



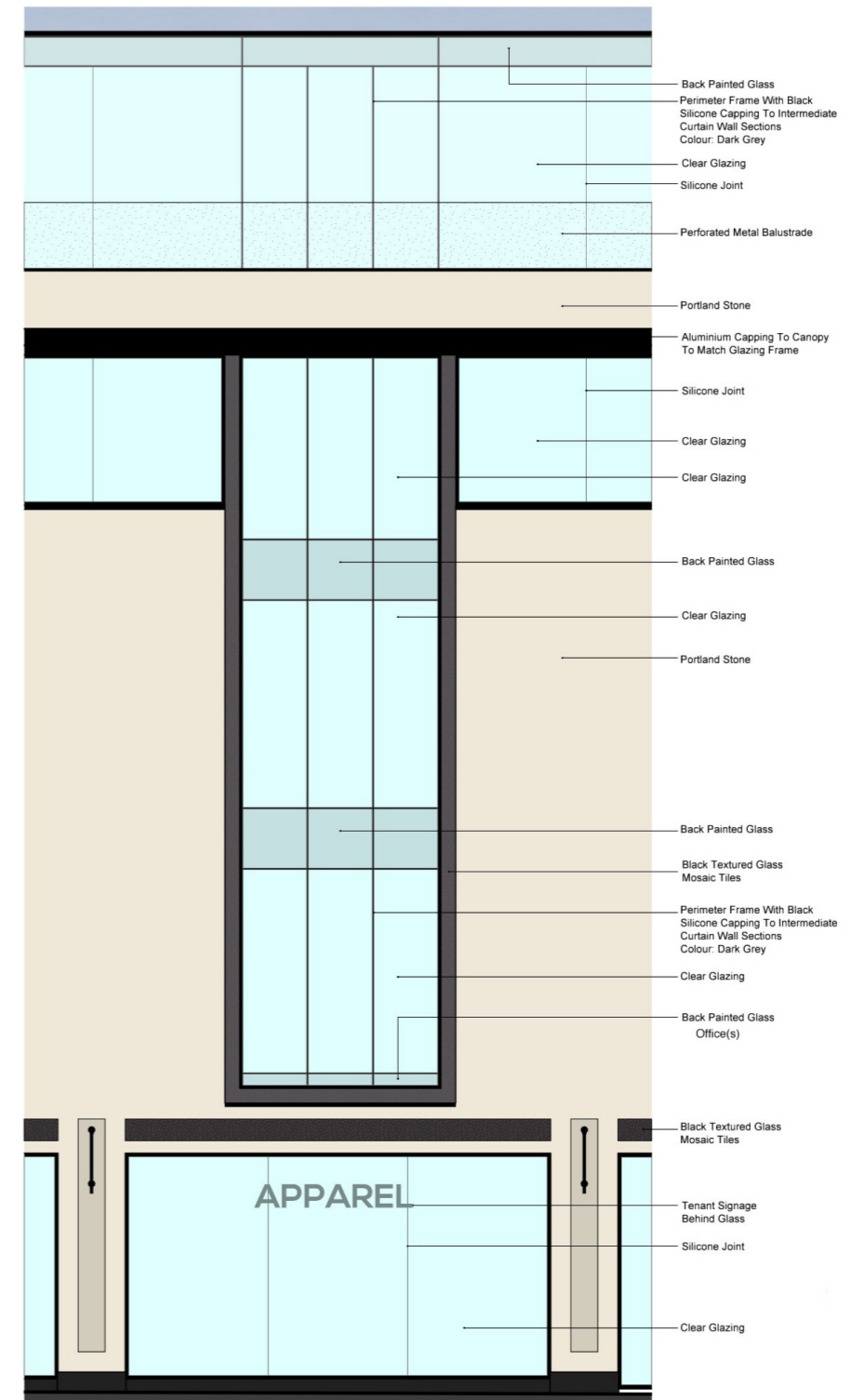
Proposed George Street Elevation

## 7.0 Appearance

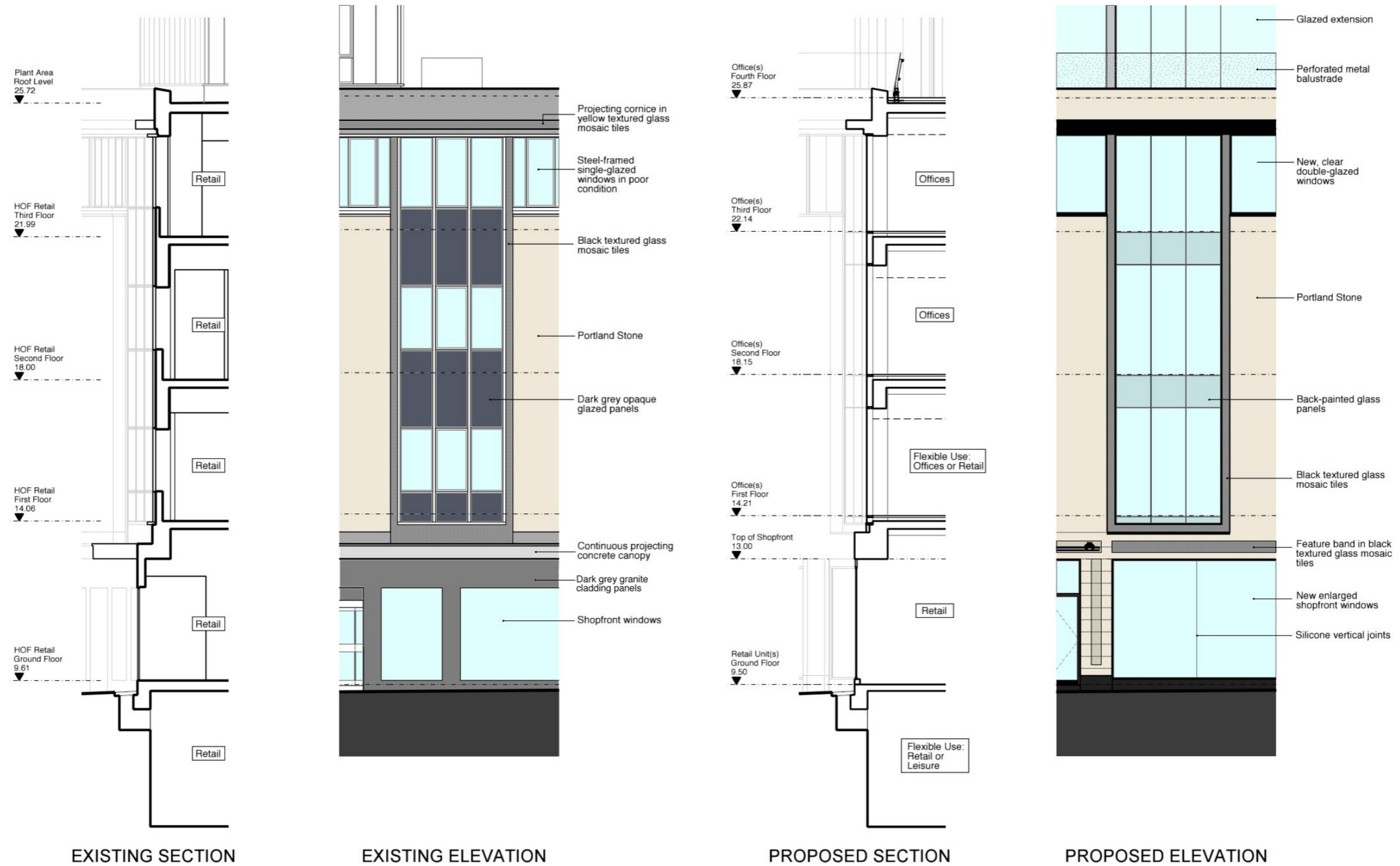
7.0.1 Currently, the building has four retail floors and a basement floor with plant, storage and staff areas. Most of the plant is on the current roof level and it is visible from Richmond Green and George Street. The proposed building has an additional office floor (fourth floor), which would be set back on the frontage of George Street, Golden Court and King Street. A new plant area would be located on top of the building and appropriately screened to mitigate views from the surrounding area.

### 7.1 Façades & Shopfronts

7.1.1 The existing Portland stone façade will be retained and cleaned. We consider that the existing dark granite shopfront surrounds, restricted areas of opaque display window and overhanging concrete canopy create an oppressive environment which is incompatible with the attractiveness and visual appeal required by modern retailers. The granite is therefore proposed to be replaced with matching Portland stone and the display window bays expanded in width and height to provide unobstructed sight lines into the depth of the large Retail Unit(s). Extending the Portland stone to street level is considered positively by the Pre-Application response which suggests, “this lightens up the Ground Floor whilst respecting the materiality of the main building”.



COMPARISON OF EXISTING AND PROPOSED BAYS



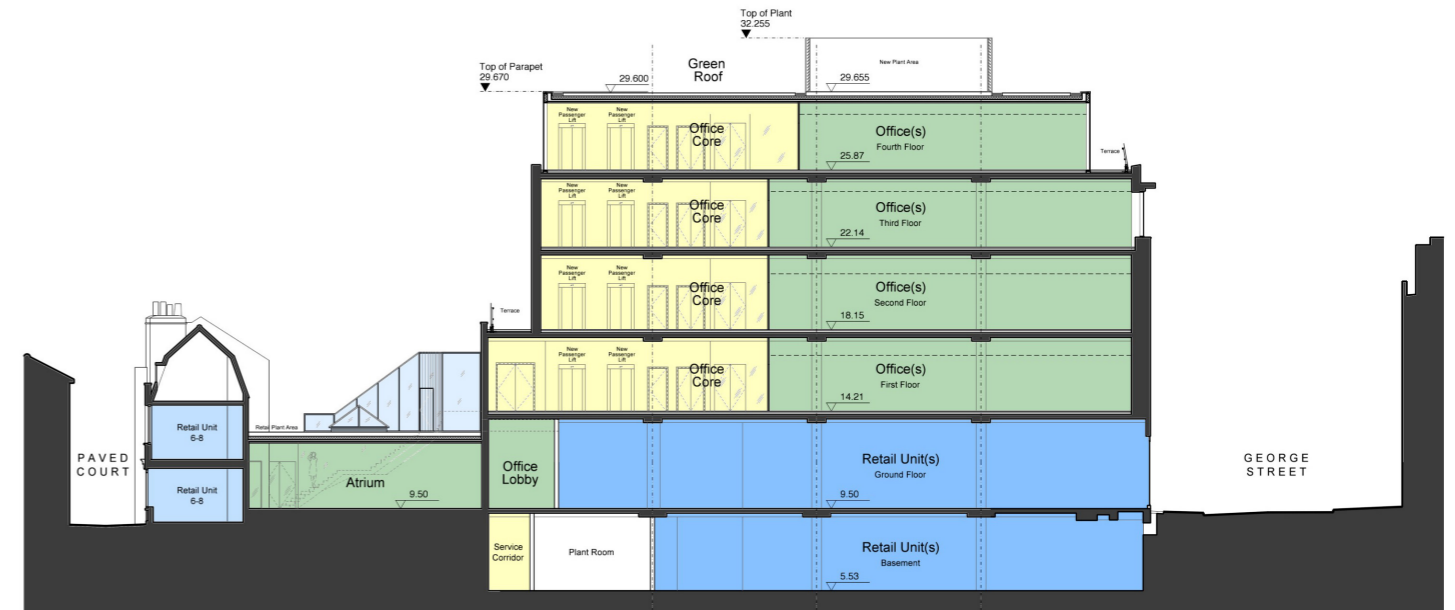


Proposed King Street Elevation

7.1.2 Existing materials and features are referenced by adapting an existing upper floor window mosaic surround detail to frame each of the Ground Floor shopfront display window bays with a glass mosaic border in a colour which is compatible with the low granite stall riser and shopfront frame finish. The Portland stone fascia will integrate these defined shopfront bays with the upper floor elevations. New curtain wall glazing will replace the existing windows.

7.1.3 The retention of the existing solid and continuous projecting canopy at first-floor level, over the shopfronts, would create a visual obstruction to potential First Floor window displays. We, therefore, propose removing this solid canopy and adding a number of new glazed canopies which would be limited to positions over the entrances. These will help add some interest and definition to the building as well as providing some protection from the elements on entering and leaving.

7.1.4 The glazed canopies will be provided to both the King Street and Golden Court corners to highlight anticipated Retail Unit entrance locations and provide a reference to the previous concrete structure. These will be curved on plan to reflect the existing stone corner profile above. These new canopies should enhance the appearance of this building and highlight the Retail use in a contemporary and appropriate manner. A similar, straight canopy will also be provided to the King Street core entrance.



Proposed Cross-section

## 7.2 Fourth-floor extension

7.2.1 The proposed roof extension is a single-storey lightweight glazed structure set back from the building perimeter to reduce its visual impact when viewed from street level. The glazing and cladding joints of the extension line-through with the mullion pattern of the floors below to ensure it ties-in visually with the existing building. Curtain walling will form the glazed areas of the new office level. Around the perimeter of the extension will be a generous balcony terrace bounded by a decorative perforated metal balustrade.

7.2.2 The extension will see the replacement of two bulky and visually obtrusive elements of plant, stair and lift housing on the existing roof. Although the stair and lift enclosure is to be retained it will be incorporated within the new uniform roof addition and receive the same new and contemporary elevational treatment.

7.2.3 The new roof extension is to be covered in a semi-intensive “green roof” with a diverse and specially selected range of plants. As well as the aesthetic benefits of such a roof, it will provide enhanced thermal performance, acoustic performance and rainwater attenuation. This roof is described in detail in the “Landscaping” section.

7.3 Design Development of the George Street & King Street Facades



**CGI Perspective dated 22/10/18**

- Initial “artist’s impression”.
- Issued with Pre-Application submission 24/10/18



**CGI Perspective dated 05/12/18**

- Issued following a meeting with the Planning Officers on 13/11/18
- Updated, accurate image based on a 3D computer model



**CGI Perspective dated 29/01/19**

- Issued following receipt of the Pre-App written response dated 25/01/19
- Changes to 4th floor reduce visual impact:
  - Corner curved
  - Top band of opaque glazing introduced