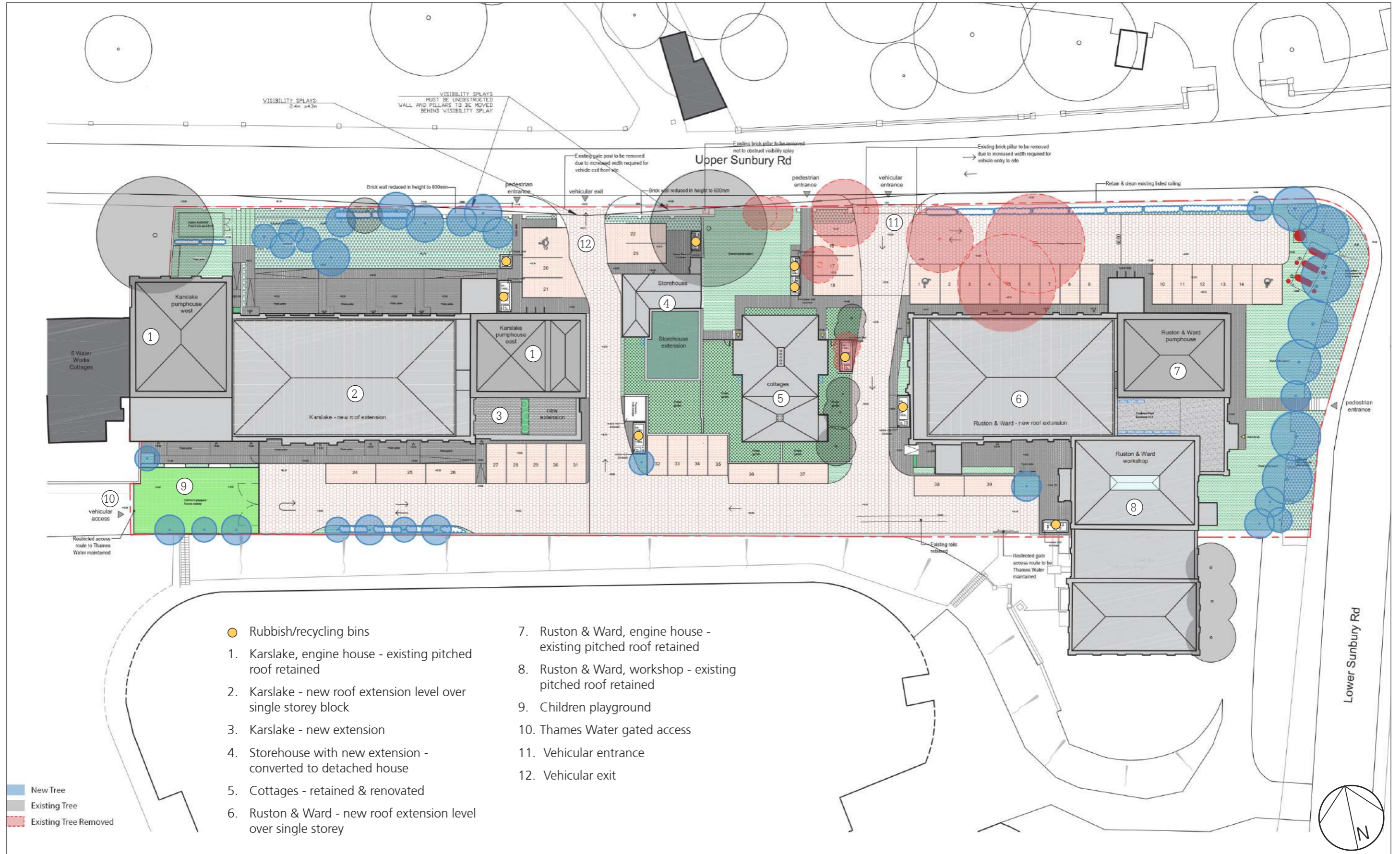


Proposal Site plan



Heritage changes **Roofs**

Most roofs across the site are to be structurally retained, thermally upgraded and reroofed to match existing. New roof extensions are proposed for the central single storey blocks only, as that location allows for the greatest addition of floor area to the development, thus creating a viable development.

-  Retain & re-roof existing Engine house roofs
-  New roof extension over single-story blocks
-  New-build extension



Landscape **Amenity spaces**

Soft landscape
'perimeter' to site

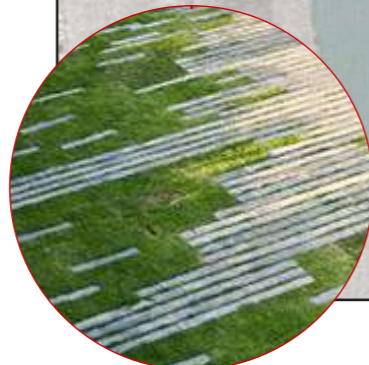
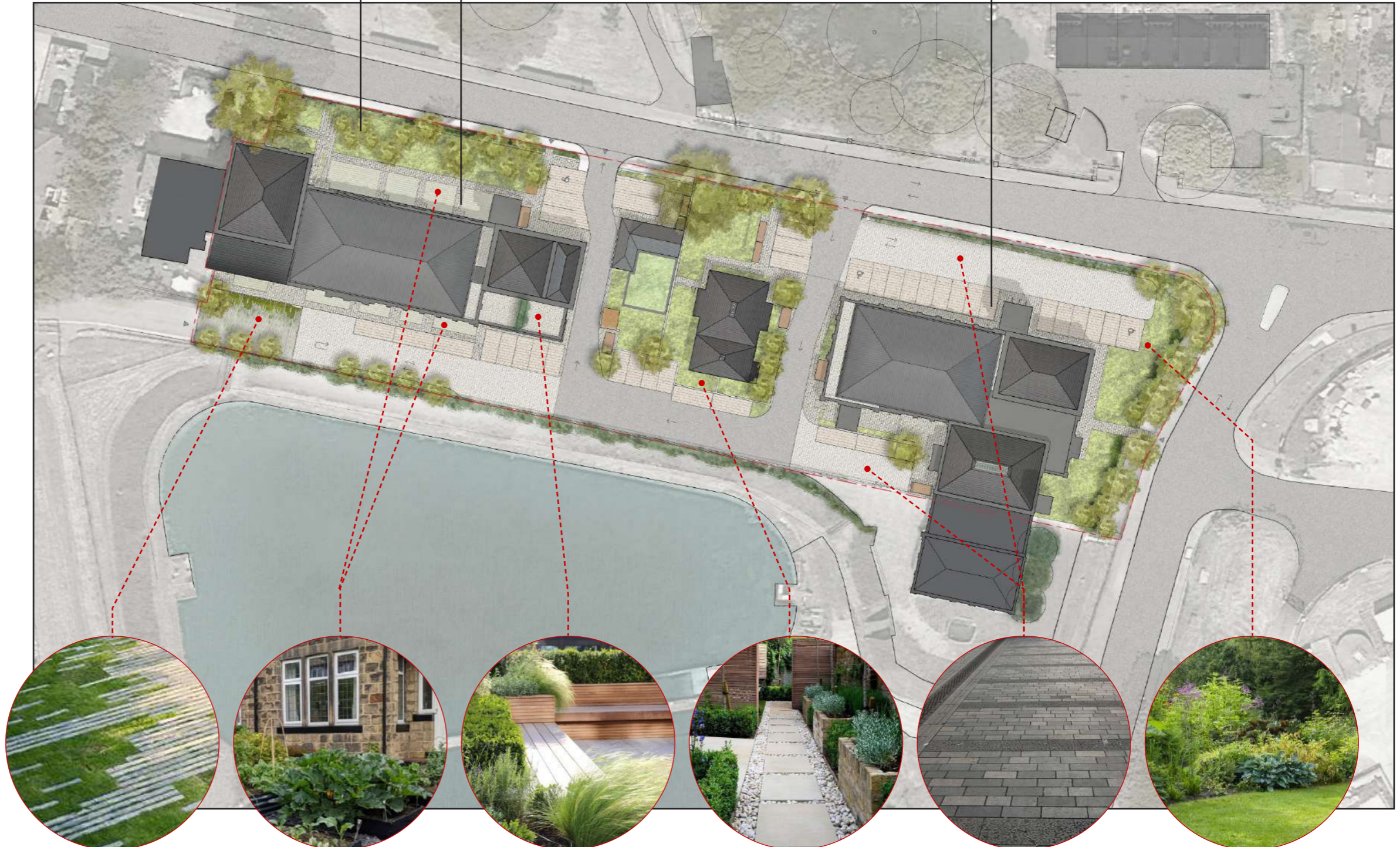
Hard landscape 'margin' to
buildings

Hard landscape 'margin' to
buildings

Wild native planting including trees combined with necessary number of parking provision to the perimeter of the site.

The majority of the residential units have their own private outdoor amenity space as a hard landscaped terrace while occupants can also benefit from a shared roof terrace and a common garden space.

A children's play area will be integrated into the landscape design to the south. Shared surface, permeable paving throughout the site will prioritise pedestrians and slow vehicle movement.



Children's play area
Located within the communal gardens to the south of Karslake.



Front gardens
Private front gardens provide outdoor amenity space for the majority of ground level units in Karslake.



Roof Terraces
New flats on both Karslake and Ruston & Ward buildings include a usable terrace within the set back from existing parapet edge.



Rear gardens
Private back gardens for the Cottages and Storehouse.

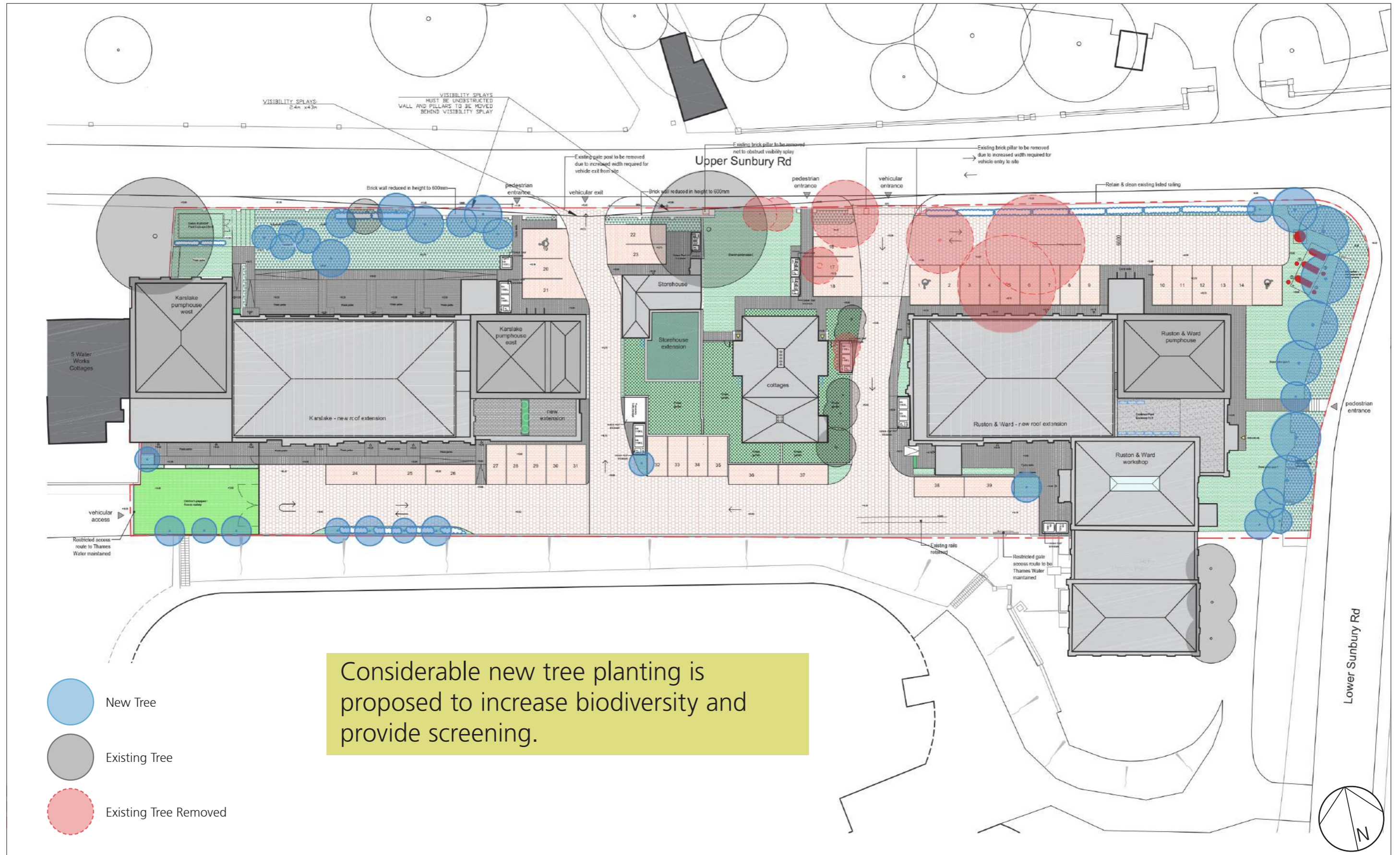


Shared surface paving
Subtle paving changes uses size, colour and texture of pavers to denote parking spaces and vehicle movement lines while providing pedestrian priority across the site.

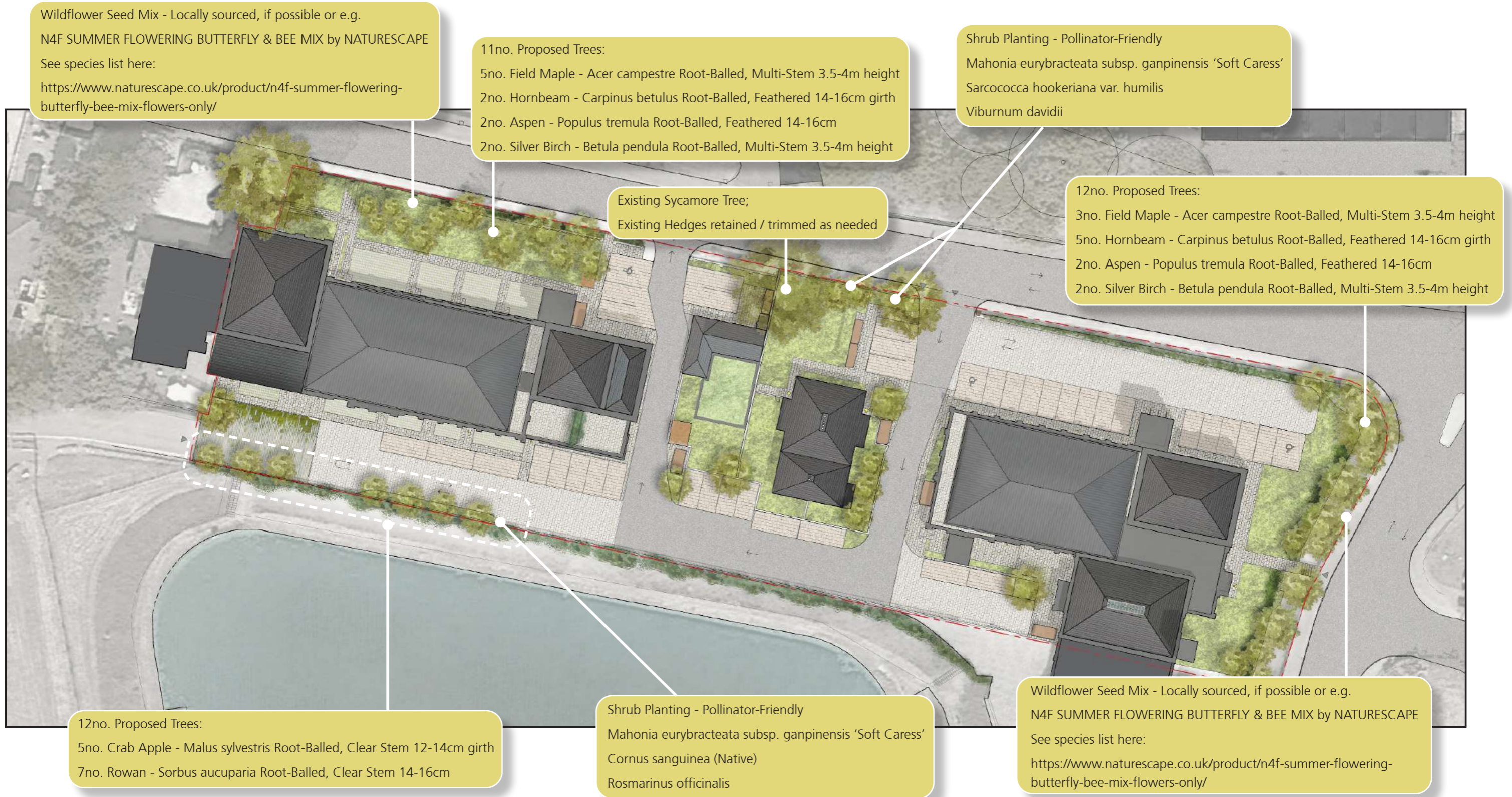


Communal gardens
Grassy berm lawn, wild flowers, and trees soften the site edge along Upper & Lower Sunbury Roads.

Landscape **Trees**



Landscape **Trees and planting**



Wildflower Seed Mix - Locally sourced, if possible or e.g.
 N4F SUMMER FLOWERING BUTTERFLY & BEE MIX by NATURESCAPE
 See species list here:
<https://www.naturescape.co.uk/product/n4f-summer-flowering-butterfly-bee-mix-flowers-only/>

11no. Proposed Trees:
 5no. Field Maple - *Acer campestre* Root-Balled, Multi-Stem 3.5-4m height
 2no. Hornbeam - *Carpinus betulus* Root-Balled, Feathered 14-16cm girth
 2no. Aspen - *Populus tremula* Root-Balled, Feathered 14-16cm
 2no. Silver Birch - *Betula pendula* Root-Balled, Multi-Stem 3.5-4m height

Shrub Planting - Pollinator-Friendly
Mahonia eurybracteata subsp. *ganpinensis* 'Soft Caress'
Sarcococca hookeriana var. *humilis*
Viburnum davidii

Existing Sycamore Tree;
 Existing Hedges retained / trimmed as needed

12no. Proposed Trees:
 3no. Field Maple - *Acer campestre* Root-Balled, Multi-Stem 3.5-4m height
 5no. Hornbeam - *Carpinus betulus* Root-Balled, Feathered 14-16cm girth
 2no. Aspen - *Populus tremula* Root-Balled, Feathered 14-16cm
 2no. Silver Birch - *Betula pendula* Root-Balled, Multi-Stem 3.5-4m height

12no. Proposed Trees:
 5no. Crab Apple - *Malus sylvestris* Root-Balled, Clear Stem 12-14cm girth
 7no. Rowan - *Sorbus aucuparia* Root-Balled, Clear Stem 14-16cm

Shrub Planting - Pollinator-Friendly
Mahonia eurybracteata subsp. *ganpinensis* 'Soft Caress'
Cornus sanguinea (Native)
Rosmarinus officinalis

Wildflower Seed Mix - Locally sourced, if possible or e.g.
 N4F SUMMER FLOWERING BUTTERFLY & BEE MIX by NATURESCAPE
 See species list here:
<https://www.naturescape.co.uk/product/n4f-summer-flowering-butterfly-bee-mix-flowers-only/>

Access **Vehicle movement (update)**

The proposal has been carefully tested to demonstrate that it can accommodate vehicle movement without any significant adverse impacts on the existing road network. Sustainable transport methods such as cycle parking, electric vehicle charging points, and public transport options will be promoted.

Parking

- 39 parking spaces provided on site
- Split with 36 spaces assigned to residential units and 3 spaces assigned to offices; to be marked to indicate allocation
- 68 cycle parking spaces will be provided + 16 spaces for visitors

Vehicular Access

Vehicular access will be via a currently unused simple priority junction on Upper Sunbury Road. The junction is located approximately 50m from the proposed access.

Vehicular Egress

A new vehicular egress is introduced with appropriate visibility splays. The junction is located approximately 80m from the proposed egress.



Vehicular Egress



Height of brick wall will be reduced and existing gateposts removed to provide acceptable vehicle visibility splay upon exiting onto Upper Sunbury Rd

Vehicular Access



The central pier at existing vehicle entry will be removed to provide sufficient width for vehicles to enter

- ← - - - 1-way vehicular movement
- - - 2-way shared surface parking area
- Space for parking
- ~ ~ ~ Access provided for Thames Water

Access **Accessibility strategy - ground floor**

The site design puts pedestrians first, with new paths and shared surface paving to provide accessibility to all.

The dwellings make reasonable provision, within the constraints of the existing listed buildings, for most people to access the dwellings and incorporate features for a wide range of occupants and adaptable for future needs.

Ground level units

25 units are accessed directly from ground level; it is assumed that a stepped access will be required due to existing slab buildup for insulation, but a level access will be provided where possible; subject to further design development.

Lifts

3 new lifts are inserted into each Pump house to provide accessible access to all of the upper units.







Site landscape







The majority of the landscape will be designed without curbs for a shared surface layout. Where steps in paving are required, drop curb will be provided.

Flat layouts

The internal layouts for the residential units meet Building Regulations Part M - access to and use of buildings



-  Site entry - pedestrian access
-  Site pathways
-  Buildings - lobby entry
-  Common lift
-  Residential unit entry
-  Residential unit entry without lift access

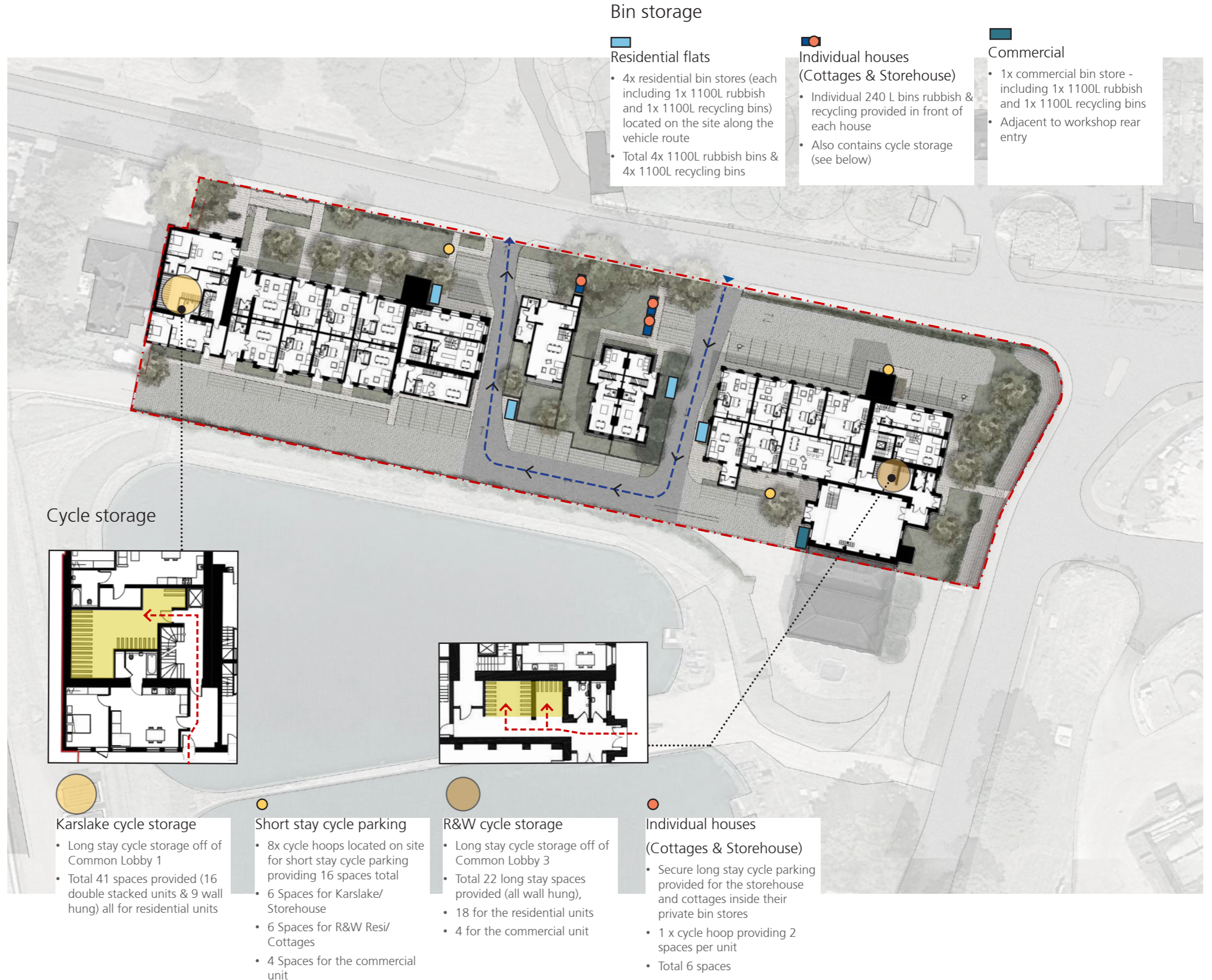
-  1-Bed
 -  2-Bed
 -  3-Bed
 -  4-Bed
 -  Office
- 

Access **Cycle & bin storage** (previous version)

Cycle and bin storage are provided throughout the site to meet policy requirements, located for ease of use and servicing. Please refer to the separate transport prepared by Markides Associates for full details of cycle storage.

Cycle storage rooms are provided accessed through the common lobbies within each building - Karslake and Ruston & Ward. The individual houses are provided private cycle storage adjacent to the bin storage at their front gardens. Short stay cycle hoops are also provided near the car parking bays.

High quality bin stores including rubbish and recycling are provided along the vehicle route. Private stores for the individual houses, common stores separated for residential units and commercial space.

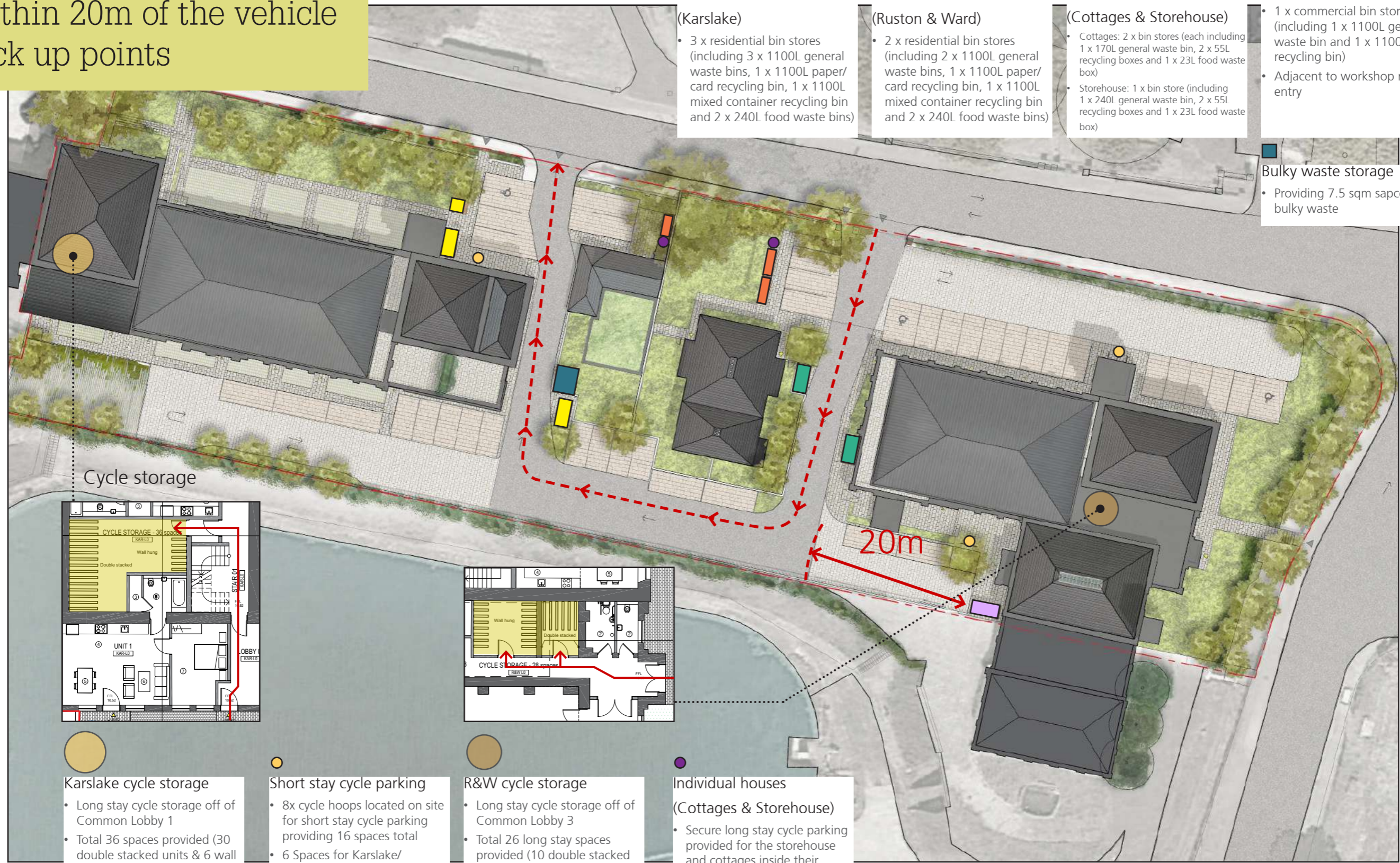


Access **Cycle & bin storage (update)**

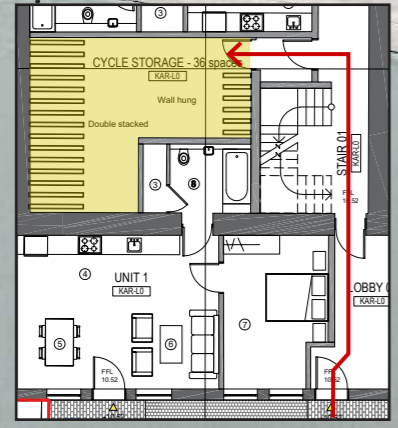
Refuse stores are now all within 20m of the vehicle pick up points

Bin Store & Bulky Waste Storage

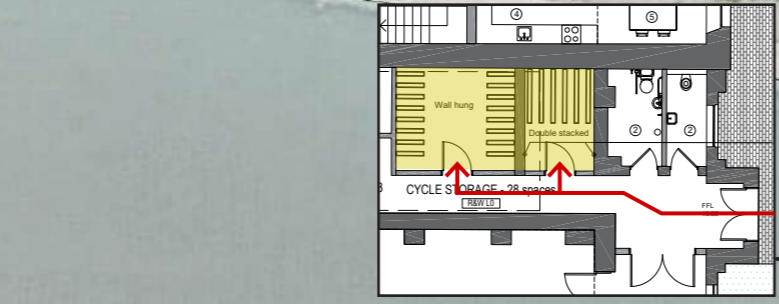
- Residential flats (Karslake)
 - 3 x residential bin stores (including 3 x 1100L general waste bins, 1 x 1100L paper/card recycling bin, 1 x 1100L mixed container recycling bin and 2 x 240L food waste bins)
- Residential flats (Ruston & Ward)
 - 2 x residential bin stores (including 2 x 1100L general waste bins, 1 x 1100L paper/card recycling bin, 1 x 1100L mixed container recycling bin and 2 x 240L food waste bins)
- Individual houses (Cottages & Storehouse)
 - Cottages: 2 x bin stores (each including 1 x 170L general waste bin, 2 x 55L recycling boxes and 1 x 23L food waste box)
 - Storehouse: 1 x bin store (including 1 x 240L general waste bin, 2 x 55L recycling boxes and 1 x 23L food waste box)
- Commercial
 - 1 x commercial bin store (including 1 x 1100L general waste bin and 1 x 1100L recycling bin)
 - Adjacent to workshop rear entry
- Bulky waste storage
 - Providing 7.5 sqm space for bulky waste



Cycle storage



- Karslake cycle storage**
- Long stay cycle storage off of Common Lobby 1
 - Total 36 spaces provided (30 double stacked units & 6 wall hung) all for residential units



- Short stay cycle parking**
- 8x cycle hoops located on site for short stay cycle parking providing 16 spaces total
 - 6 Spaces for Karslake/Storehouse
 - 6 Spaces for R&W Resi/Cottages
 - 4 Spaces for the commercial unit

- R&W cycle storage**
- Long stay cycle storage off of Common Lobby 3
 - Total 26 long stay spaces provided (10 double stacked units & 16 wall hung),
 - 22 for the residential units
 - 4 for the commercial unit

- Individual houses (Cottages & Storehouse)**
- Secure long stay cycle parking provided for the storehouse and cottages inside their private bin stores
 - 1 x cycle hoop providing 2 spaces per unit
 - Total 6 spaces