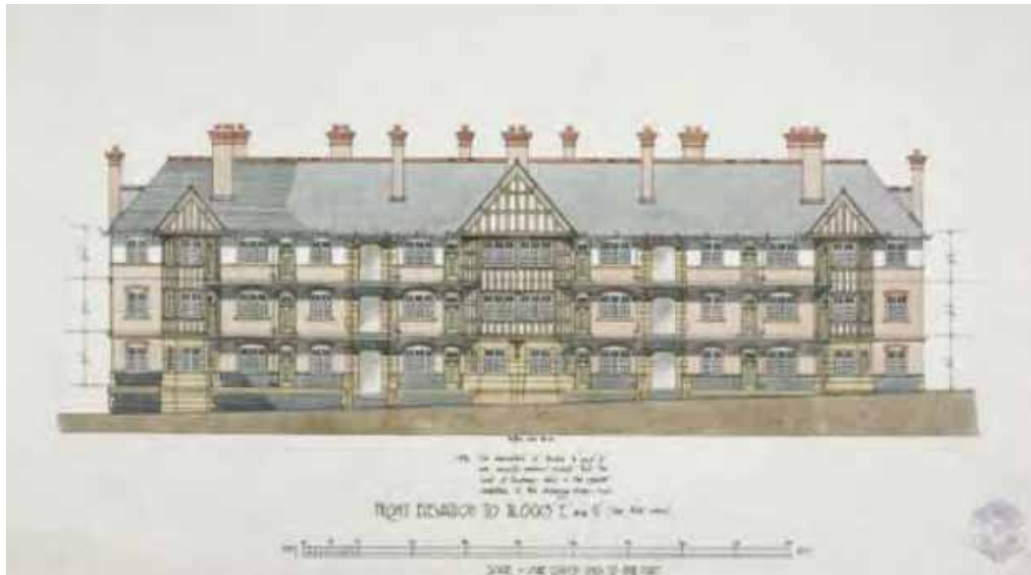




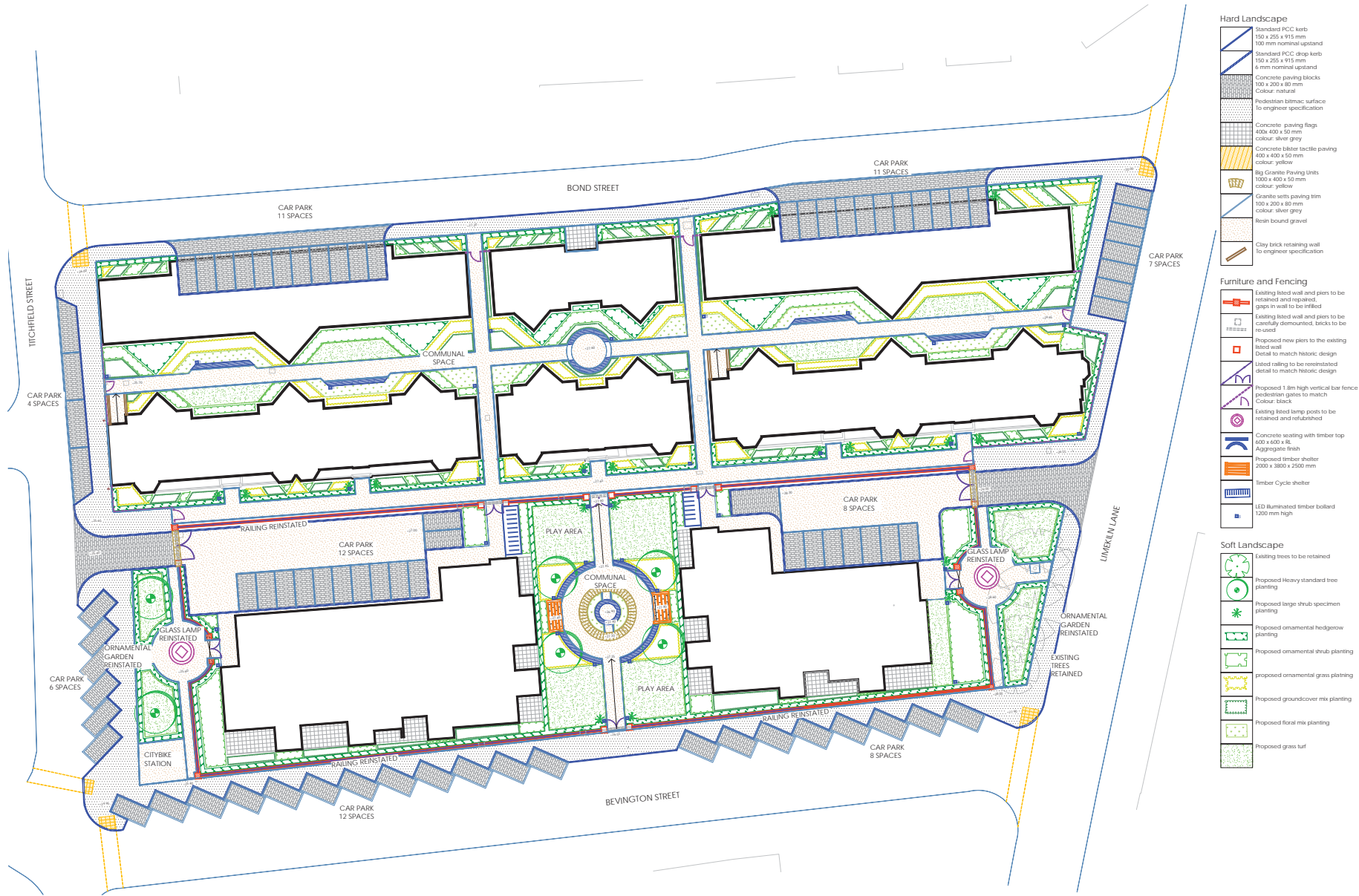
## 5. Design Proposal



Design Proposal

# Landscape Plan - Urban Green

Design and Access statement Added as Appendix



KEY

Hard Landscape

- Standard PCC kerb  
150 x 250 x 90 mm  
100 mm nominal upstand
- Standard PCC drop kerb  
150 x 250 x 90 mm  
6 mm nominal upstand
- Concrete paving blocks  
100 x 200 x 50 mm  
Colour: natural
- Pedestrian bitmac surface  
to engineer specification
- Concrete paving flags  
400 x 400 x 50 mm  
colour: silver grey
- Concrete tactile paving  
400 x 400 x 50 mm  
colour: yellow
- Big Granite Paving Units  
1000 x 400 x 50 mm  
colour: yellow
- Granite setts paving trim  
100 x 200 x 50 mm  
colour: silver grey
- Resin bound gravel
- Clay brick retaining wall  
to engineer specification

Furniture and Fencing

- Existing listed wall and piers to be retained and repaired, gaps in wall to be infilled
- Existing listed wall and piers to be carefully dismantled, bricks to be re-used
- Proposed new piers to the existing listed wall  
Detail to match historic design
- Listed railing to be reinstated  
detail to match historic design
- Proposed 1.8m high vertical bar fence  
pedestrian gates to match  
Colour: black
- Existing listed lamp posts to be retained and refurbished
- Concrete seating with timber top  
600 x 600 x 80  
Appropriate finish
- Proposed timber shelter  
2000 x 3800 x 2500 mm
- Timber Cycle shelter
- LED illuminated timber bollard  
1200 mm high

Soft Landscape

- Existing trees to be retained
- Proposed Heavy standard tree planting
- Proposed large shrub specimen planting
- Proposed ornamental hedgerow planting
- Proposed ornamental shrub planting
- Proposed ornamental grass planting
- Proposed groundcover mix planting
- Proposed floral mix planting
- Proposed grass turf

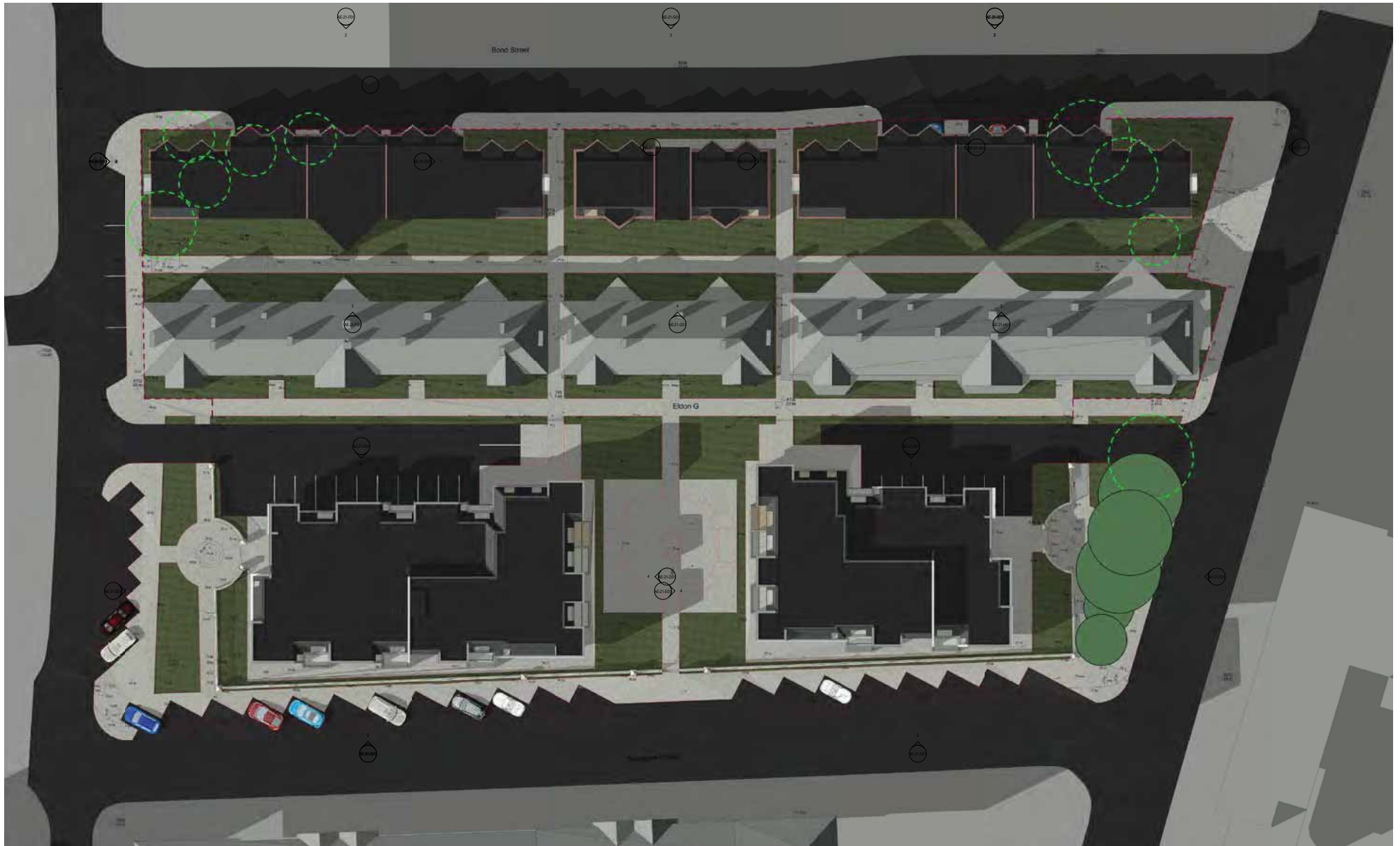
# Design Proposal Proposed Site Plan





# Design Proposal

## Proposed Roof Plan



# Design Proposal

## Preservation of Historical Aspects

- Eldon Grove, East, Central and West blocks (grade II listed); Refurbished and preserved, Converted into 45no. apartments.

- Railings and Piers (grade II listed); Preserved and forming the boundary of landscaped areas and front Courtyard.

- Street Lamps (grade II listed); Reinstated in original position as a key feature of the approach landscaped areas.

- Roman Catholic Church of Our Lady of Reconciliation of De La Salette (grade II listed) Key vista preserved across front of Eldon Grove.

- Front open play area maintained preserving views of the grove and highlighting its significance.

- Modern interpretations of Pavilions installed in historically accurate locations

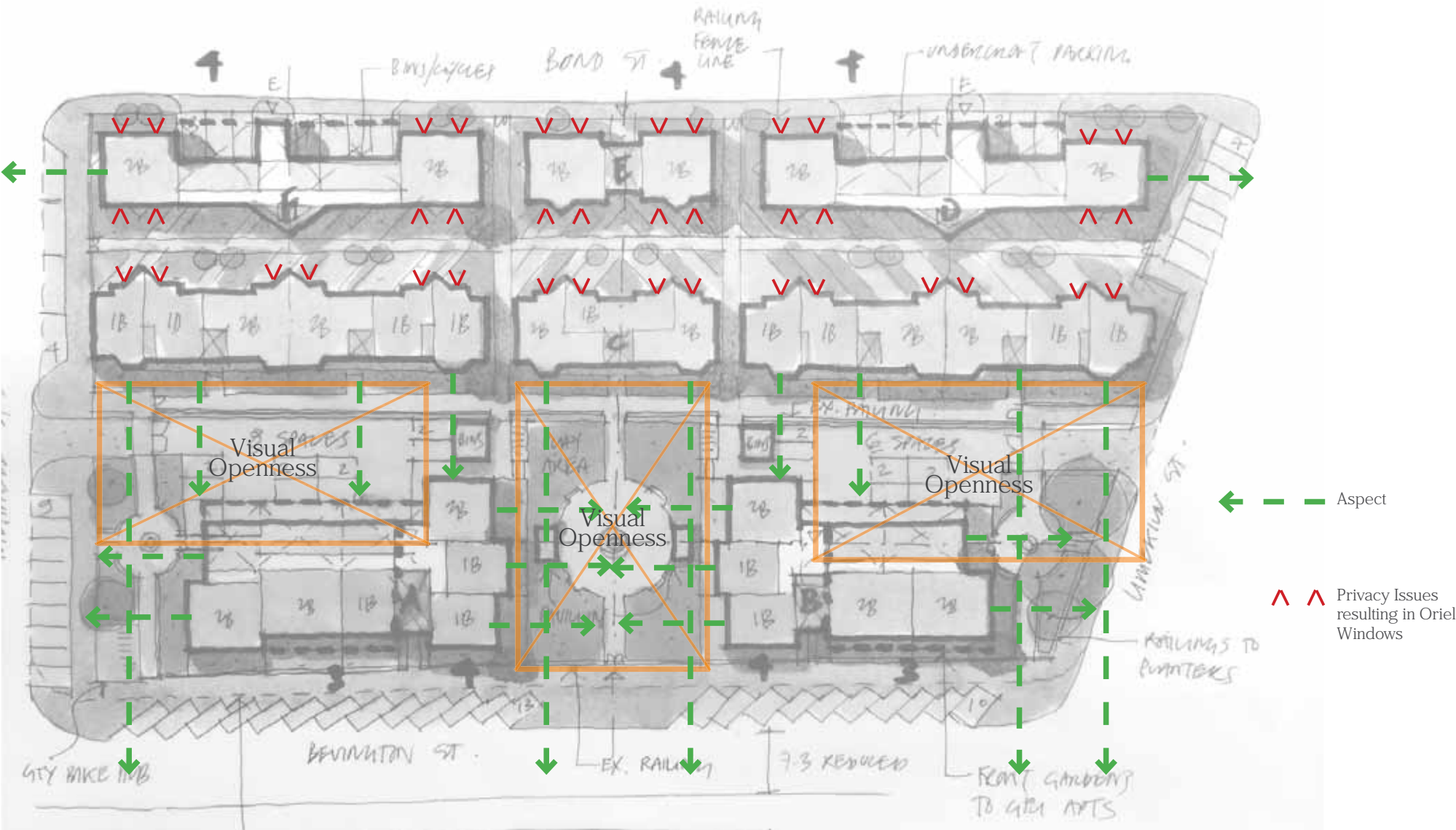


Key vista preserved across front of Eldon Grove to Church.



Design Proposal

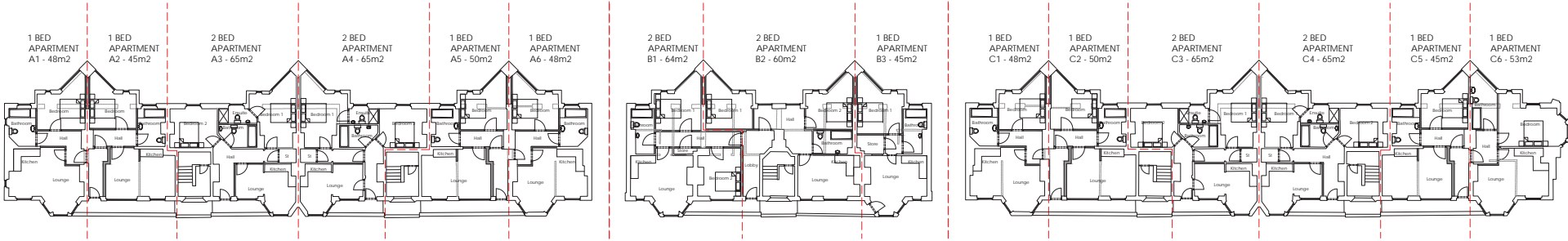
# Aspect, Privacy and Amenity



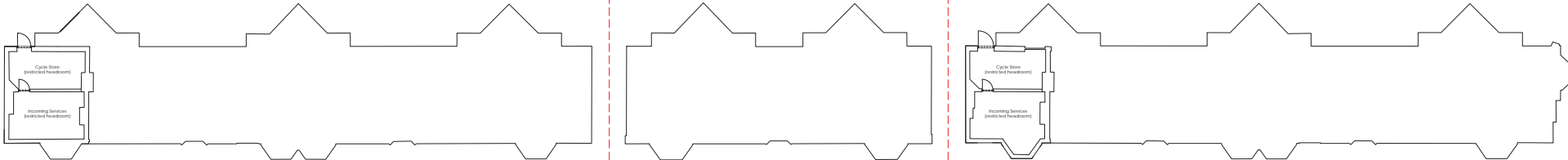
Design Proposal

# Blocks A-C (Existing Refurb)

Lower Ground - Ground and Schedule



GROUND FLOOR



LOWER GROUND FLOOR

	Refurb Block A				Refurb Block B				Refurb Block C				Totals per floor
	1 bed Apartment	2 Bed Apartment	2 bed duplex	3 Bed Duplex	1 bed Apartment	2 Bed Apartment	2 bed duplex	3 Bed Duplex	1 bed Apartment	2 Bed Apartment	2 bed duplex	3 Bed Duplex	
Lower Ground	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground	4	2	0	0	1	2	0	0	4	2	0	0	15
First	4	2	0	0	1	2	0	0	4	2	0	0	15
Second/Third	0	0	4	2	0	0	1	2	0	0	4	2	15
TOTAL	8	4	4	2	2	4	1	2	8	4	4	2	45

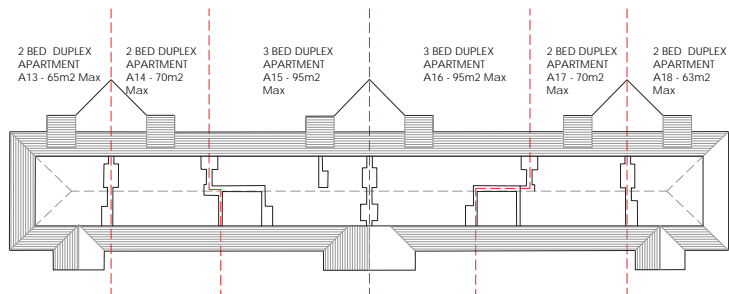
	No	%age
Total 1 bed	18	40.0%
Total 2 bed	21	46.7%
Total 3 Bed	6	13.3%
Total Units	45	100.0%

SCHEDULE OF ACCOMMODATION

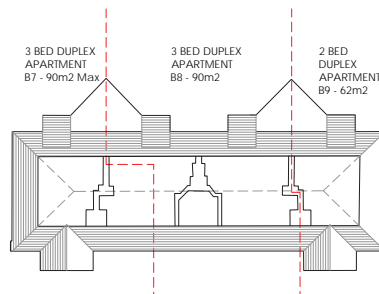


Design Proposal  
Blocks A-C (Existing Refurb)  
First - Third

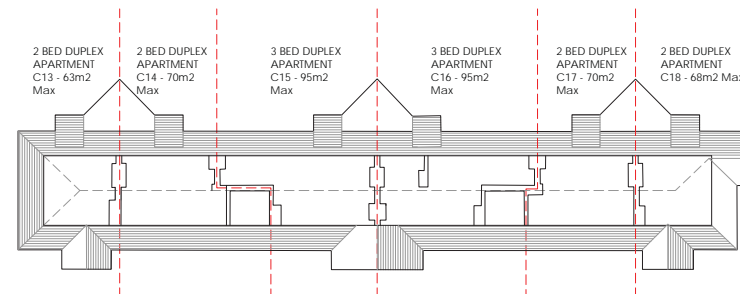
BLOCK A



BLOCK B

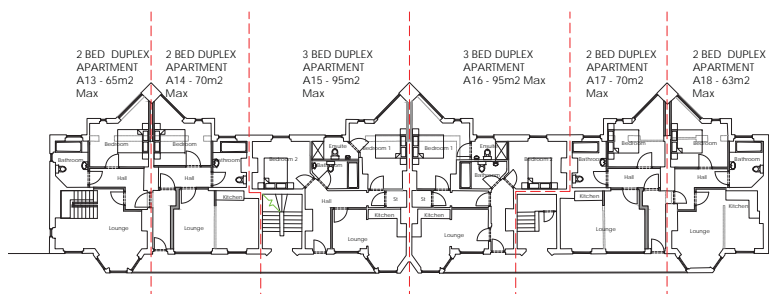


BLOCK C



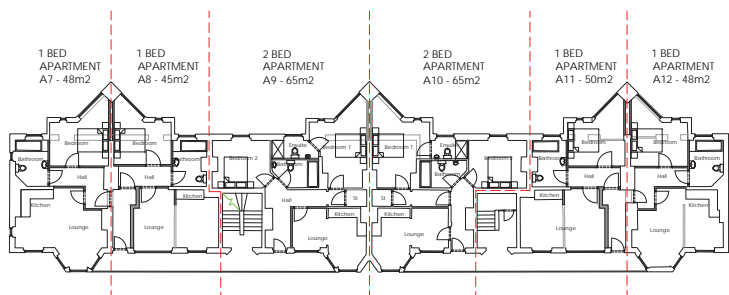
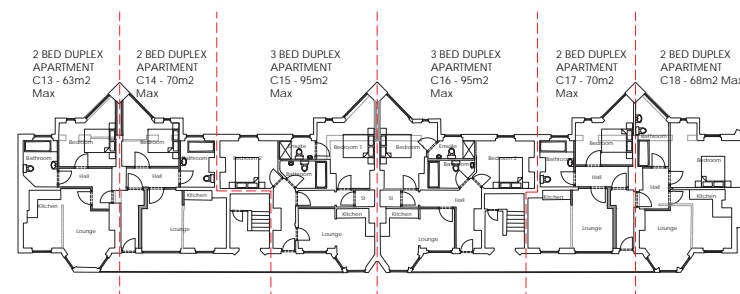
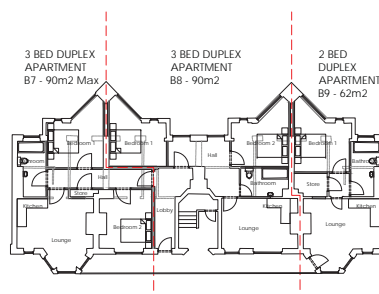
### THIRD FLOOR

**NOTE:** LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES

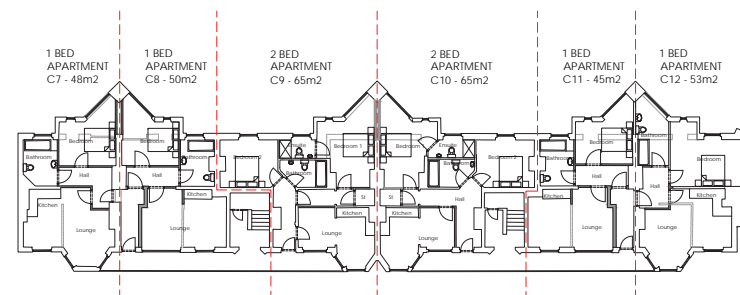
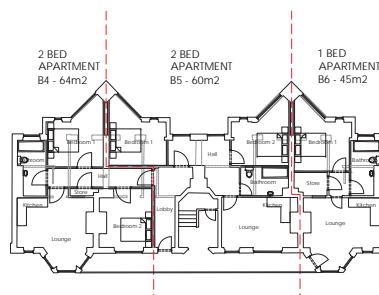


## SECOND FLOOR

**NOTE:** LAYOUT OF DUPLEX APARTMENTS TO BE CONFIRMED FOLLOWING COMPLETION OF BUILDING SURVEY - FLOOR ALLOWANCE INCLUDED FOR PLANNING PURPOSES



FIRST FLOOR



# Design Proposal

## Block D Floor Plans



First Floor Plan  
1:100



Third Floor Plan  
1:100



Ground Floor Plan  
1:100



Second Floor Plan  
1:100