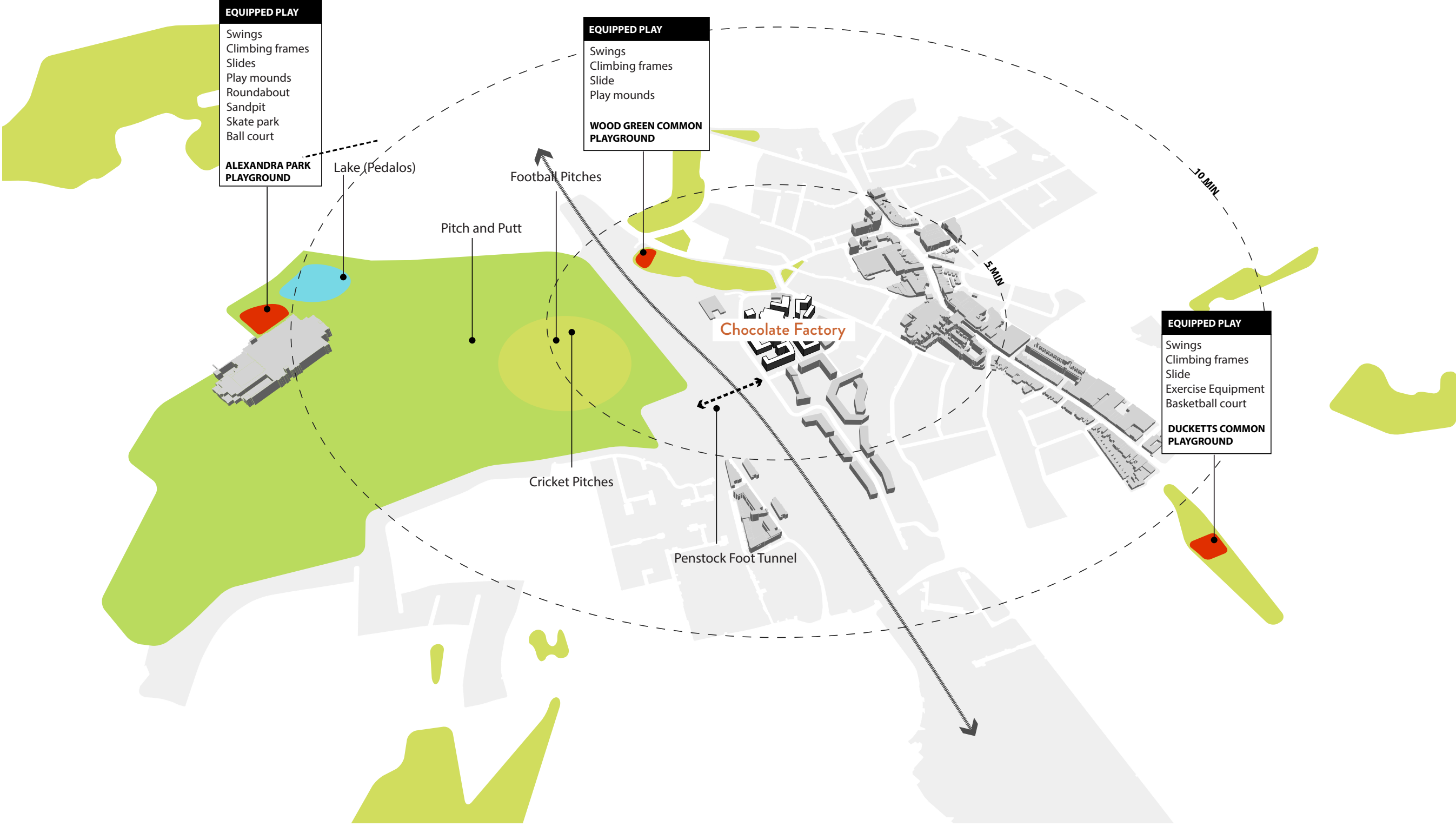




Links to Existing Play

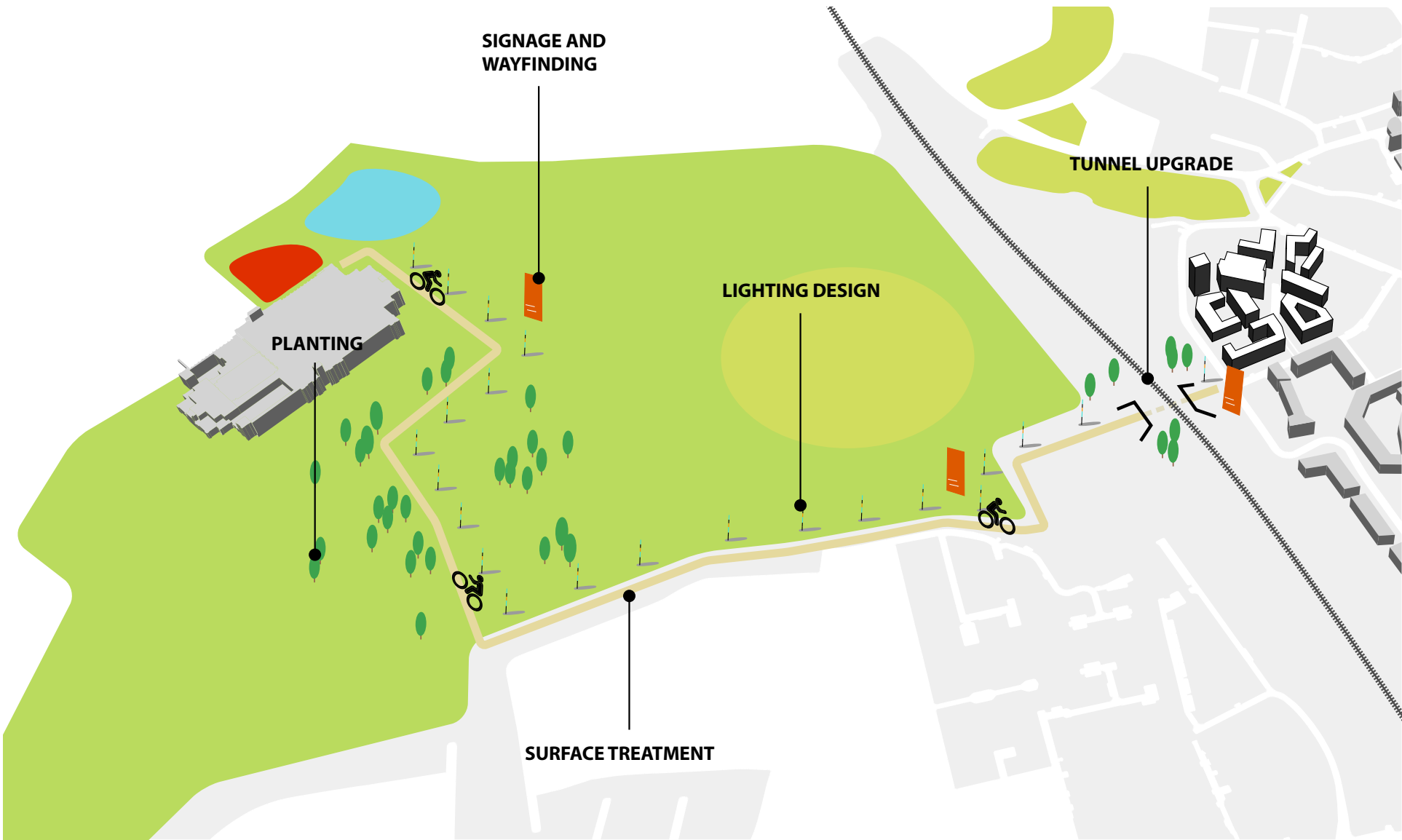
The proximity of the large playground in Alexandra Park presents an ideal opportunity for the creation of an improved link between the park and the Chocolate Factory via Penstock Tunnel. Possible route upgrades including new footpath surfacing, sensitively designed lighting and signage strategy and artistic interventions in the tunnel would benefit the wider community and highlight a currently little used link across the railway line.



C.F

Right
Improved Link suggestion.

Left
Precedent images.



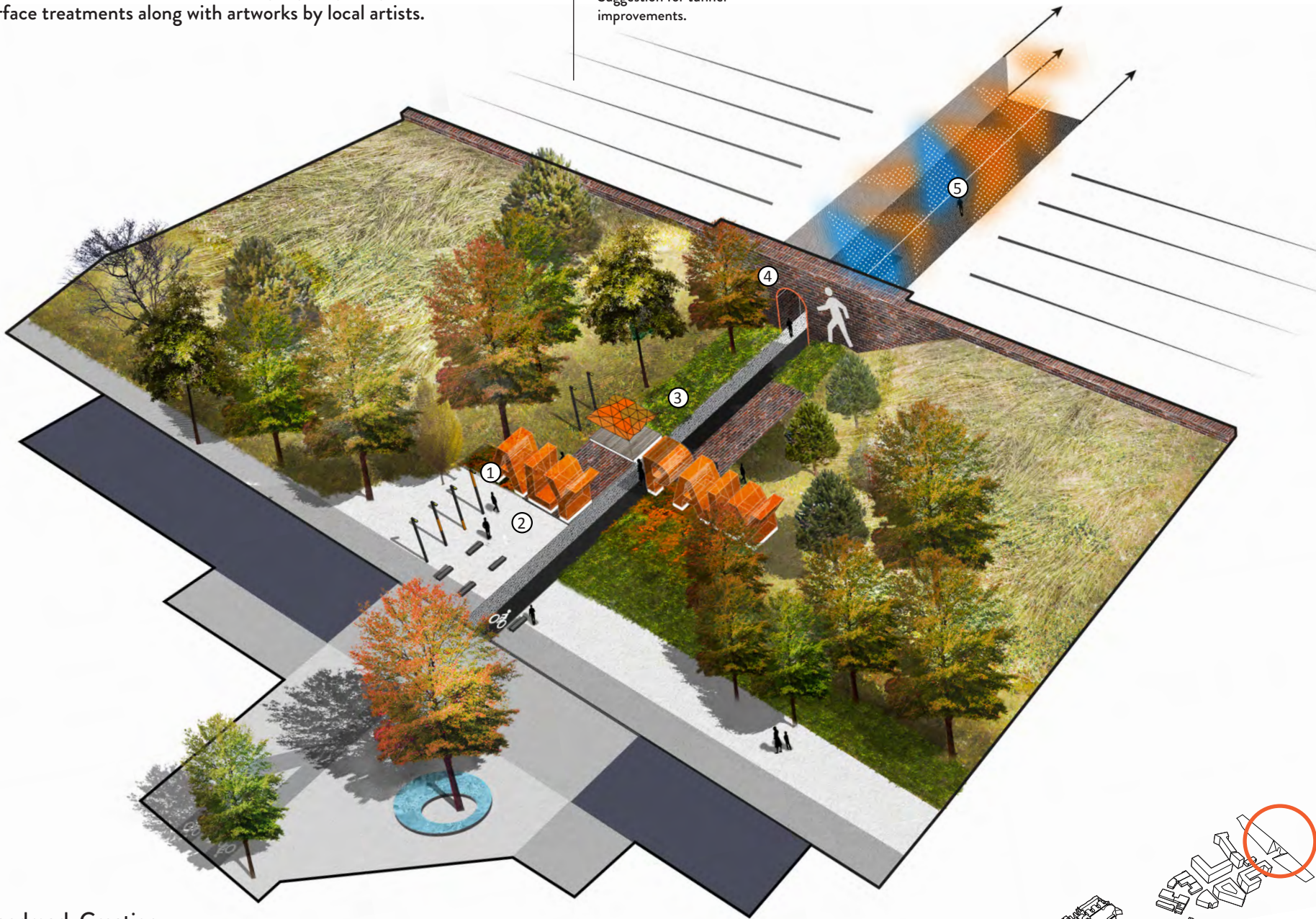
Links to Existing Play

To improve links to existing play opportunities in Alexandra Park a series of enhancements to Penstock Foot Tunnel could be proposed. These improvements could help to catalyse awareness of the route into the park and make it feel safer. Improvements could include new signage, lighting and surface treatments along with artworks by local artists.

C.F

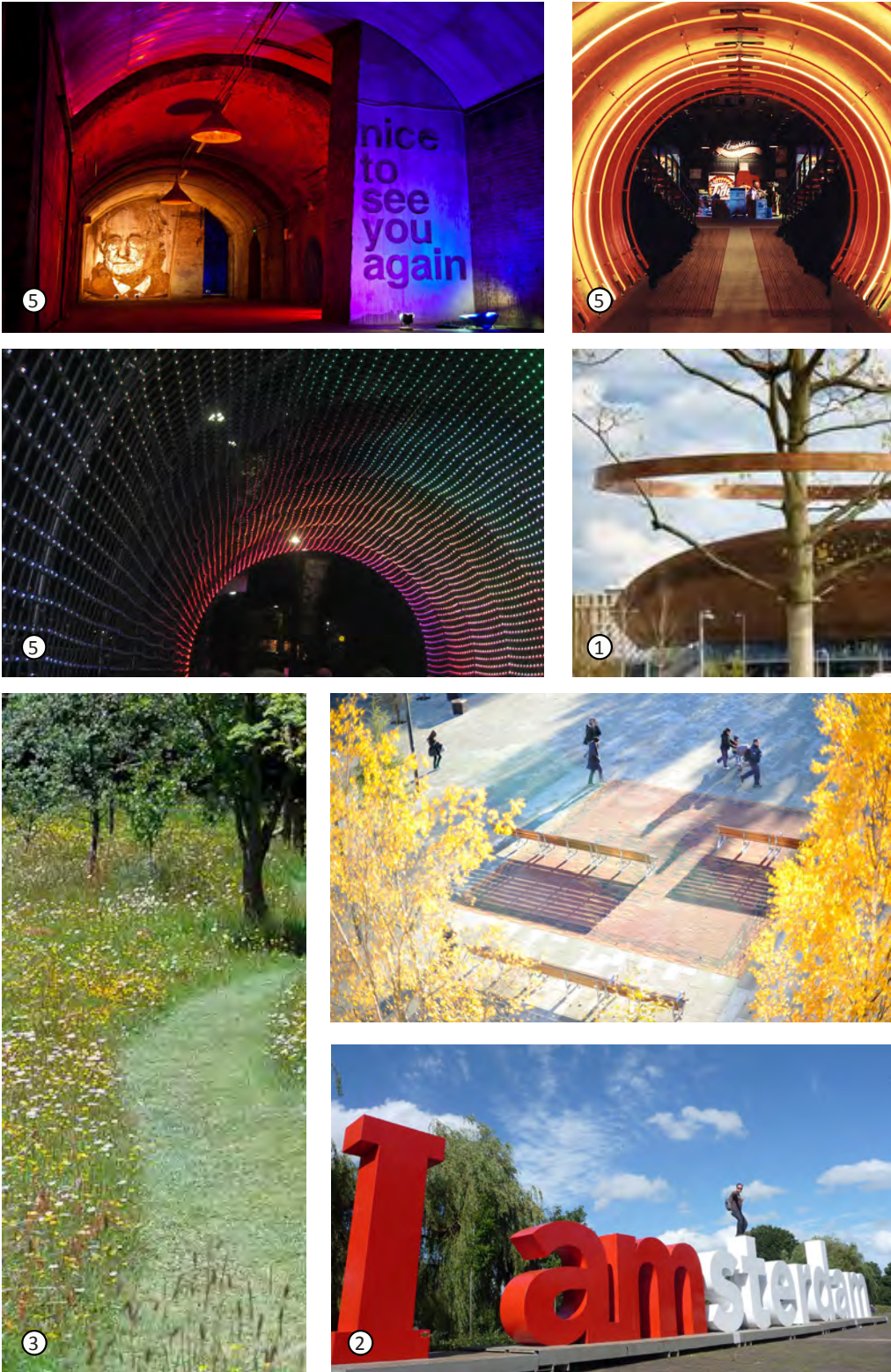
Right
 Precedent images.

Left
 Suggestion for tunnel improvements.



Landmark Creation

- ① Lighting elements
- ② Wayfinding device
- ③ Planting
- ④ Pedestrian tunnel
- ⑤ Tunnel display lighting



Node Improvement Precedents



The background of the slide is a solid red color. Scattered across this background are numerous dark blue, three-dimensional cylinders of varying sizes and orientations. Some cylinders are positioned vertically, while others are tilted at various angles. Each cylinder has a small red circle at its base, giving it a sense of depth and shadow.

9.0g

Neighbouring
Development
Sites

Neighbouring Development

Block B in relation to the current Site Allocation.

A series of studies have been undertaken that illustrate how the neighbouring development sites can come forward in the context of the detailed application proposals.

- C.F
- Left
Detailed Planning Application for Block B ground floor layout within existing context
- Right
Detailed Planning Application for Block B typical floor layout within existing context.



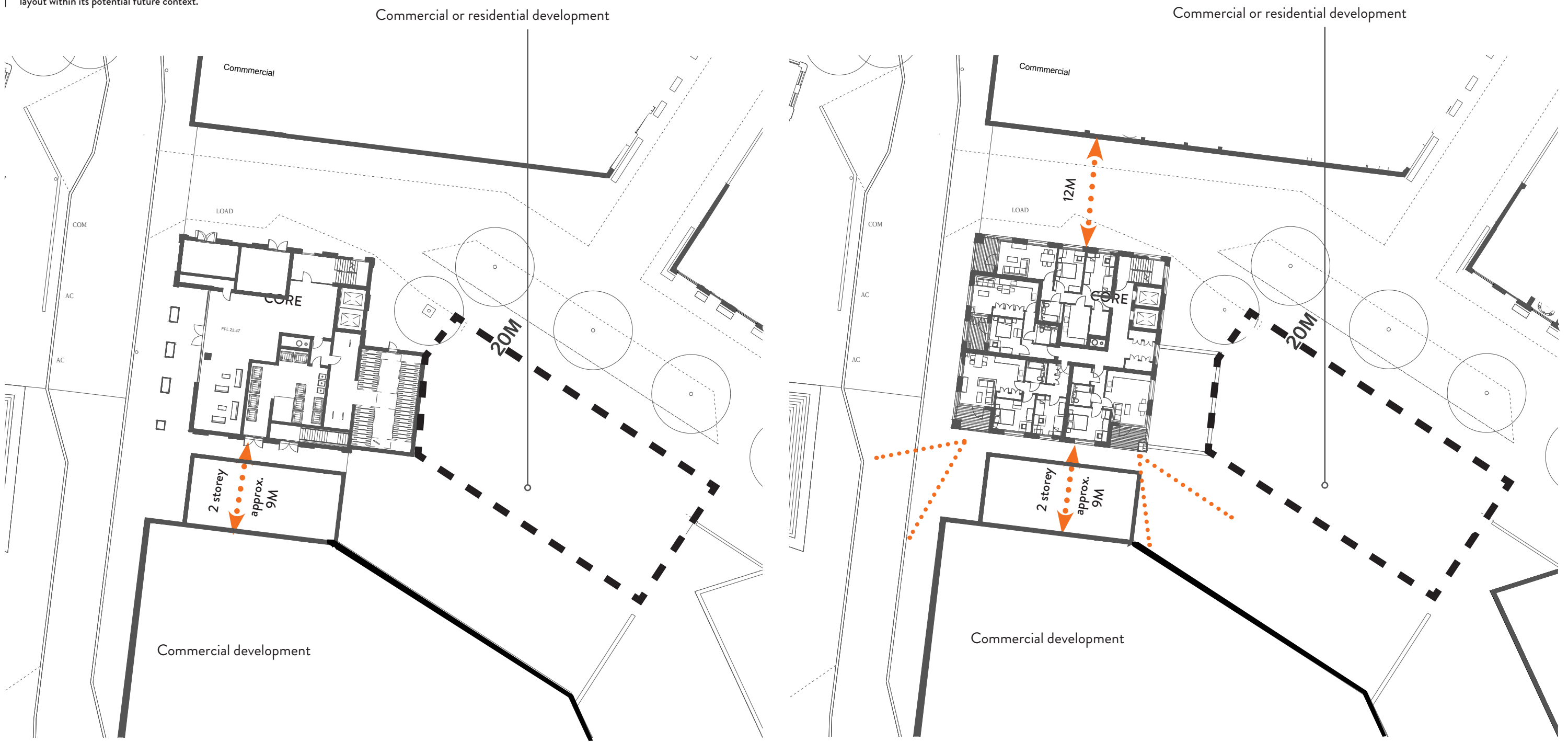
Free standing brick wall proposed to the south to enable future development to connect to and demonstrating that 2no storey of Block B south elevation can act as a ‘flank wall’ (no residential accommodation, services access required only).

THE
CHOCOLATE
FACTORY

C.F

Left
Detailed Planning Application for Block B ground floor
layout within its potential future context

Right
Detailed Planning Application for Block B typical floor
layout within its potential future context.



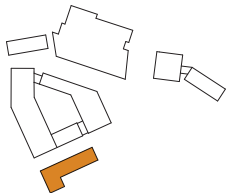
Block D

Block D in relation to the current Site Allocation.

C.F

Left
Detailed Planning Application for Block D within its existing context.

Right
Detailed Planning Application for Block D within its potential future context.



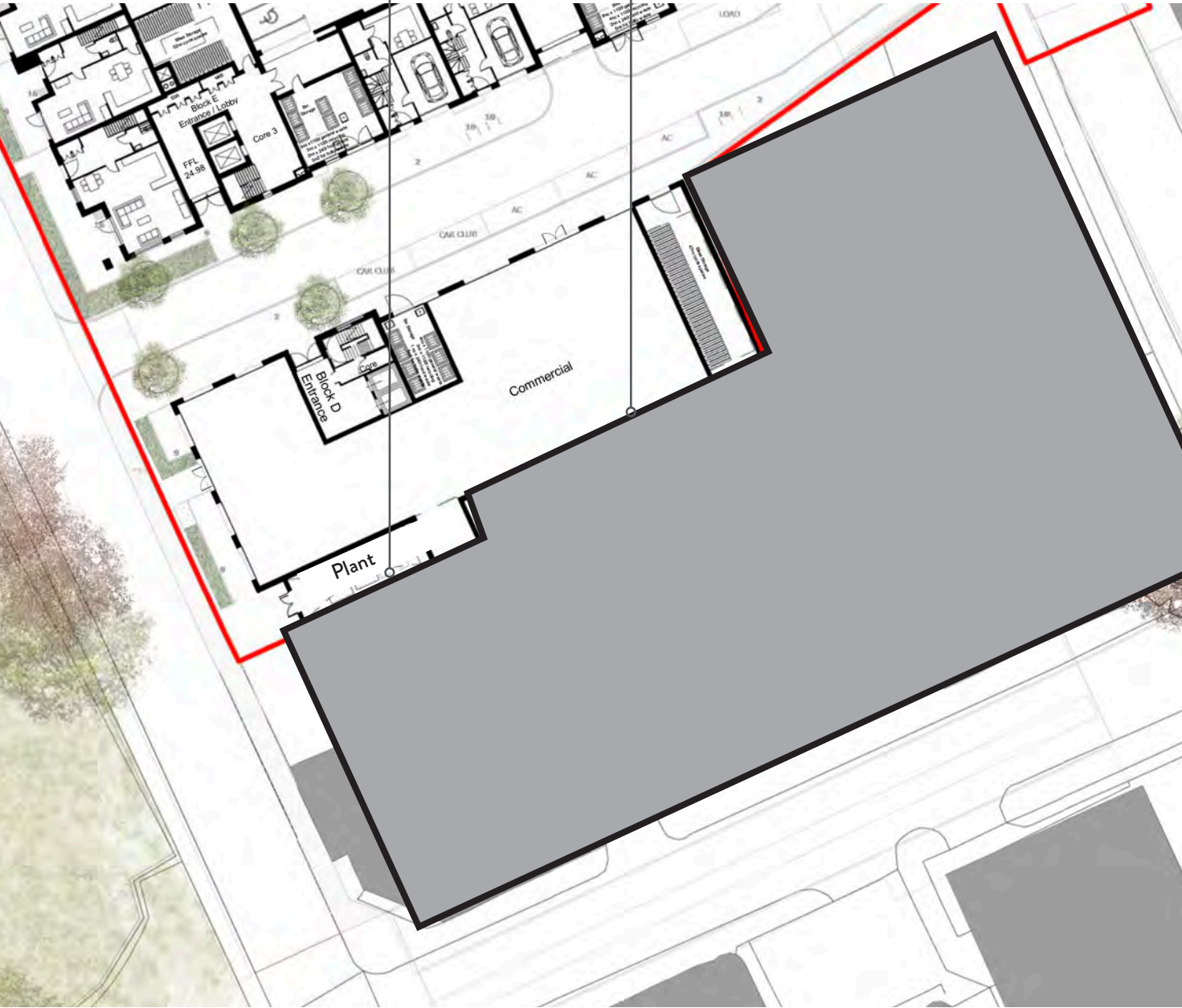
C.F

Left
Detailed Planning Application for Block D ground floor
layout within its potential future context

Right
Detailed Planning Application for Block D first floor
layout within its potential future context.

Ground floor commercial space with flank rear wall
for future development to connect to and create
potential first floor podium arrangement

2 storeys flank wall for future
development to connect to.

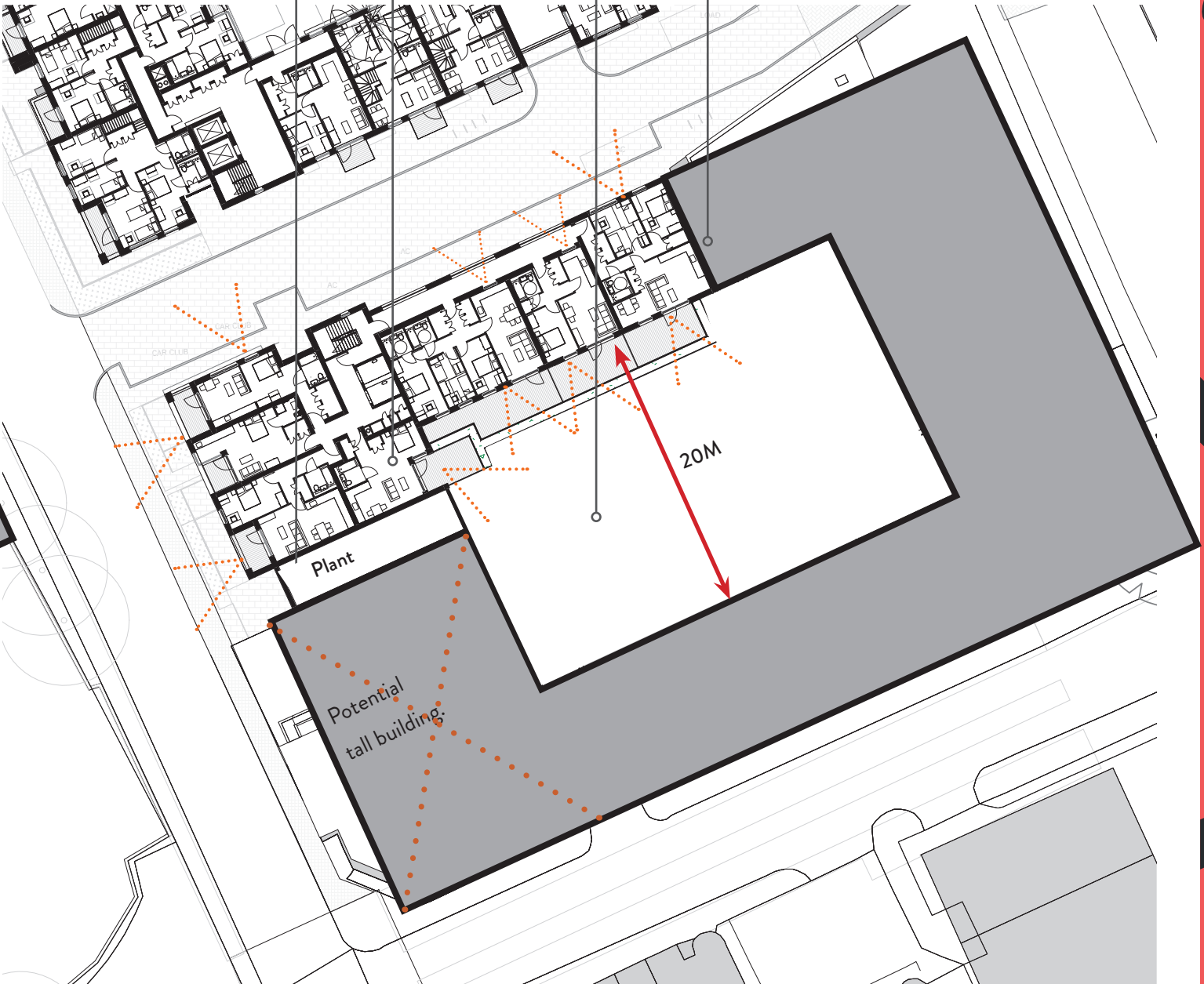


2 storeys flank wall for future
development to connect to.

Potential podium

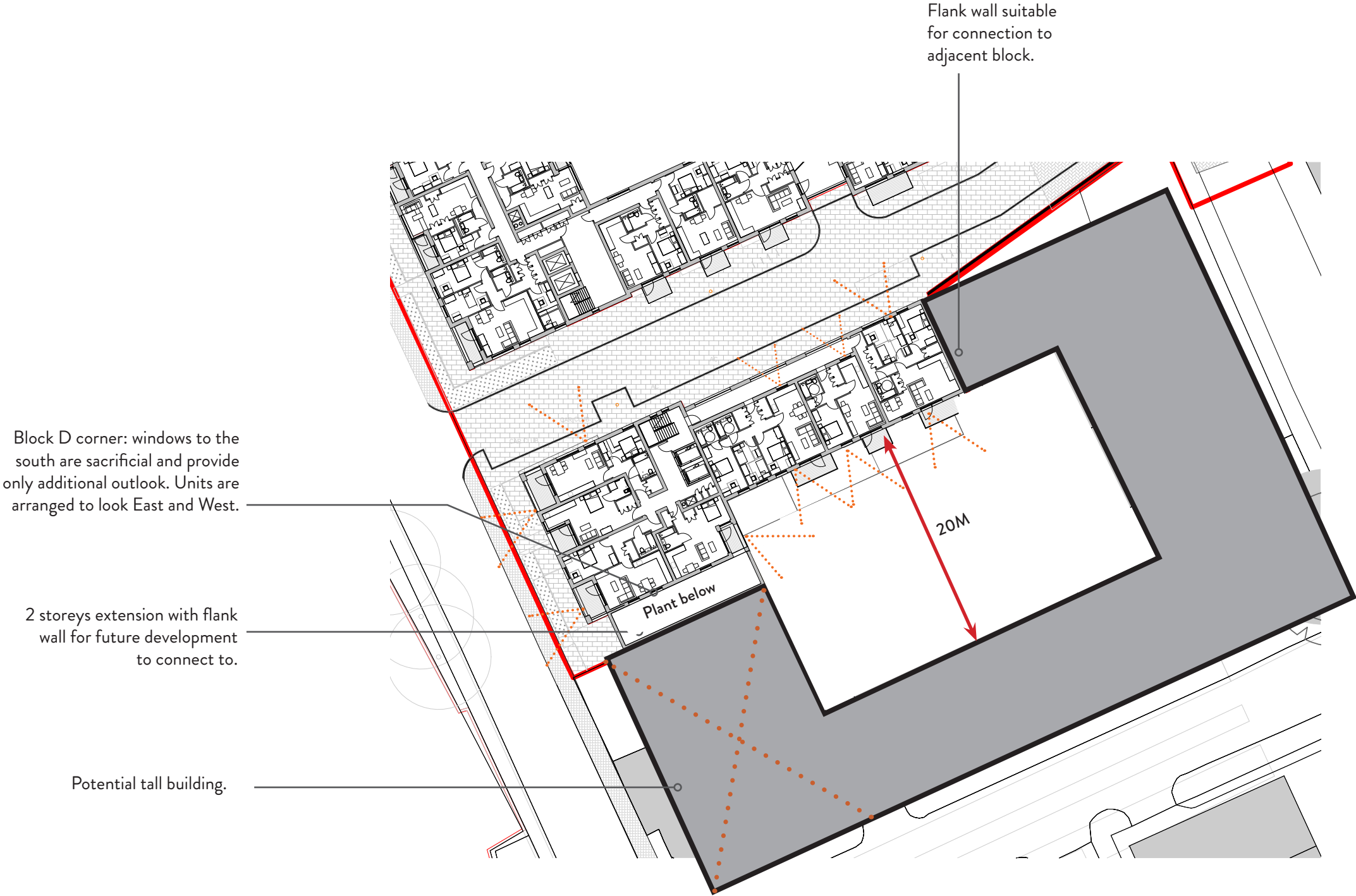
Plan of units
reconfigured to look
East and West.

Flank wall suitable
for connection to
adjacent block.



Block D in relation to the current Site Allocation.

CF
Right
Detailed Planning Application for Block D typical floor layout within its potential future context.



Block D Elevations

C.F

Left
Detailed Planning Application for Block B within its
existing context.

Right
Detailed Planning Application for Block B within its
potential future context.



