



Figure 18. Terrace Elevation (South)

The design and layout for the terrace aims to ensure that it is visually/spatially enhanced, that the occupants gain maximum value from it and that the private and public sections of the terrace are more obviously distinguishable.

The bulk of the works will concentrate on the upper terrace. The existing planters on the edge of the terrace are to be removed and replaced with new planters with integrated benches and new lighting. There is also to be new loose benches and tables. The existing planter running on the edge of the facade (9) is to remain and re-planted. New tiered seating is to be added onto this with integrated planters, timber benches and recessed LED strip-lighting. This addition of seating integrated with planting will provide a variety of seating options for the occupants and encourage the use of the area. There is to be an artificial turfed area with loose tables and seating with planting and benches to the perimeter. The existing planters on this upper terrace that remain are to be painted dark grey and replanted. The stairs to the lower are to be removed and wall filled in so it cannot access upper terrace. The planters and retaining wall are to be made good and painted dark grey. The existing gates to the upper terrace are to be replaced with new gates with access control.

A shipping container is to be positioned on the lower terrace to be used for storage of boats/meeting area for the occupants of the building. The rest of the lower terrace will remain unchanged with the exception of the removal of the existing stairs.

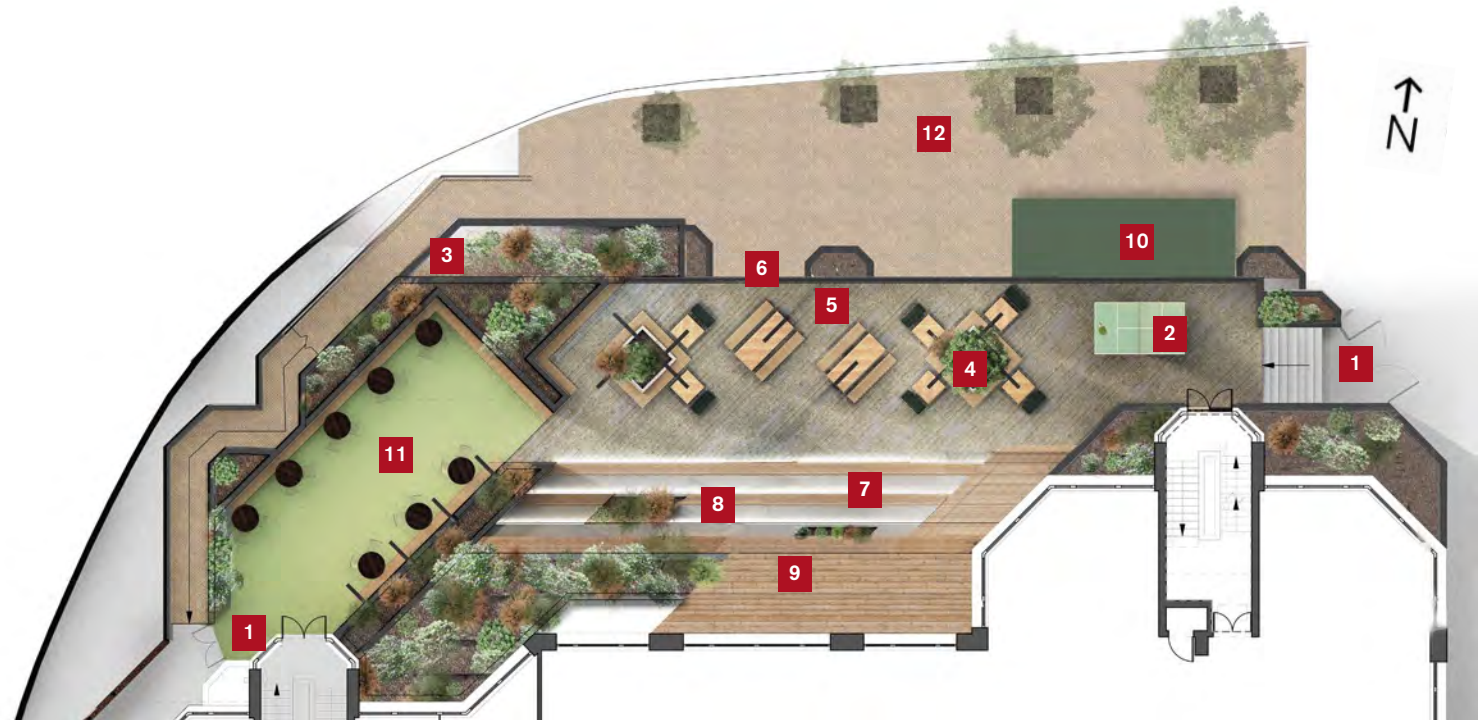


Figure 19. Terrace Plan

KEY

- 1 New gate with access control to clearly de-mark public and private areas
- 2 Ping pong table
- 3 Red Brick Planters
- 4 New planters with integrated benches
- 5 Existing planters removed to form flat terrace
- 6 Existing stairs removed to create separation between Public right of way and private upper office terrace
- 7 Tiered seating with timber slat benches
- 8 Planting incorporated into tiered seating
- 9 Existing planter and basement void retained adjacent to ground floor office.
- 10 New shipping container sore/meeting room
- 11 Artificial turfed area.
- 12 Open area maintained for public right of way/events

The basement will have improved cycle storage with 38 cycle spaces compared to the existing 12 spaces. For this improvement the car park will lose one car parking space resulting in 54 spaces.

The reception doors at the main entrance will be replaced with new power assisted doors while the existing ramps and stairs leading up to reception will remain.

The stairs leading from the public lower terrace to the private upper terrace will be removed and the existing wall extended through this gap. A new balustrade will run along the upper terrace blocking access from the lower terrace and a new set of gates with access control will separate the upper terrace from the public right of way on the west side of the building. The lower terrace remains accessible to the public.

This application proposes a scheme that will refurbish and enhance the existing entrance, facade, terrace and office spaces providing a high quality space for the existing occupiers of the building and stronger modern identity to attract new entrepreneurs.

The proposal aims to enhance and update the existing appearance of the building and the terrace, while seeking to maximise the potential of this riverside property.

The proposal is in line with both Local and National Planning Policy.



Figure 20. Basement Visual

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& P A R T N E R S