

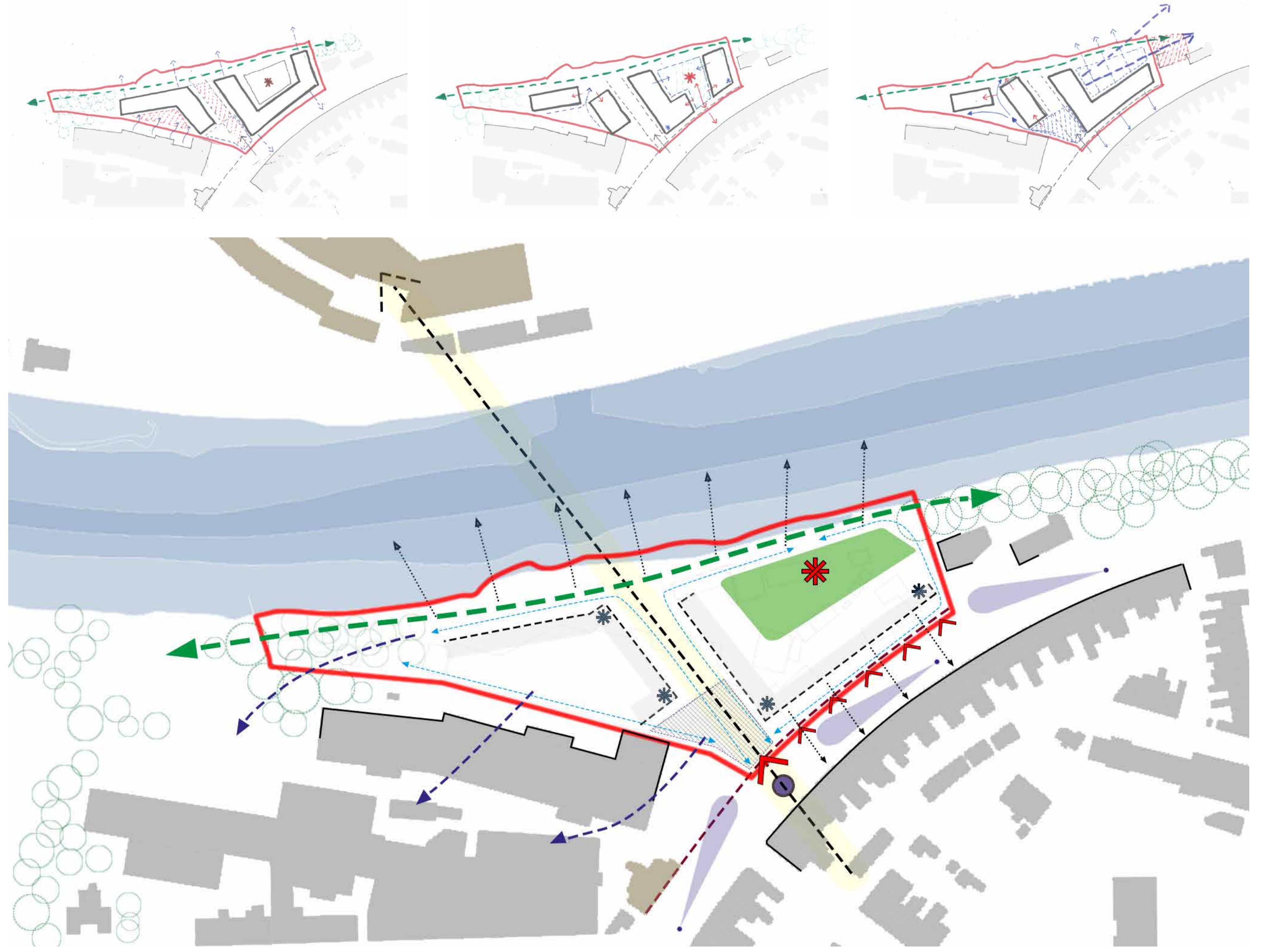
Paynes Shipyard



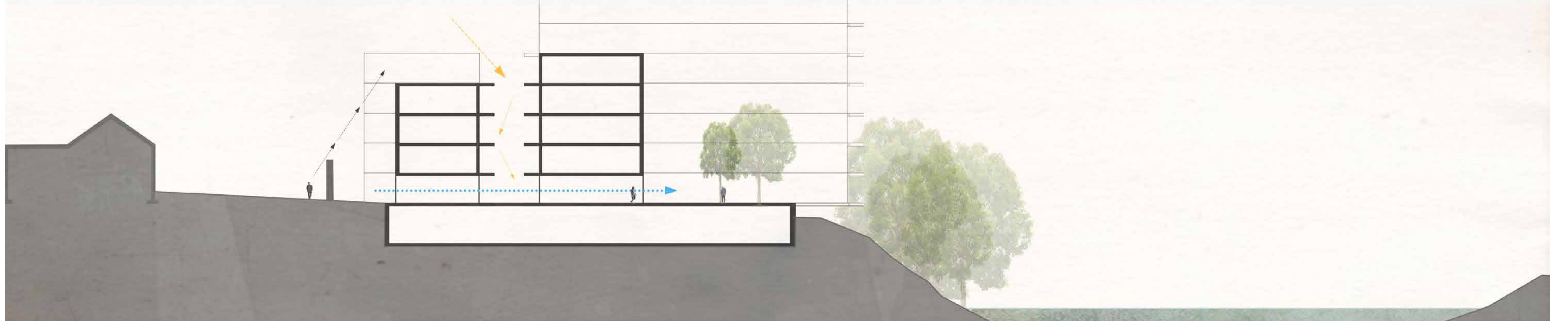
Site Opportunities & Development

- By retaining and widening the existing view through from Coronation Road it creates a division within the site.
- The architecture within the local conservation area will also add a palette of materials and styles to draw reference from.
- Maximising potential apartment views along the river in all directions.
- Increased access through existing brick wall to increase permeability.
- Potential to create a semi-private green space along the river to allow residents to utilise the existing views.
- Views into the site from various points along Coronation Road will help create visual markers on various sections of the proposed internal elevations.

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| Key | Key |
| Site Boundary | Proposed feature building edges |
| Existing view to Clifton Bridge widened | Semi private Green Spaces |
| Existing buildings | Key views |
| Indicative building edges - Areas for further study | Pedestrian movement within the site |
| Potential courtyard spaces with enhanced landscaping | Extension of green link along river to link area |
| Increased access through retained brick wall | Potential link to wider development |



Proposed Site Section A - A

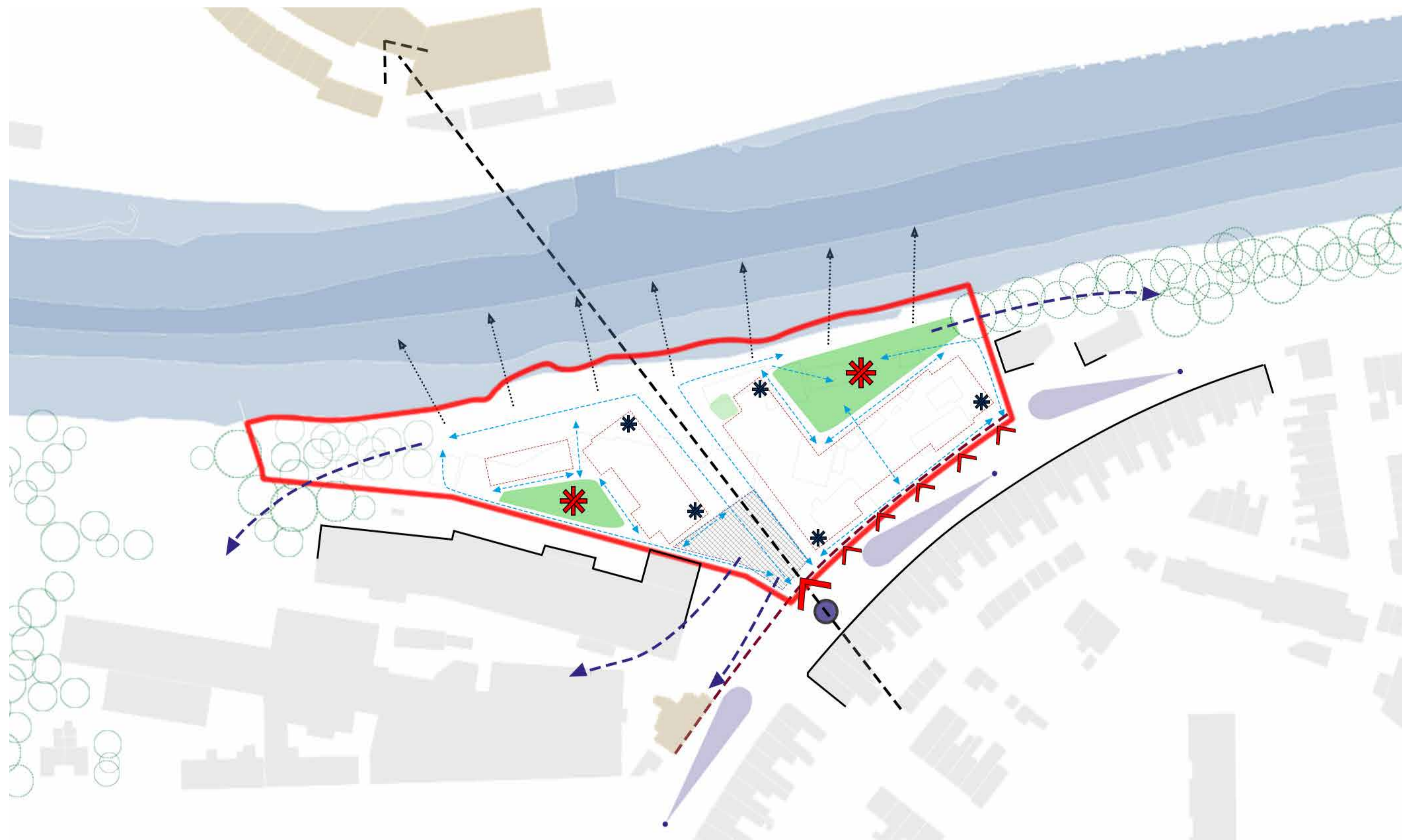


Developing Scheme

The developed scheme looks to bring forward 179 residential units comprising 1 and 2 bedroom apartments, along with a number of live / work houses to ensure active employment is maintained on site. The scheme will also deliver a good proportion of affordable units to encourage a sustainable community.

The current layout has been developed to make use of the opportunities outlined above. Including:

- Enhancing primary access into site, maximising views.
- Increased pedestrian engagement from the street through existing boundary wall.
- Creating a buffer zone to adjacent industrial units.
- Respects adjacent SNCI area along the river
- Maximises views along the river and across Bristol.
- Develops an active frontage along Coronation Road to improve the street scene.
- Creates semi-public space for potential residents' use, with key views retained.
- Design responds to and respects form and scale of bonded warehouses.



Masterplan Opportunities & Development

We believe that the proposed development has the potential to act as a catalyst for future development within the area. With this, we looked into how we could develop the surrounding area in order to offer a potential legacy plan.

The image illustrates the potential to create a route through the site and surrounding area through providing inviting event spaces and positioning green areas that act as rest bites between structures. Moreover, we believe that this could also highlight existing listed buildings and highlight the depth of history within the area.

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