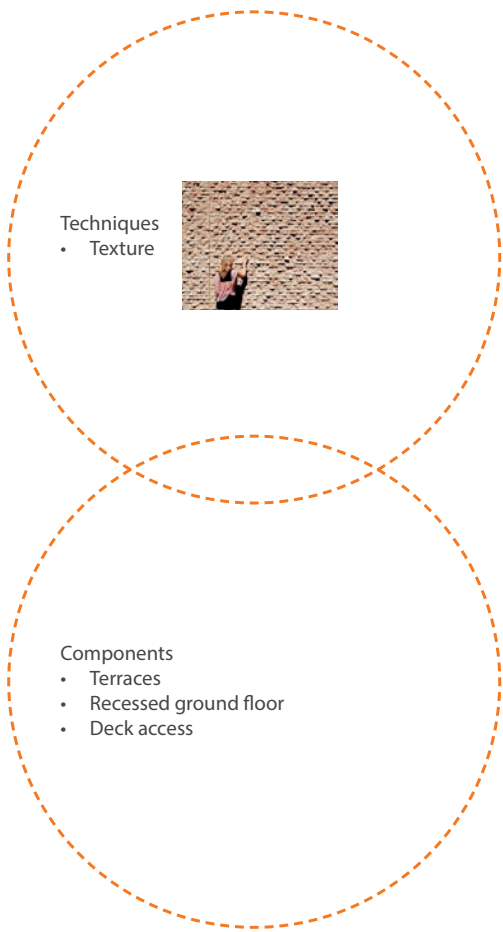
- Pros:
- maintains GIA
 - maintains dual aspect units
 - provides level access compliant with M4 (1)
- Cons:
- increases travel distance
 - poor outlook from bedrooms at podium level
 - external circulation

Option number 2 is proposed as part of this application. This is considered to be the best solution for the following reasons:

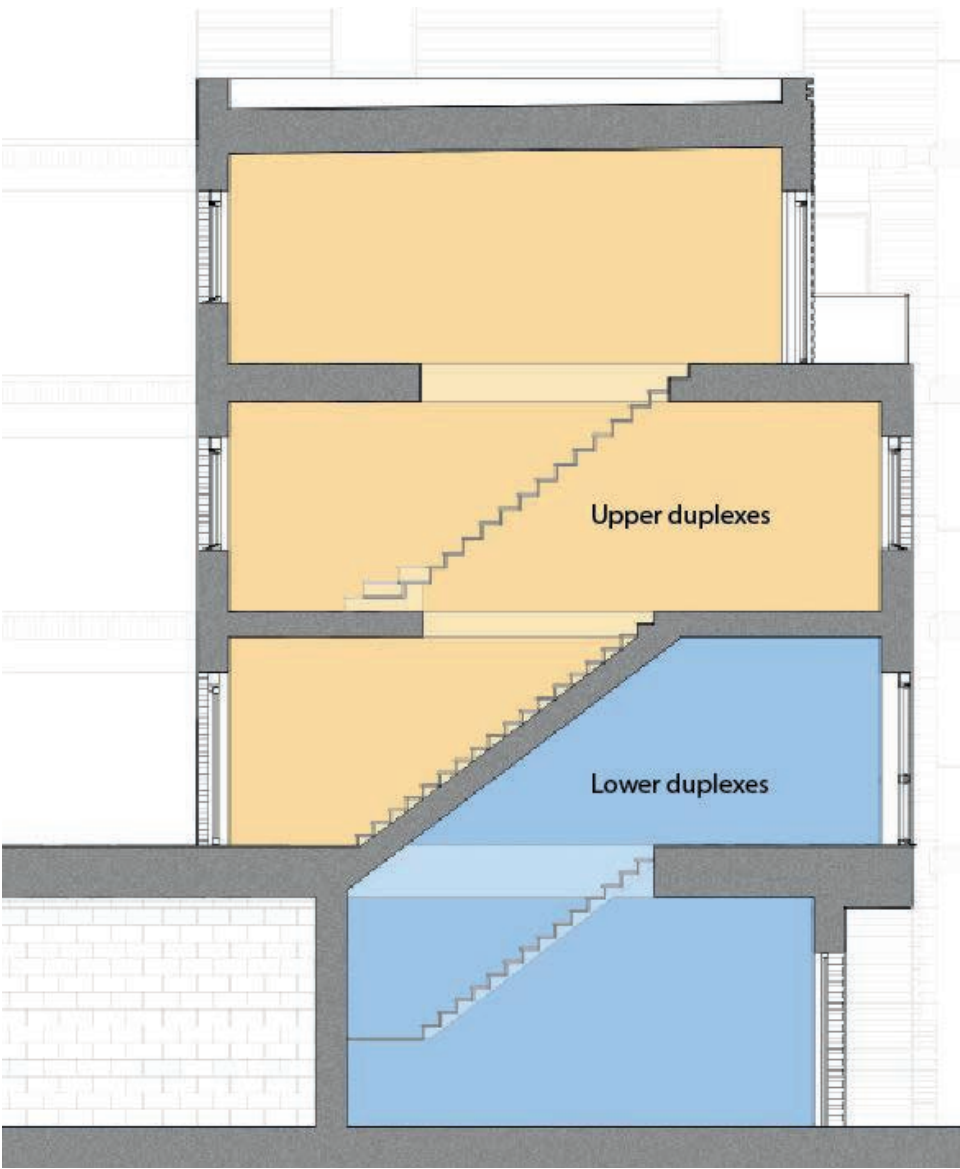
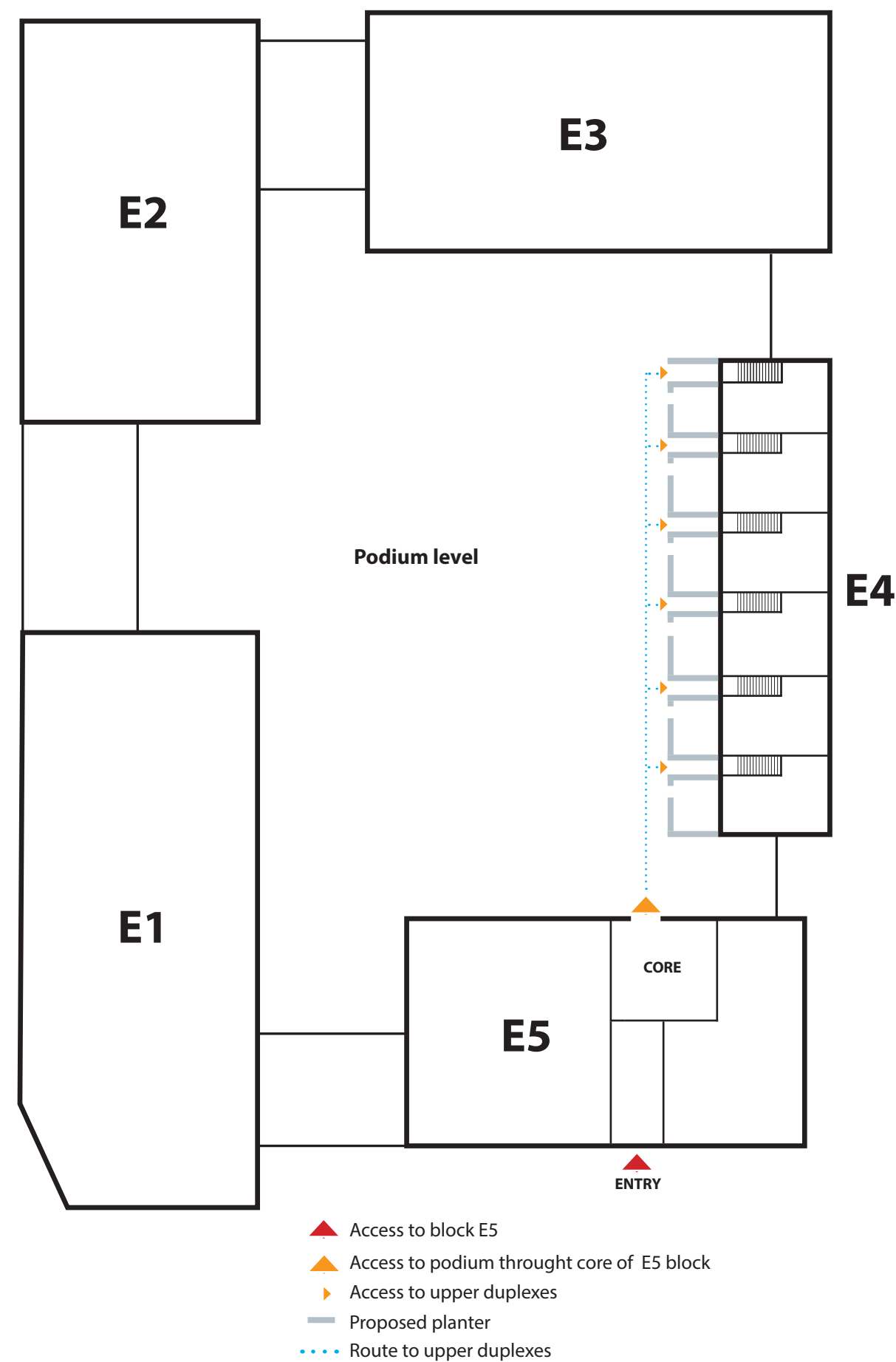
- It presents minimal impact on the external envelope
- It allows for a better access strategy
- Responds to RBC's comments regarding concerns for the deck access off core E5
- It allows for two double stacked duplexes. All dwellings remain dual aspect.
- The design language in this area maintains that of the consented scheme:

Brick texturing is used to highlight different elements of the building. Entrance 'porch' areas as well as terraces are using this material to reflect the process of form removal. This design approach enhances the tactility of the space and provides a human scale to the scheme.

Each double stacked duplex is identical in form and design except materiality. The three main bricks used on the scheme are utilised in a slow gradient from the light brick on the riverside to the dark brick on Kenavon Drive. At every floor the residents will have access to outdoor amenity space (defensible space, podium, deck access, private terraces).

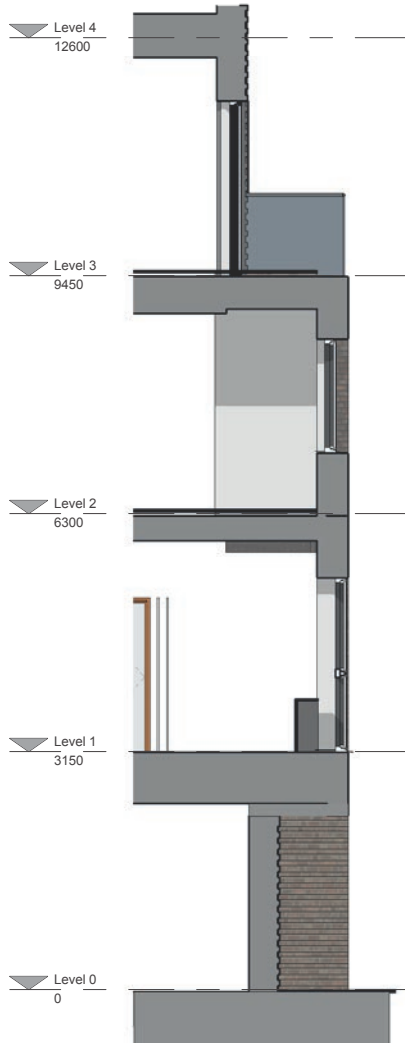


Following advice from the RBC during pre-application consultation, the team has developed the design for block E4. The revised scheme carefully considers the access to upper duplexes (at second floor level) and addressed the issue of introducing an external deck as a solution to accessing these duplexes. Rather than adding an external deck, the design responds to access requirements by adding an internal staircase at podium level for each one of the duplexes. Therefore accessed is provided via core E5 through the podium and an internal staircase at first floor level. This option is more in line with RBC's comments and provides an easier access route for residents. It also ensures minimal impact on the footprint of the building while maintaining access to both duplexes. High level planting is provided next to entrances to provide privacy and create a welcoming space for duplex entrances.





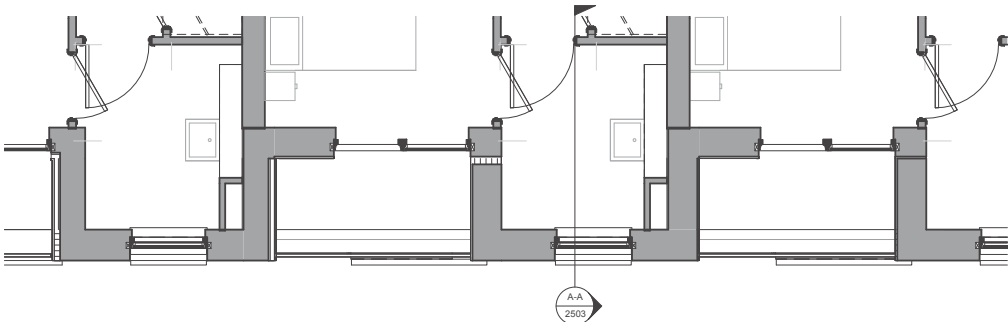
Bay Study 8 East Block East Elevation
1:50



Bay Study 8 Section A-A
1:50



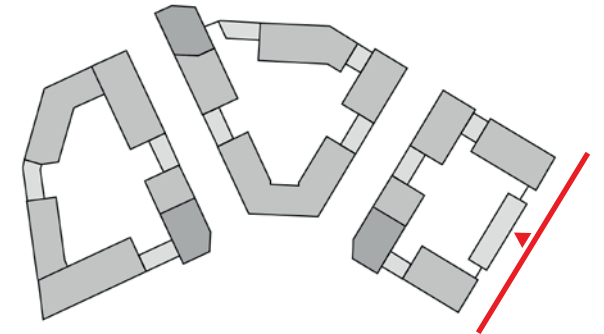
Bay Study 8 Axonometric



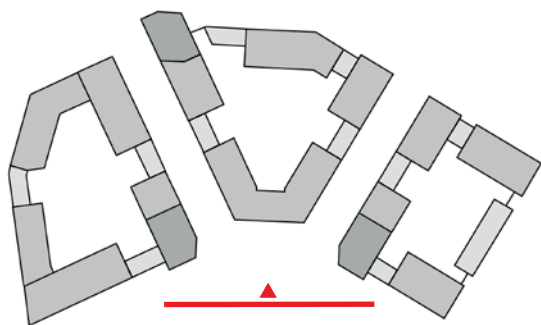
Bay Study 8 Level 2 South
1:50

8.9 The Townhouses - Jopling Mews

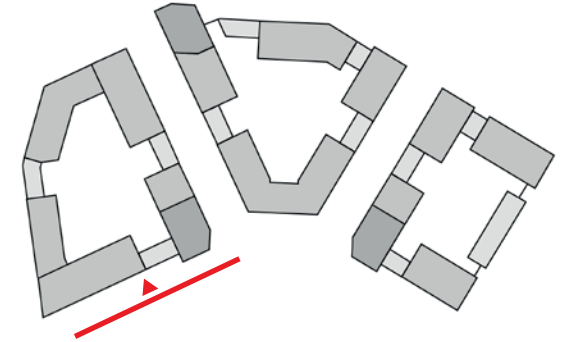
Jopling Mews



Riverside Square



Riverside



Riverside Elevation



