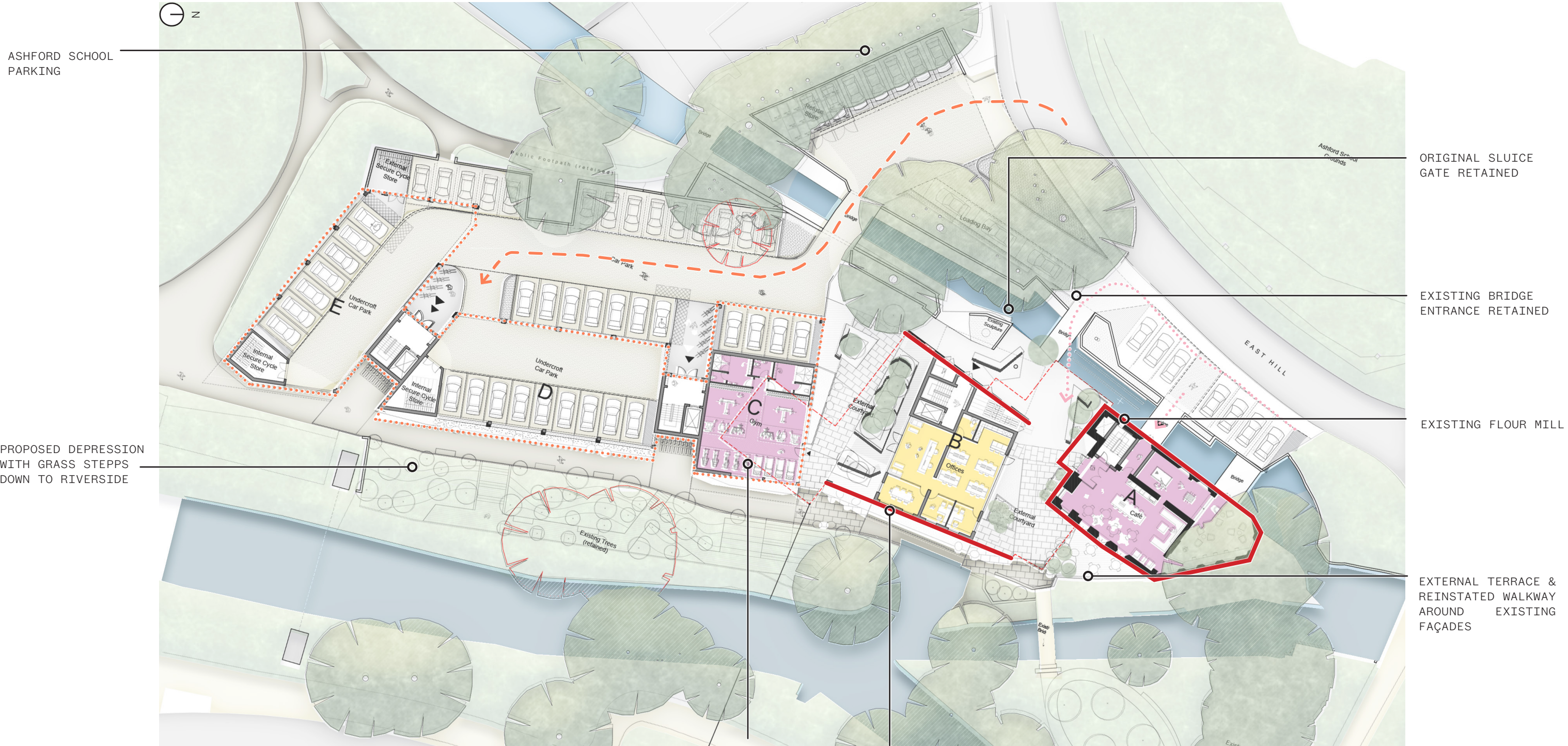


USE & AMOUNTS:

Existing USE  
- As of 2014 the building had not been in use. However prior to this 1980 -2014 the building on site was used as a nightclub, and before this until 1972 the building was a working flour mill

Proposed USE  
- Redevelopment comprising of the conversion of the Flour Mill, demolition of existing structures and the erection of four ancillary blocks to provide a total of 53 apartments (UCC3), ancillary residential facilities (including the residents' gym 'superlounge') 1 x office (UCC(G)(i)), retained access from East Hill, parking and associates landscaping \and infrastructure

- Proposed new build apartment blocks
- Office Headquarters
- Residents gym/ superlounge facility
- Existing bridge entrances
- Proposed vehicular entrance
- Existing wall/ building



PROPOSED SITE MASTER PLAN - GROUND FLOOR (N.T.S.)

RED DASHED LINE  
INDICATES EXISTING  
FOOTPRINT

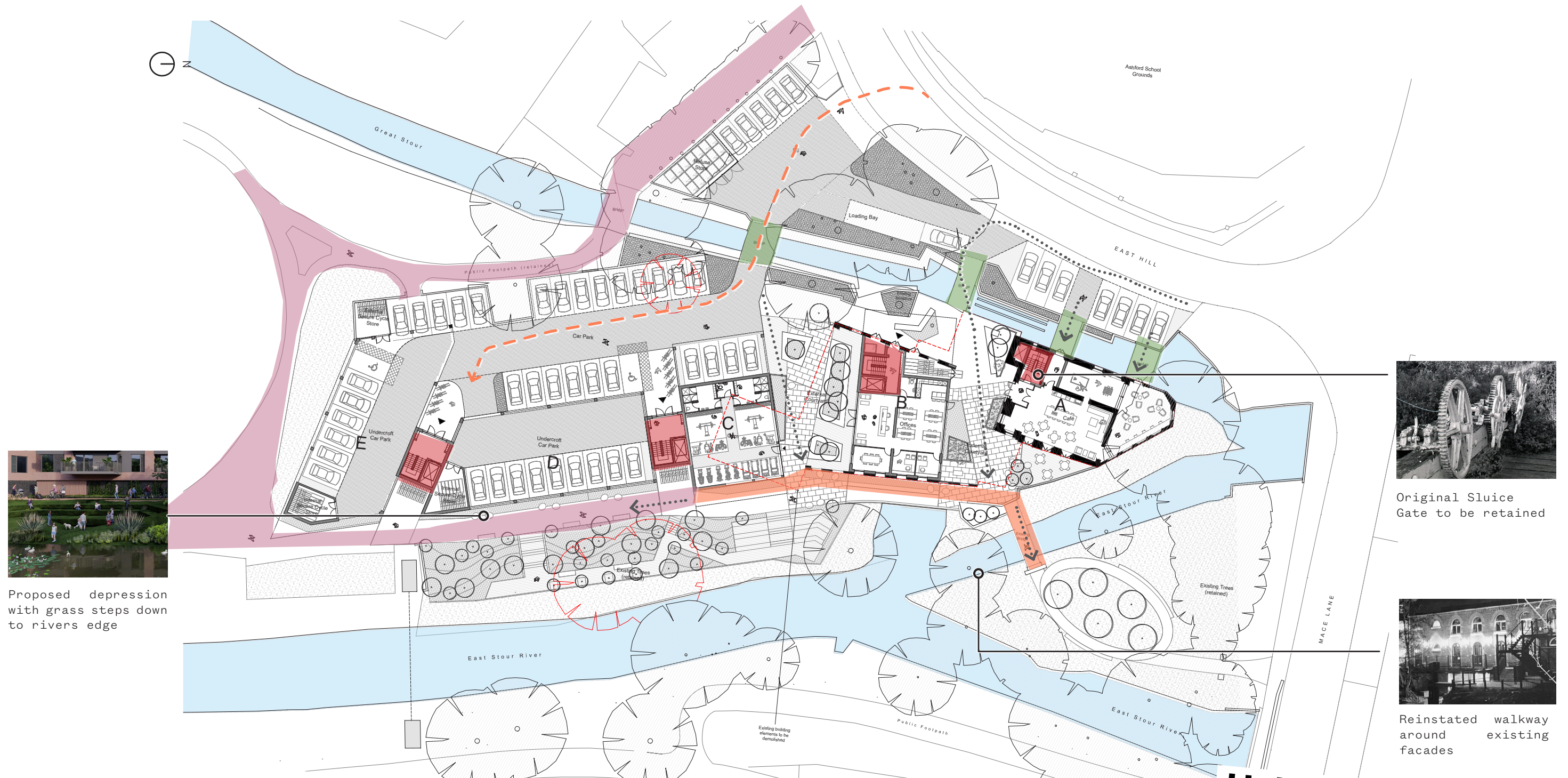
EXISTING WALL  
RETAINED



## KEY ACCESS PRINCIPLES

- Enhanced pedestrian access to the site and links to the town centre
- New footpath and cycle path running adjacent to River Stour
- Proposed courtyards provide east/west pedestrian connections across the site
- Reinstated & re-landscaped “island site” open to the public

- ←..... Proposed/ existing walkways to and from site
- ←-- Proposed Vehicular access
- Connecting both public open spaces together with new river walk and old footpath
- Bridge link to public open space and walkway around façades and alongside river from existing footpath
- Existing bridge entrances and walkways over river
- Cores with stair and lift access to all apartment levels in each block









# Proposed Scale and Mass

TOTAL NUMBER OF UNITS - 53

NUMBER OF APARTMENTS PER BLOCK

- A

8
- B

13
- C

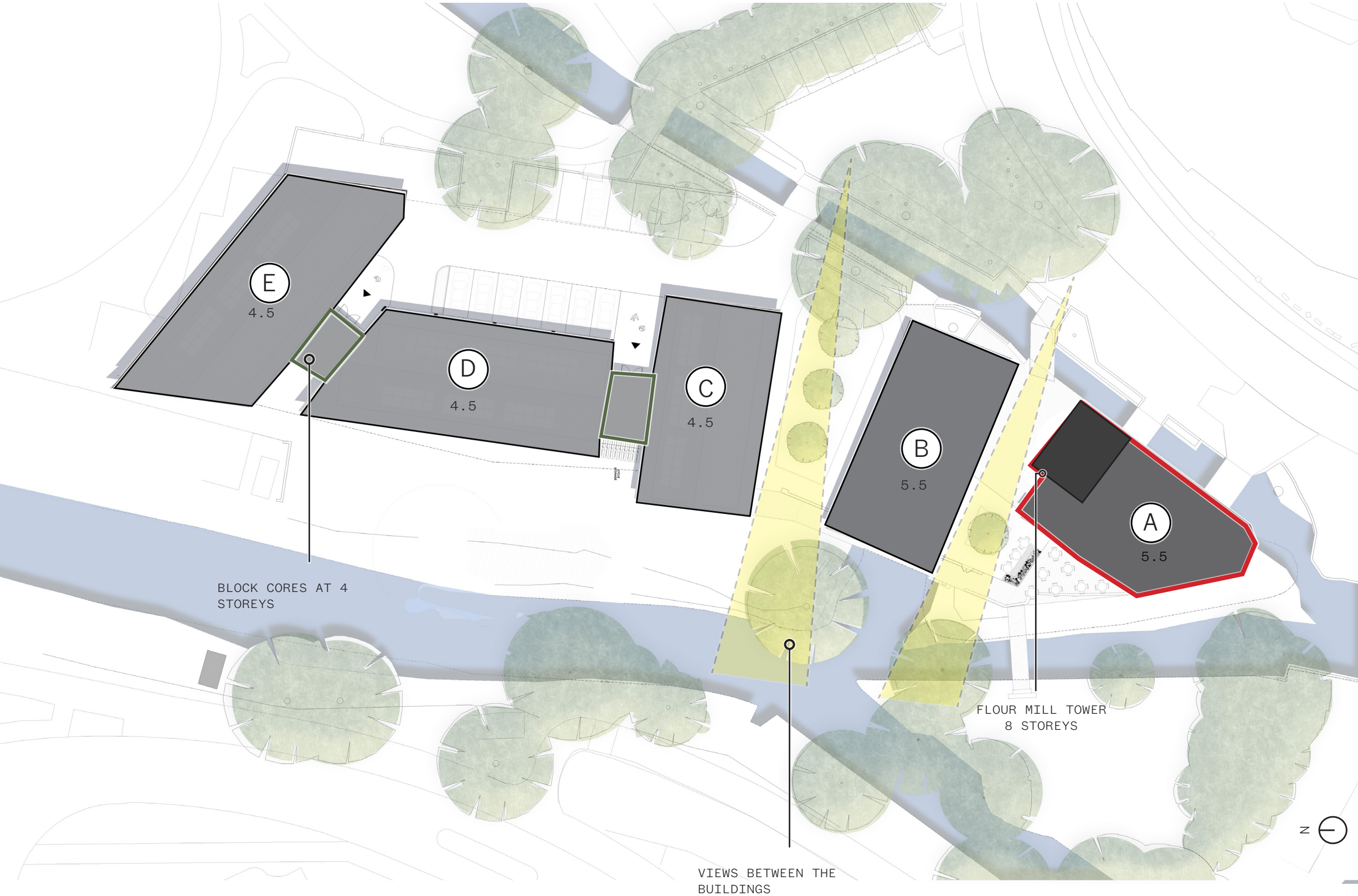
10
- D

11
- E

11

Existing wall/ building

- KEY DESIGN PRINCIPALS -
- Apartment blocks reduce in height from north to south.
  - Setting duplex units into the roof reduces height and massing of blocks
  - Flour Mill tower remains the tallest structure on site expressing a clear heirarchy of old and new
  - Courtyards separate the perceived mass and create pedestrian routes at ground level from East Hill to East Stour.



- A

GROUND FLOOR - Residents super lounge  
1ST- 4TH FLOOR - Residential  
Accommodation
- B

GROUND FLOOR - Oliver Davis Home  
offices  
1ST- 4TH FLOOR - Residential
- C

GROUND FLOOR - Resident's gym  
1ST- 3RD FLOOR - Residential  
Accommodation
- D

GROUND FLOOR - Under-croft parking  
1ST- 3RD FLOOR - Residential  
Accommodation
- E

GROUND FLOOR - Under-croft parking  
1ST- 3RD FLOOR - Residential  
Accommodation