

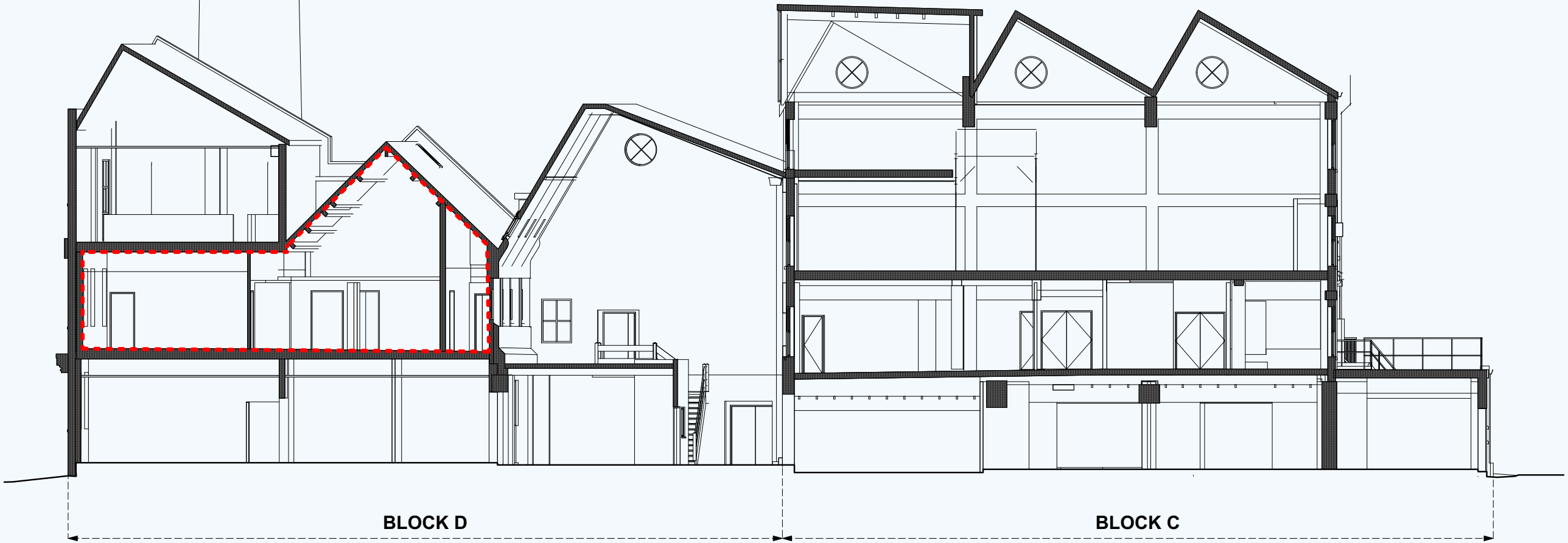


Creating Community Spaces

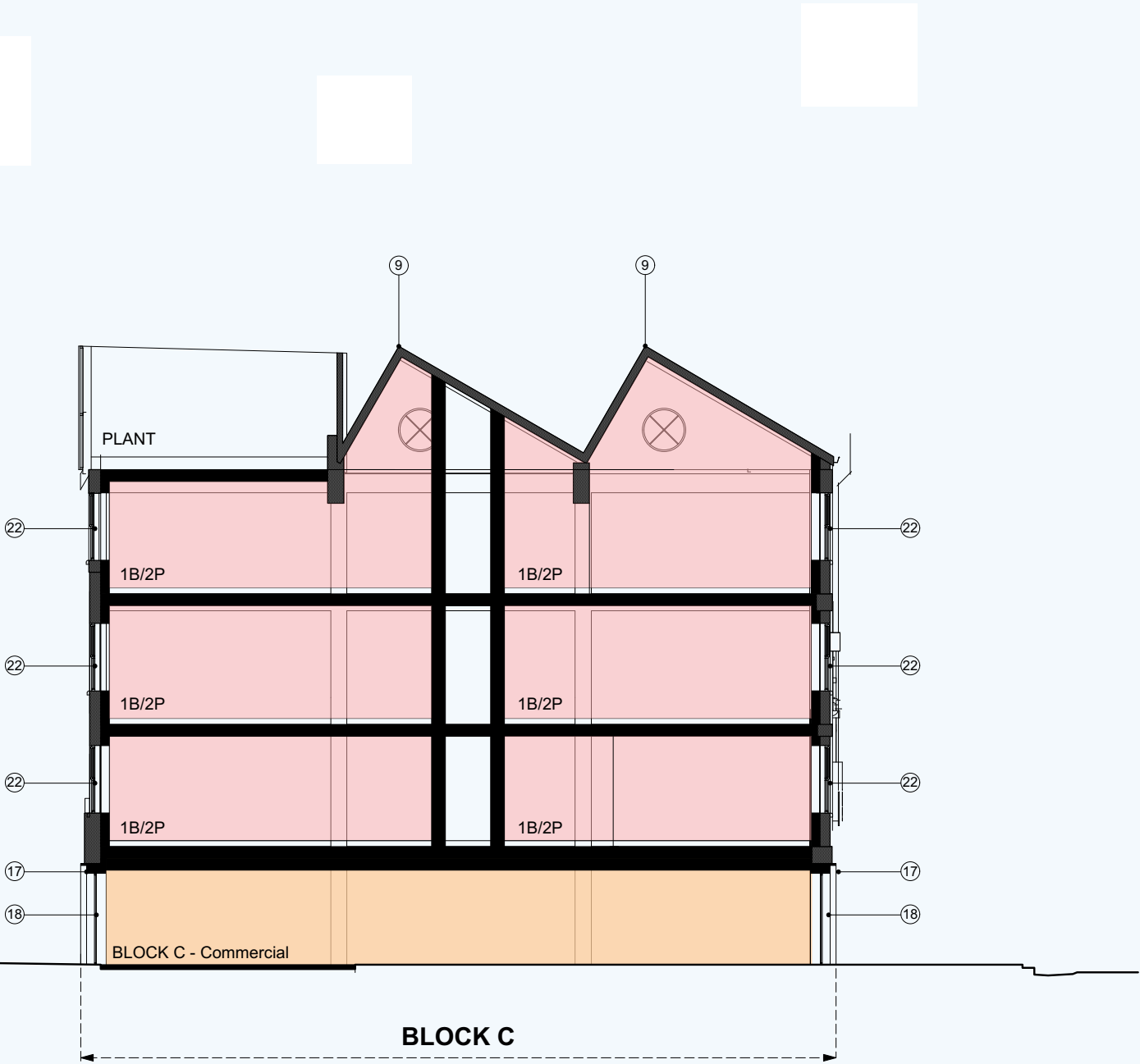
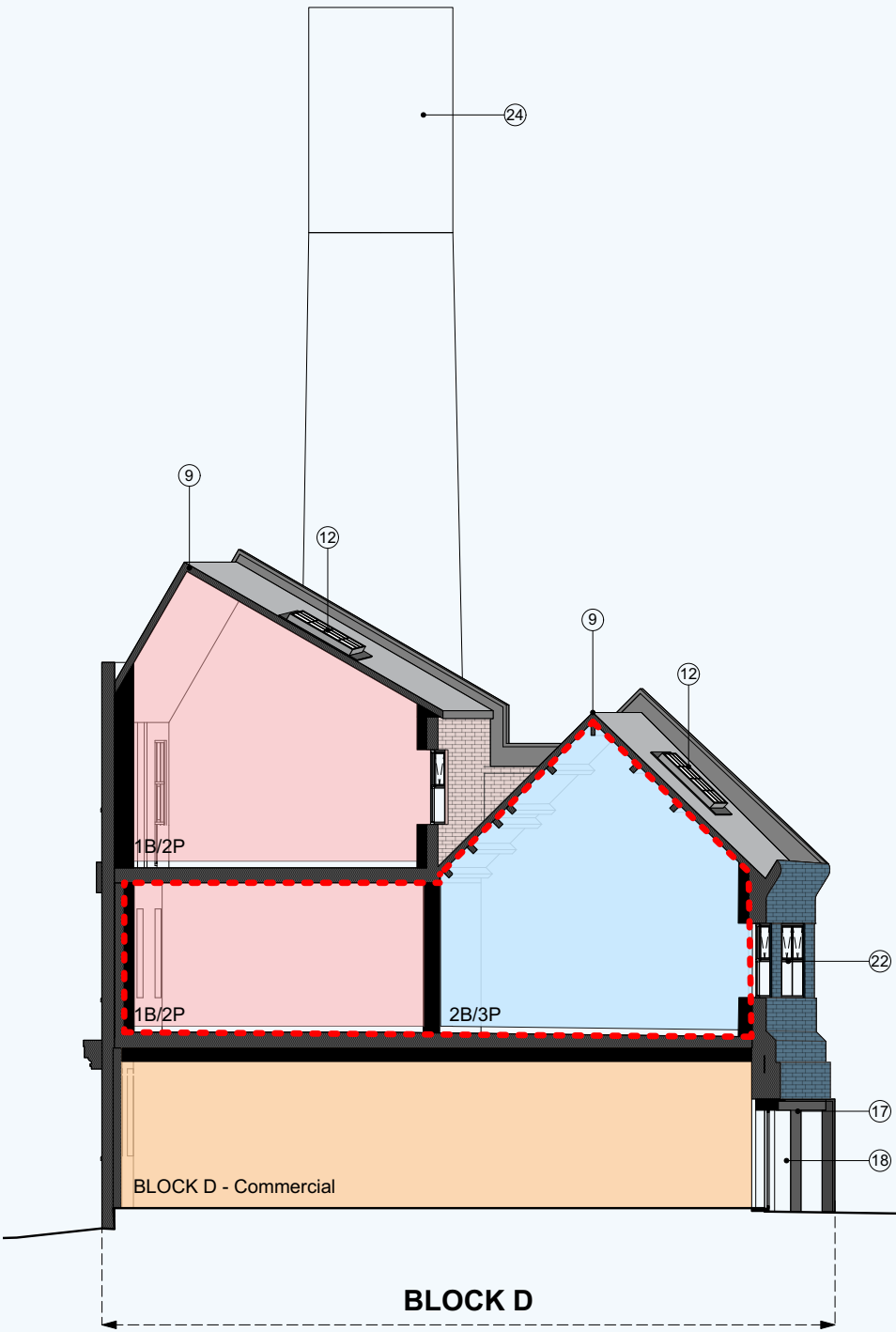


Indicative Landscape: Refer to Landscape Architect Drawings for specific detail

Blocks A-G | Section 04



Existing



Proposed

1. Existing glazing frames to be refurbished and resprayed under Permitted Development Rights
2. New full-height metal-framed double-glazed doors
3. Infill existing window opening matching surrounding finishes
4. Redecorate external brickwork and fascias. Ground level plinth. Under Permitted Development Rights
5. PPC metal fascia panels - white under Permitted Development Rights
6. New rainwater goods - galvanised metal (as part of site maintenance)
7. Existing steelwork to be redecorated - white under Permitted Development Rights
8. Perimeter guardrails to be refurbished and redecorated - black under Permitted Development Rights
9. New roof finishes with profile to match existing - black / dark grey
10. Fascias and soffits to be redecorated - black / dark grey under Permitted Development Rights
11. PPC metal panels fixed to structure behind black (to be approved under separate advertisement application)
12. Replace existing rooflights and introduce new rooflights - black / dark grey
13. New glazed shopfront, incorporating metal-framed full-height double glazed doors with full-height glazed side panels - black.
14. Metal signage panels - black. (to be approved under separate advertisement application)
15. Flag signage to designated elevation locations (to be approved under separate advertisement application)
16. Solar photovoltaic (PV) panels to roof slope. Design Intent to comply with with Permitted Development Rights. Specification of PVs to come later.
17. Fluted metal architectural features - black.
18. Metal framed glazing - black
19. Repainted Metal shutters to existing opening black under Permitted Development Rights
20. Reroute drainage internally where required as part of site maintenance
21. Adapt existing rainwater drainage - black as part of site maintenance

21. Adapt existing rainwater drainage - black as part of site maintenance
 22. New windows in new structural openings to the building facade - black.
 23. PPC metal mesh and frame screening to conceal MEP plant platforms Black
 24. Perforated metal feature with backlighting - bronze
 25. Steelwork archway feature fixed to existing brick piers - black.
 26. Redecorate brickwork to match existing dark blue under Permitted Development Rights
 27. New external lighting to replace all existing lighting with cabling routed internally - black. Subject to specification review.
 28. New roof finishes with profile to match existing black / dark grey under Permitted Development Rights
 29. Remove redundant external services and make good or encase retained services in new PPC metal boxes as part of site maintenance
 30. New key clamp handrail system - galvanised under Permitted Development Rights
 31. Metal double doors to residential bin storage black.
 32. Existing steel work to former block D Atrium to be redecorated black under Permitted Development Rights
 33. New facade to match existing brickwork where demolition of Block G and D Atrium exposes internal elevations.
- For external landscape elements please refer to Landscape Architect drawings.

KEY:
- - Change of Use Application (First Floor Only)

Blocks A-G | Elevation 06



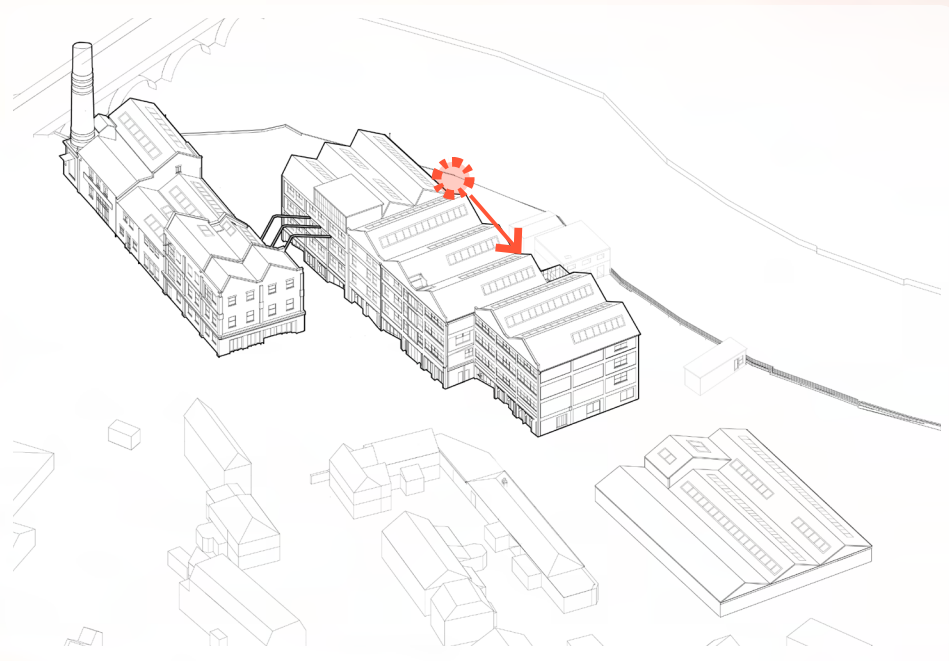
Existing



Proposed

- Existing glazing frames to be refurbished and resprayed under Permitted Development Rights
- New full-height metal-framed double-glazed doors
- Infill existing window opening matching surrounding finishes
- Redecorate external brickwork and fascias. Ground level plinth. Under Permitted Development Rights
- PPC metal fascia panels - white under Permitted Development Rights
- New rainwater goods - galvanised metal (as part of site maintenance)
- Existing steelwork to be redecorated - white under Permitted Development Rights
- Perimeter guardrails to be refurbished and redecorated - black under Permitted Development Rights
- New roof finishes with profile to match existing - black / dark grey
- Fascias and soffits to be redecorated - black / dark grey under Permitted Development Rights
- PPC metal panels fixed to structure behind - black (to be approved under separate advertisement application)
- Replace existing rooflights and introduce new rooflights - black / dark grey
- New glazed shopfront, incorporating metal-framed full-height double glazed doors with full-height glazed side panels - black.
- Metal signage panels - black. (to be approved under separate advertisement application)
- Flag signage to designated elevation locations (to be approved under separate advertisement application)
- Solar photovoltaic (PV) panels to roof slope. Design Intent to comply with Permitted Development Rights. Specification of PVs to come later.
- Fluted metal architectural features - black.
- Metal framed glazing - black
- Repainted Metal shutters to existing opening - black under Permitted Development Rights
- Reroute drainage internally where required as part of site maintenance
- Adapt existing rainwater drainage - black as part of site maintenance

- Adapt existing rainwater drainage - black as part of site maintenance
 - New windows in new structural openings to the building facade - black.
 - PPC metal mesh and frame screening to conceal MEP plant platforms - black
 - Perforated metal feature with backlighting - bronze
 - Steelwork archway feature fixed to existing brick piers - black.
 - Redecorate brickwork to match existing - dark blue under Permitted Development Rights
 - New external lighting to replace all existing lighting with cabling routed internally - black. Subject to specification review.
 - New roof finishes with profile to match existing - black / dark grey under Permitted Development Rights
 - Remove redundant external services and make good or encase retained services in new PPC metal boxes as part of site maintenance
 - New key clamp handrail system - galvanised under Permitted Development Rights
 - Metal double doors to residential bin storage - black.
 - Existing steel work to former block D Atrium to be redecorated - black under Permitted Development Rights
 - New facade to match existing brickwork where demolition of Block G and D Atrium exposes internal elevations.
- For external landscape elements please refer to Landscape Architect drawings.



Riverside Walk



Indicative Landscape: Refer to Landscape Architect Drawings for specific detail

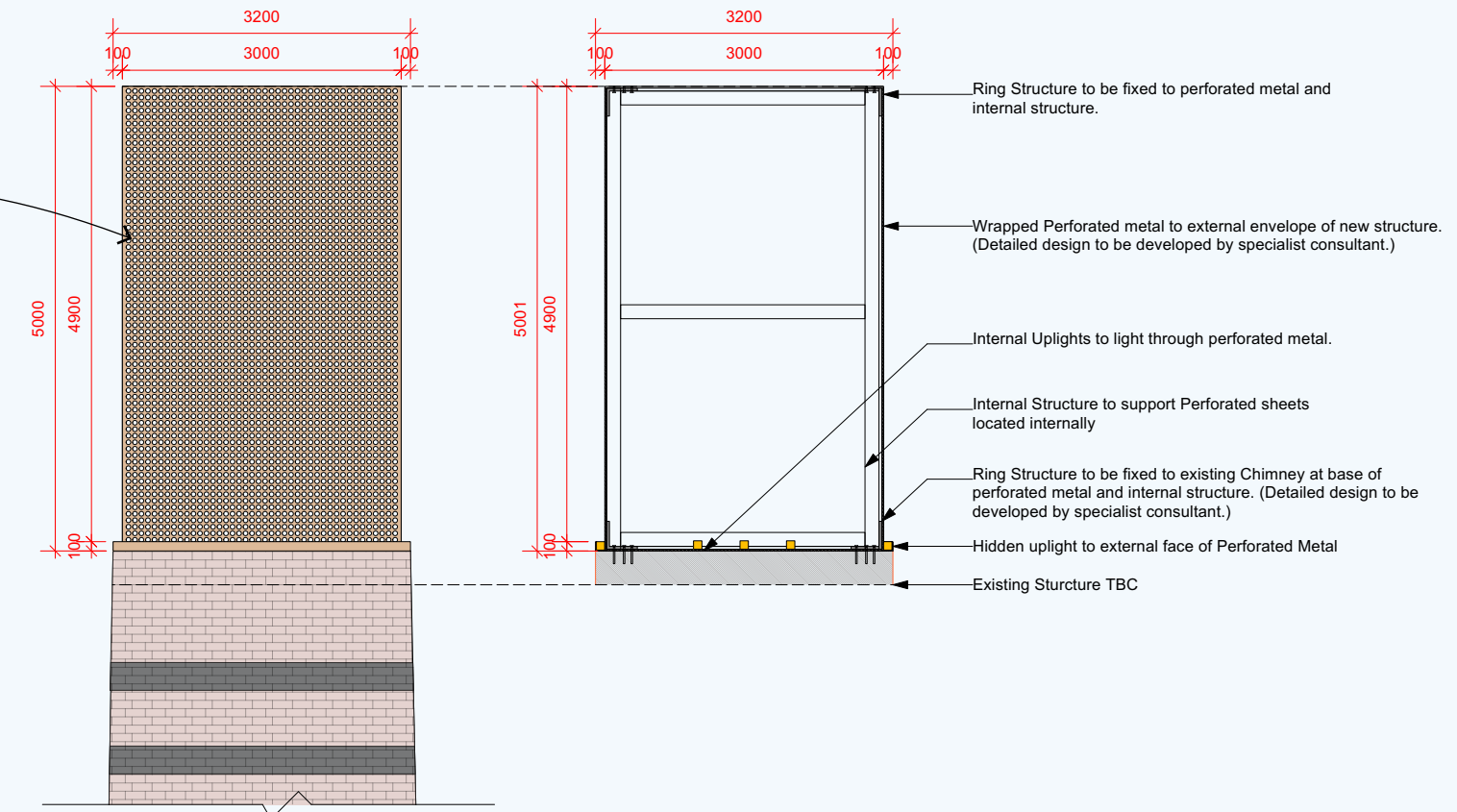
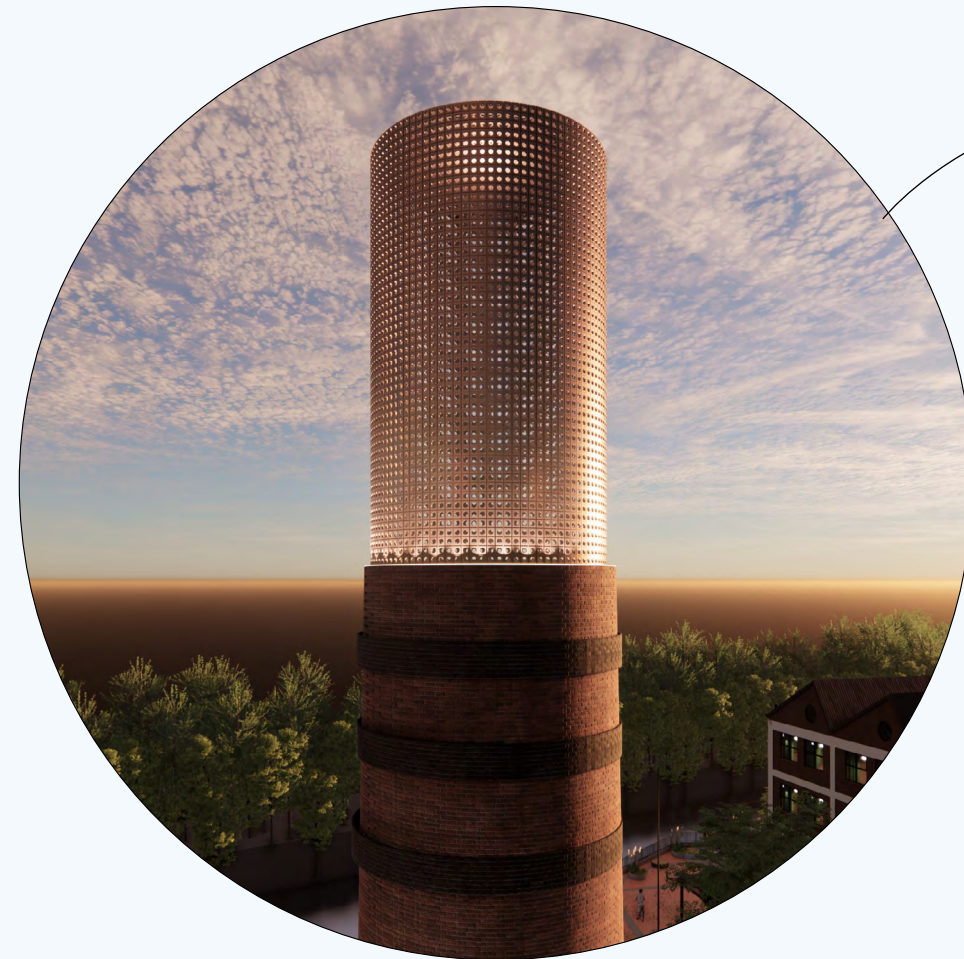
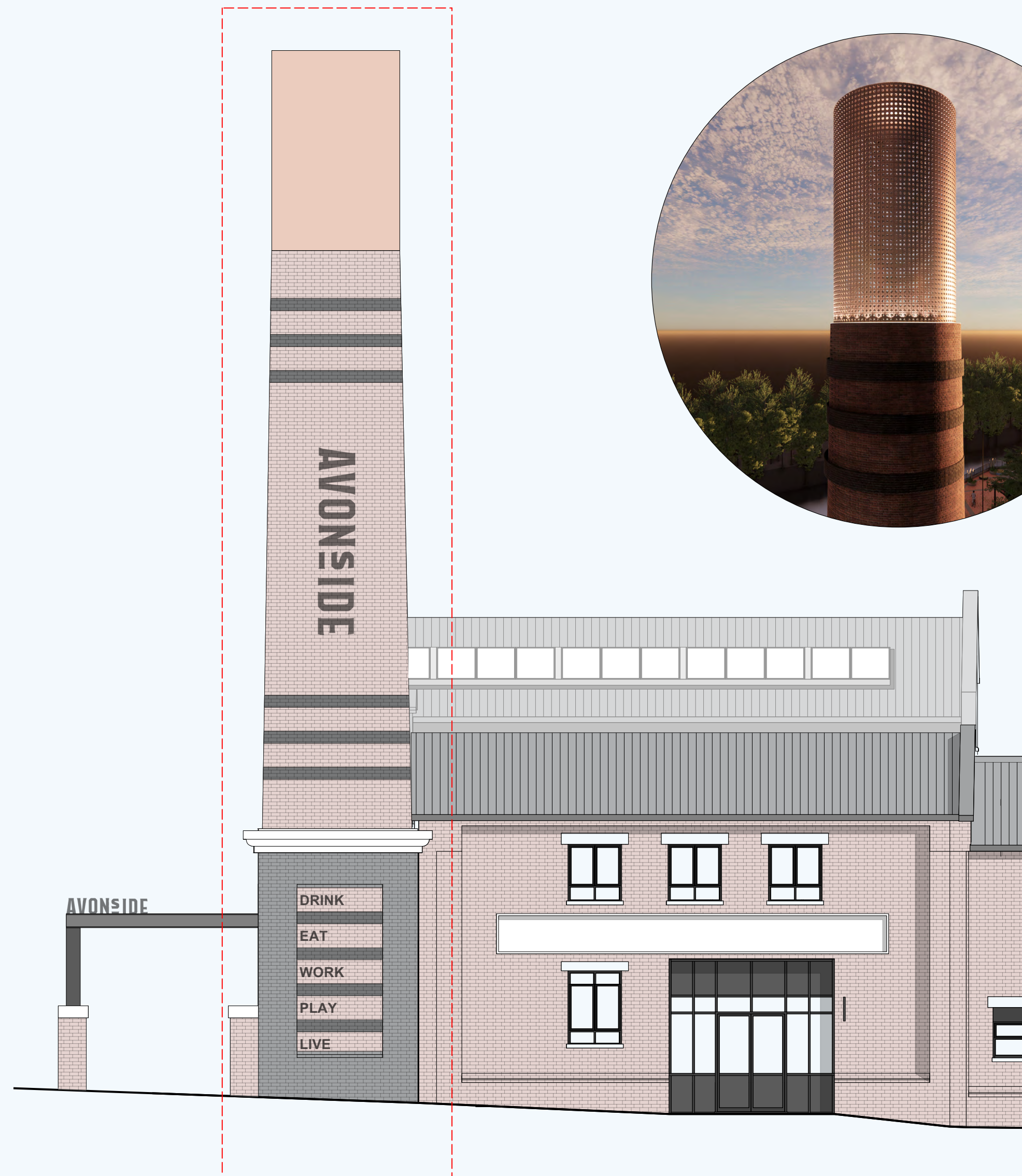
Blocks A-G | Elevation 08



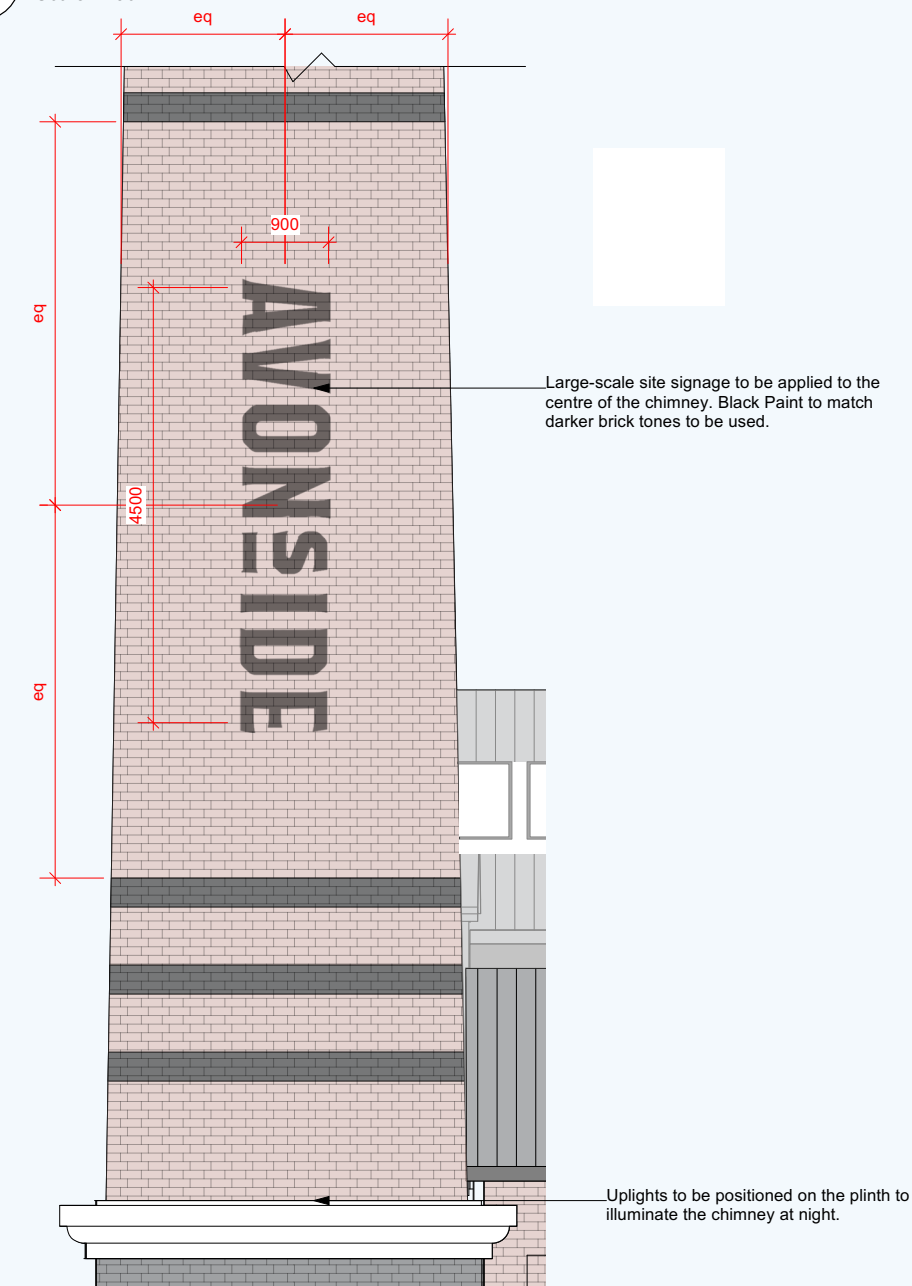
KEY:
Change of Use Application (First Floor Only)



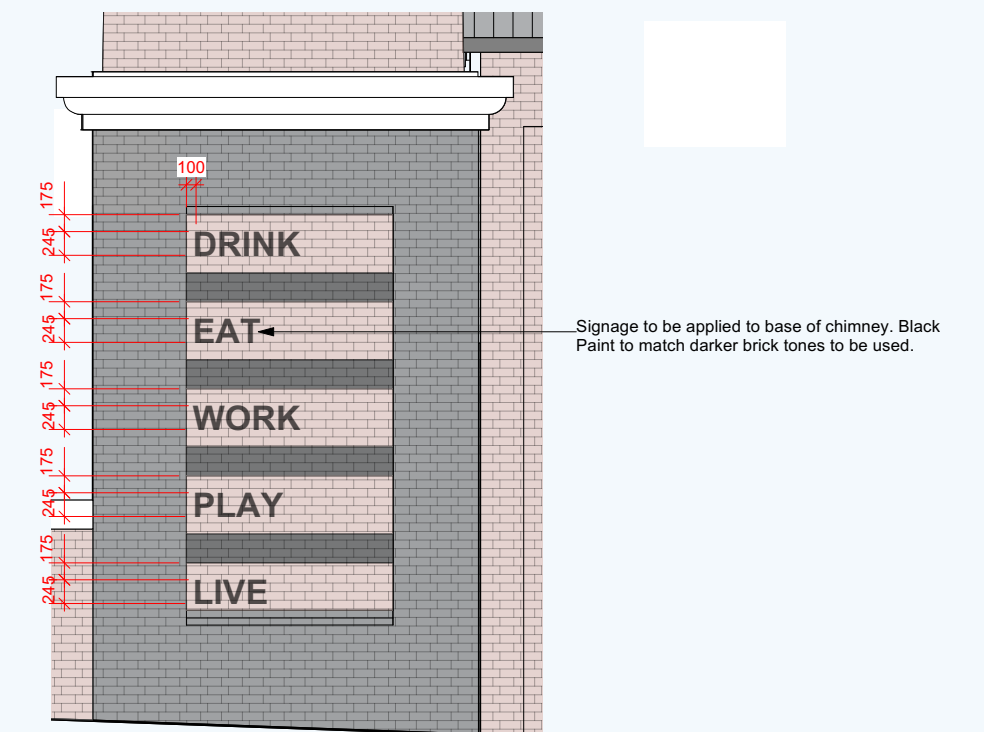
Blocks A-G | Chimney Detail



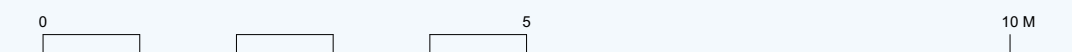
2 Perforated Cylinder Detail Elevation & Section
Scale: 1:50



3 Avonside Chimney Signage
Scale: 1:50



4 Avonside Chimney Base Signage
Scale: 1:50



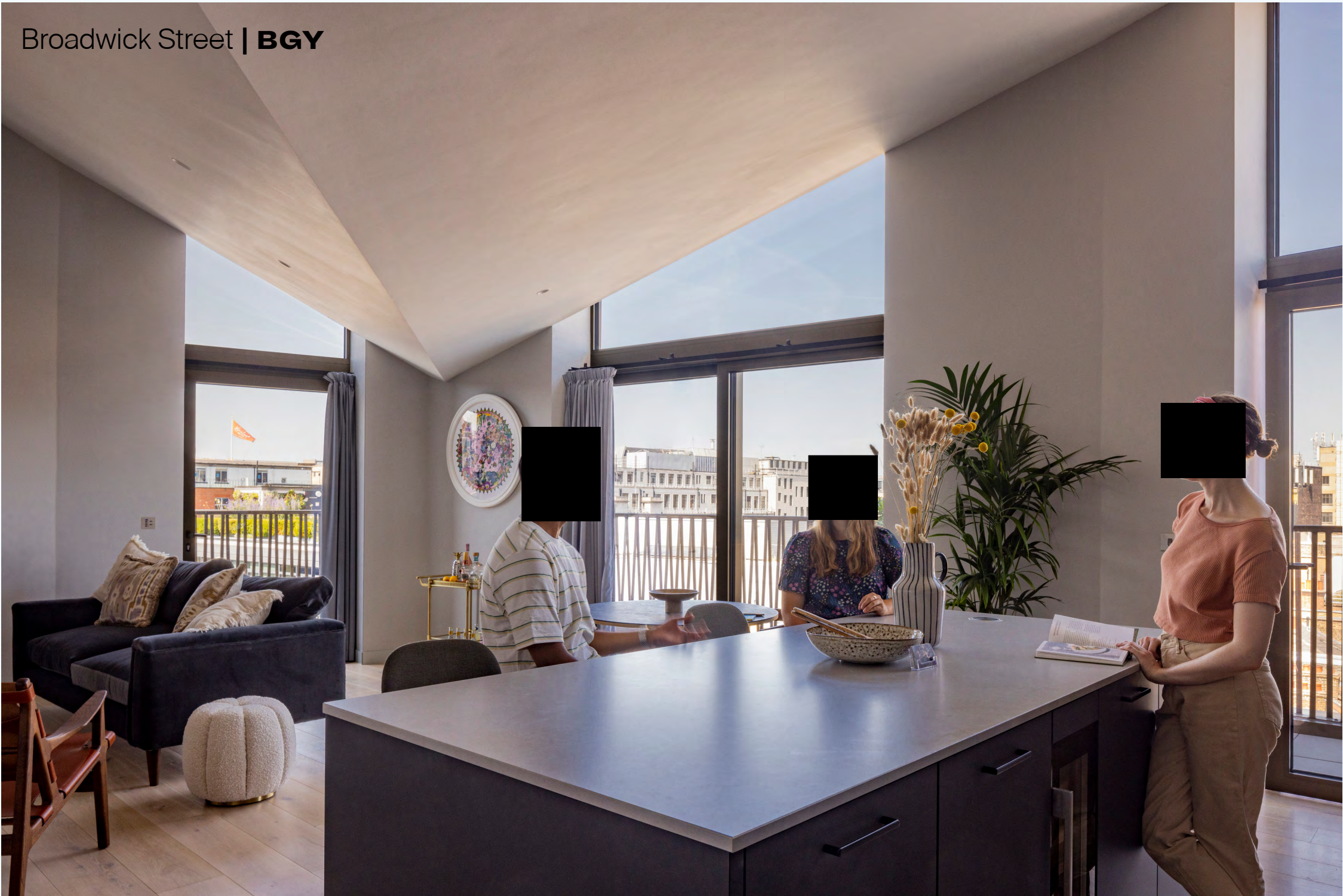
A New Identity



Indicative Landscape: Refer to Landscape Architect Drawings for specific detail

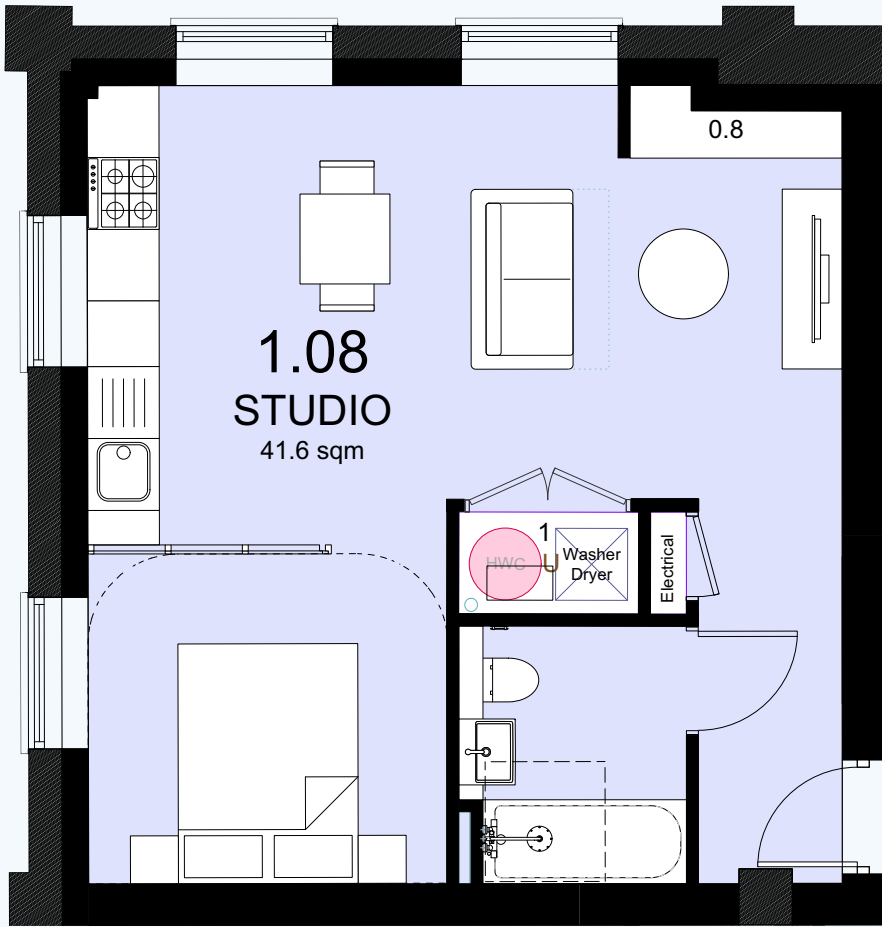
6.13 **Apartment Layouts**

All apartment layouts have been developed in accordance with the Nationally Described space standards, to either meet or exceed the standards and guidance.



Apartment Layouts

6.14 Studio



1 Unit Type - Studio
Scale: 1:50

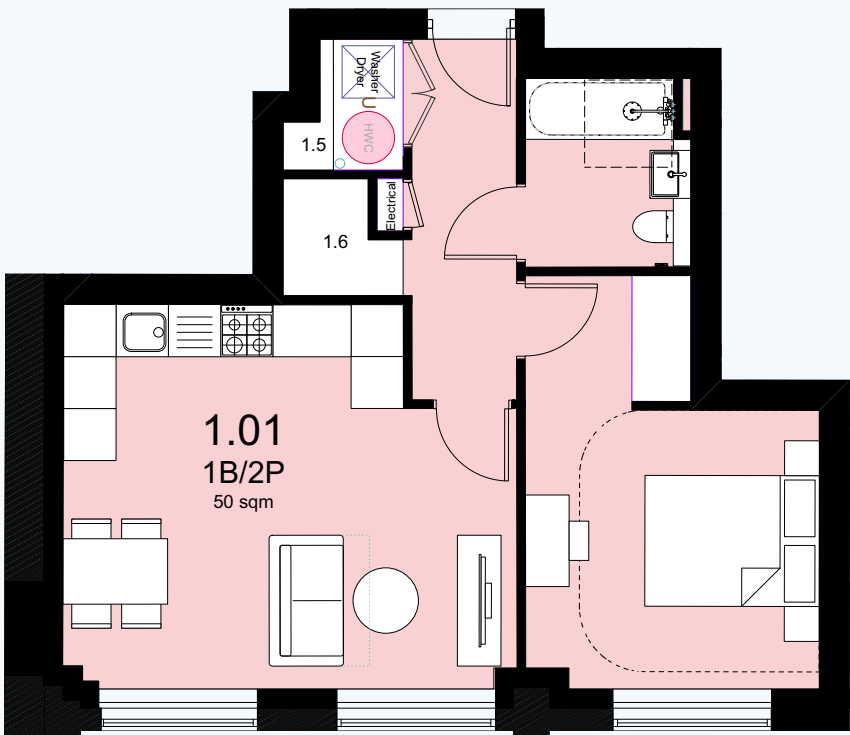
Studio
Area: 41.6 sqm
Storage: 1.8 sqm
No. of Units: 1



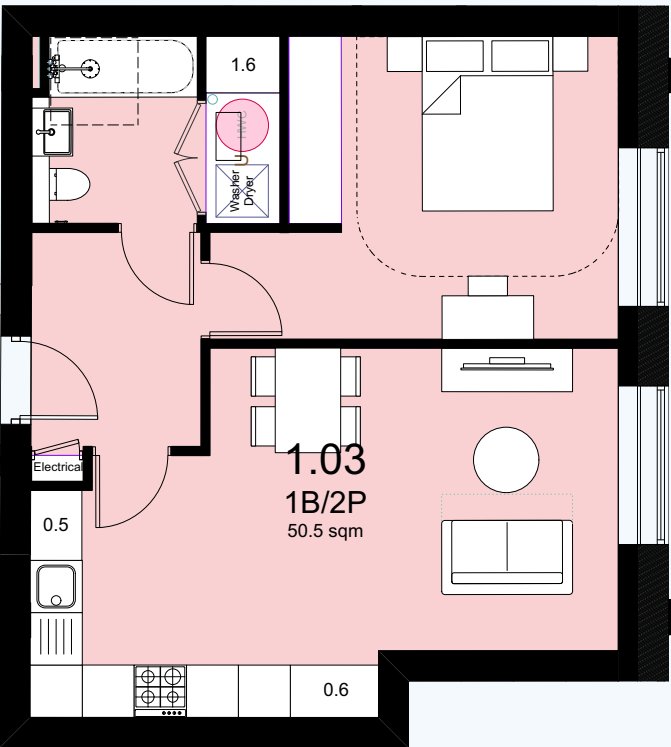
First Floor Plan

Apartment Layouts

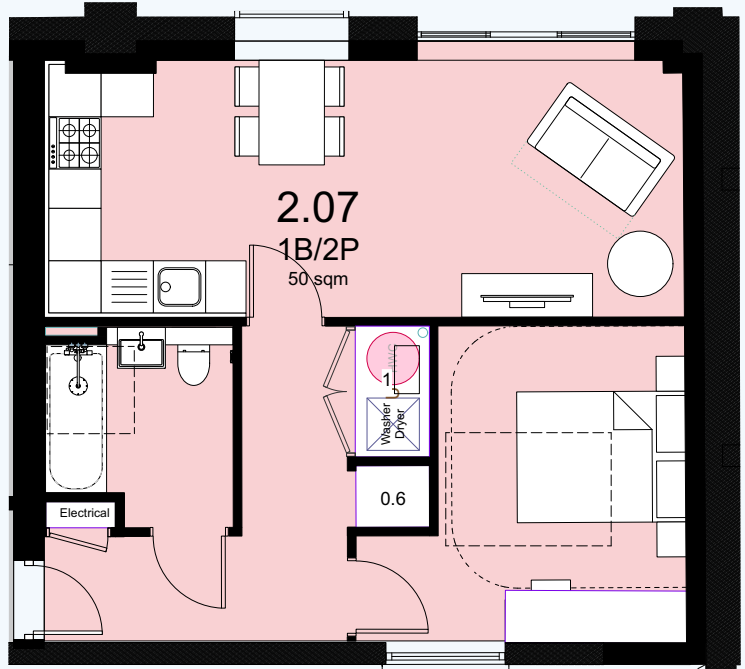
6.15 1b/2p



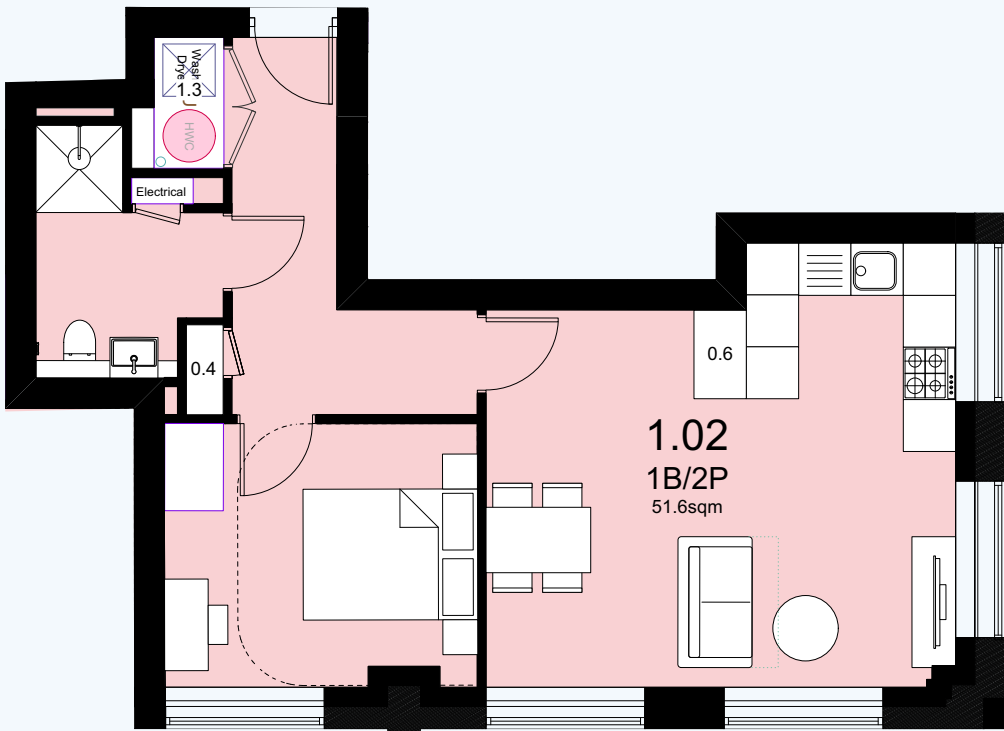
1 Unit Type 1A
Scale: 1:50
1 bed - 2 person M4(2)
Area: 50 sqm
Storage: 3.1 sqm
No. of Units: 3



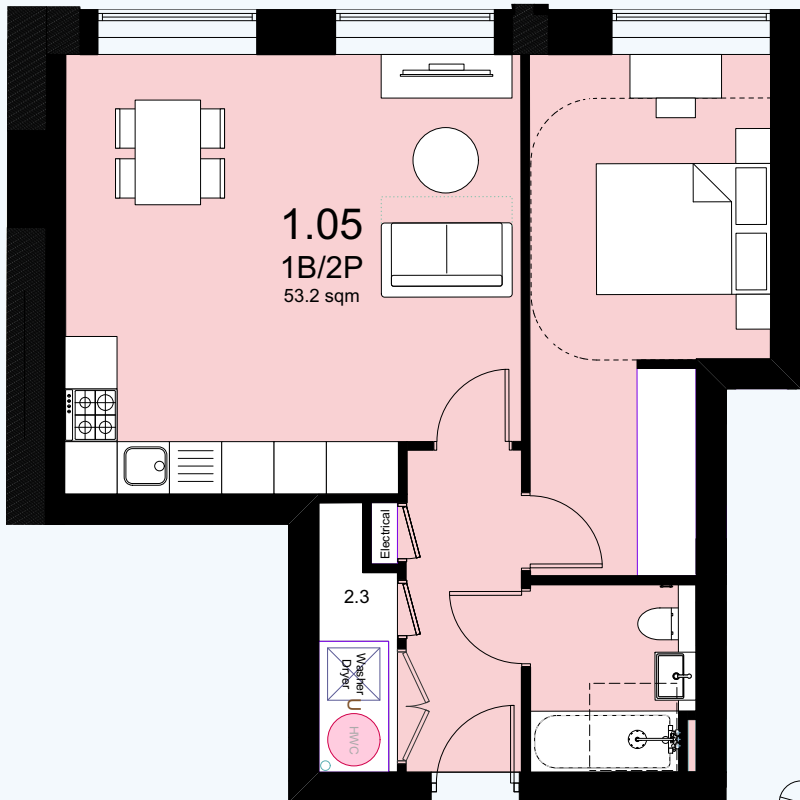
3 Unit Type 1C
Scale: 1:50
1 bed - 2 person M4(2)
Area: 50.5 sqm
Storage: 2.7 sqm
No. of Units: 3



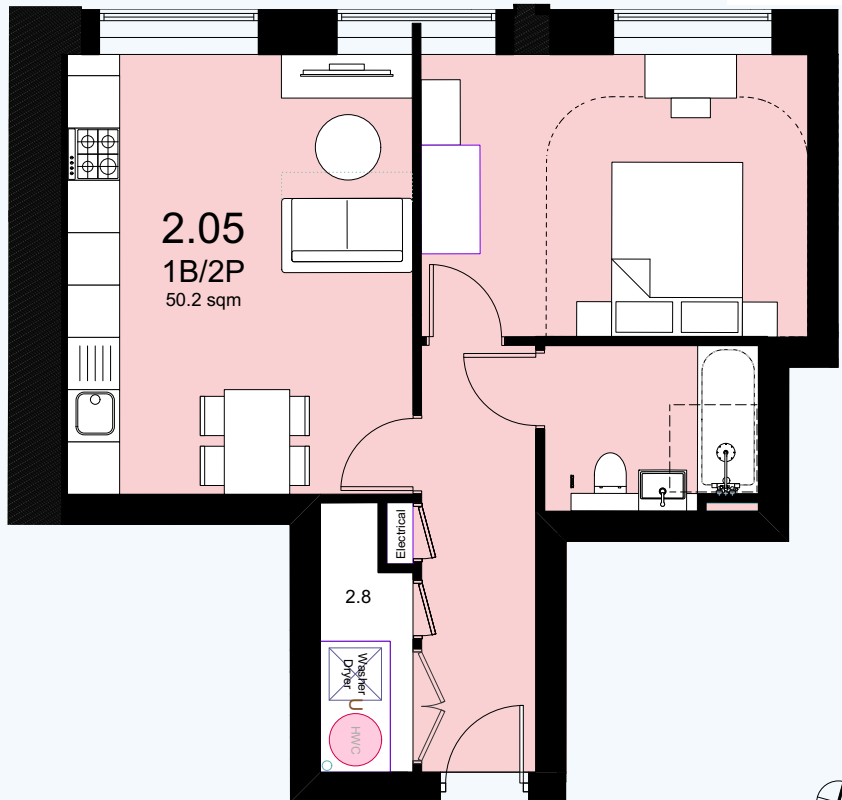
5 Unit Type 1E
Scale: 1:50
1 bed - 2 person M4(2)
Area: 50 sqm
Storage: 1.6 sqm
No. of Units: 1



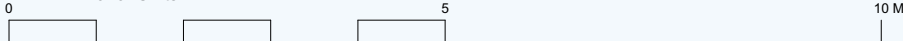
2 Unit Type 1B
Scale: 1:50
1 bed - 2 person M4(2)
Area: 51.6 sqm
Storage: 2.3 sqm
No. of Units: 3



4 Unit Type 1D
Scale: 1:50
1 bed - 2 person M4(2)
Area: 53.5 sqm
Storage: 2.3 sqm
No. of Units: 1

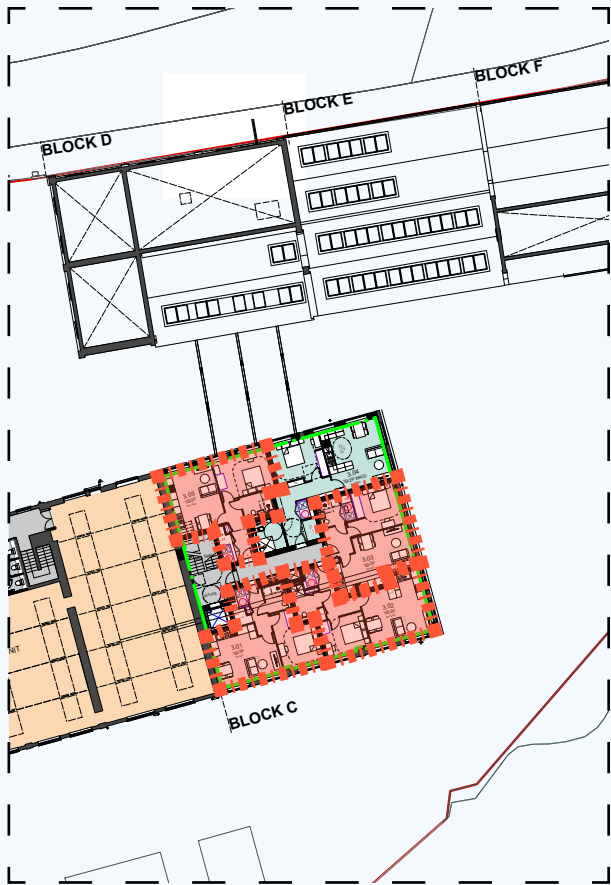


6 Unit Type 1D
Scale: 1:50
1 bed - 2 person M4(2)
Area: 50.2 sqm
Storage: 2.8 sqm
No. of Units: 2



First Floor Plan

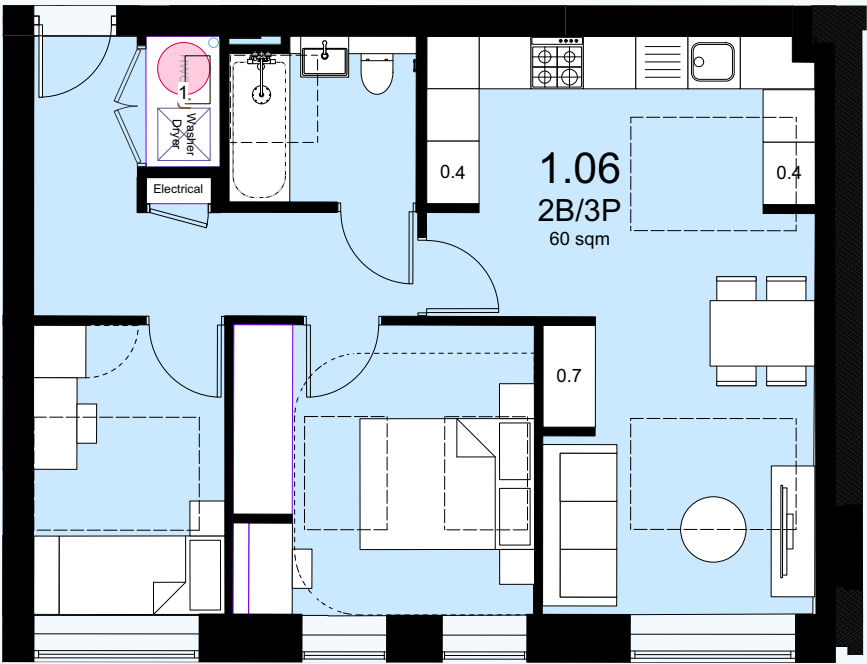
Second Floor Plan



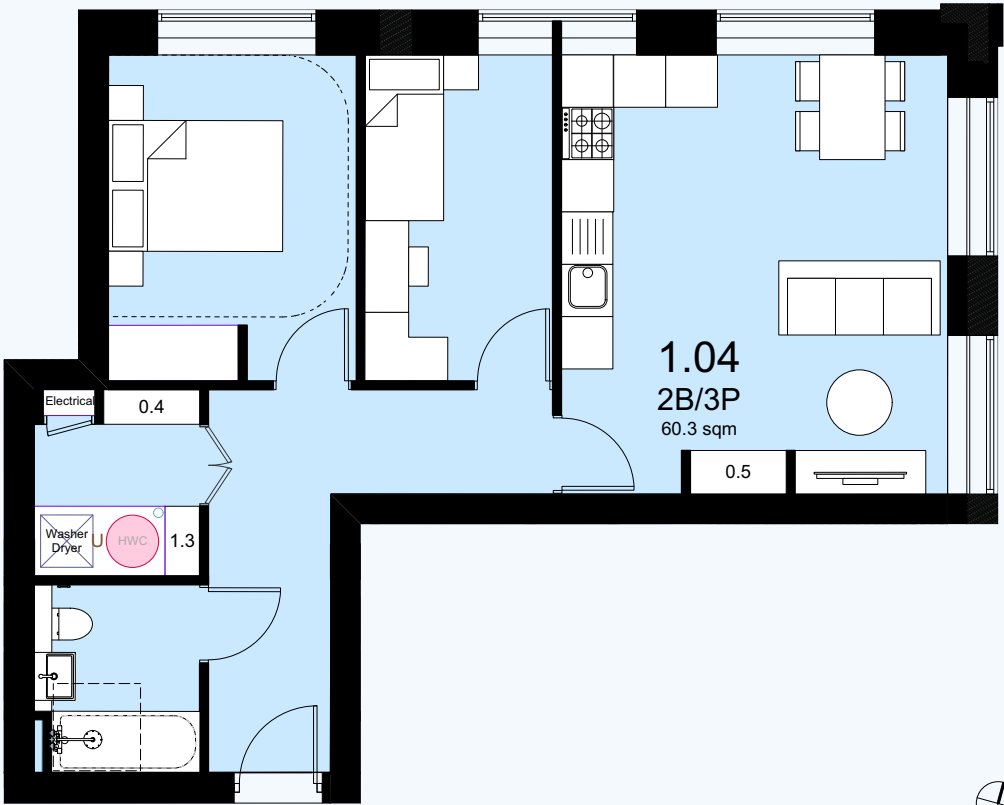
Third Floor Plan

Apartment Layouts

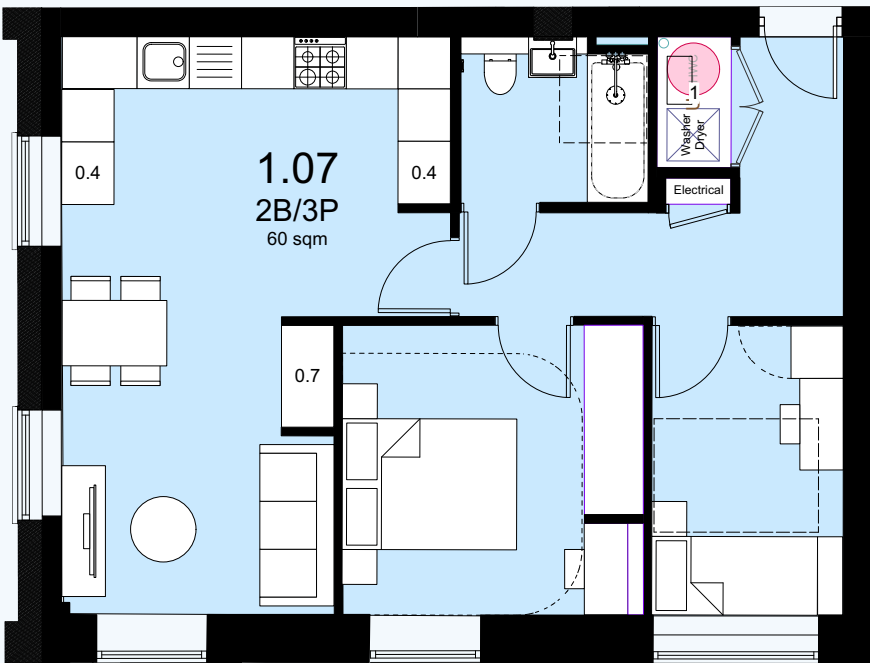
6.16 2b/3p - 2b/4p



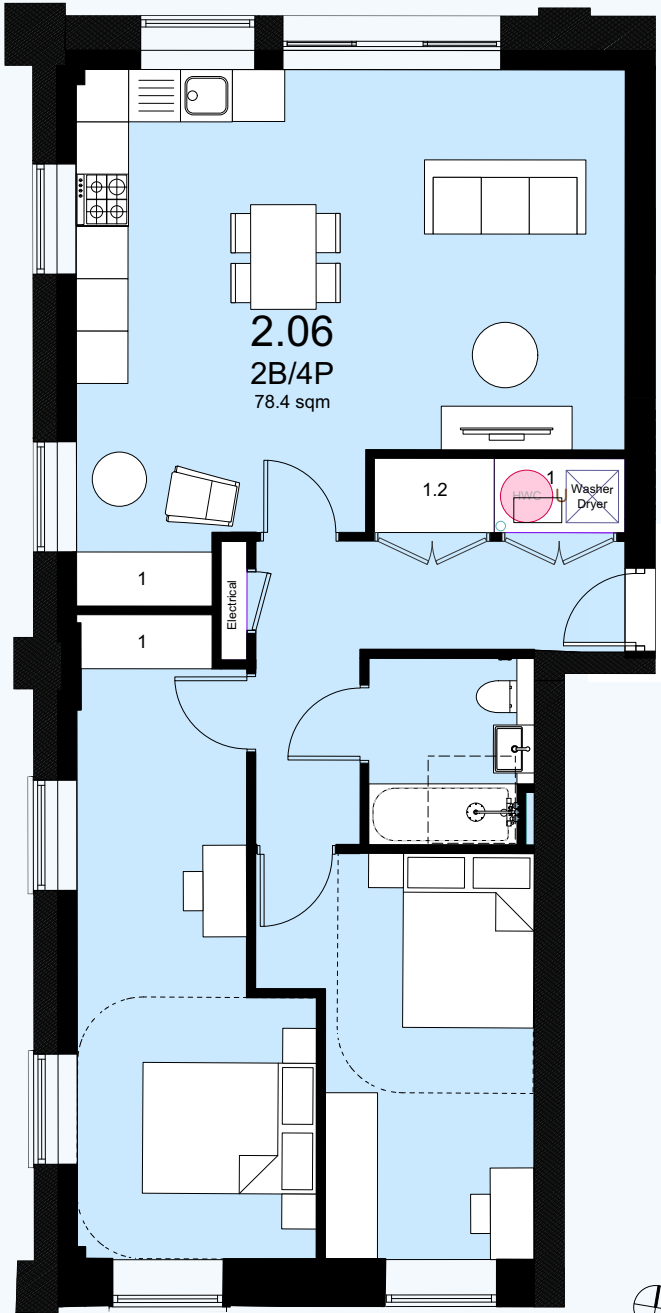
1 Unit Type 2B
Scale: 1:50
2 bed - 3 person M4(2)
Area: 60 sqm
Storage: 2.5 sqm
No. of Units: 1



1 Unit Type 2A
Scale: 1:50
2 bed - 3 person M4(2)
Area: 60.3 sqm
Storage: 2.2 sqm
No. of Units: 1



3 Unit Type 2C
Scale: 1:50
2 bed - 3 person M4(2)
Area: 60 sqm
Storage: 2.5 sqm
No. of Units: 1



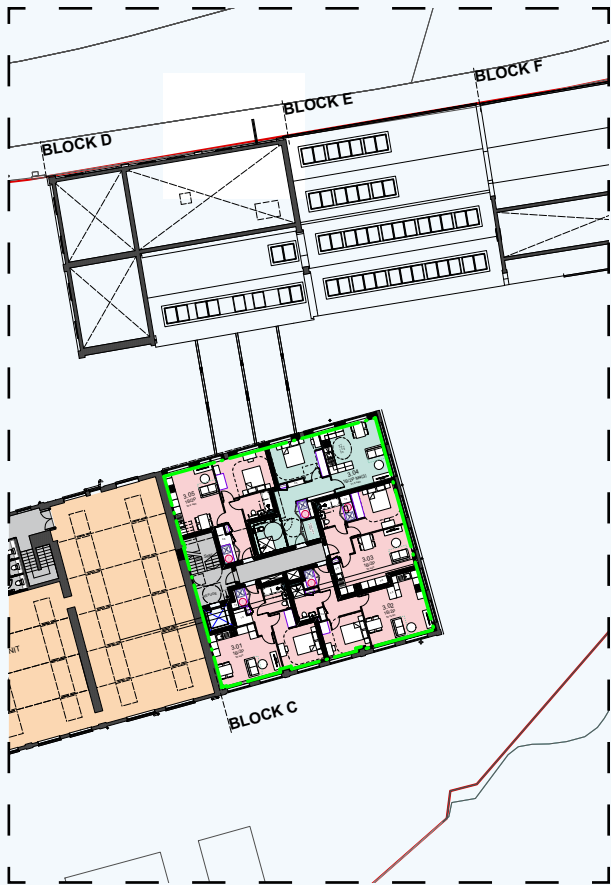
2 Unit Type 2D
Scale: 1:50
2 bed - 4 person M4(2)
Area: 78.4 sqm
Storage: 4.2 sqm
No. of Units: 1



First Floor Plan



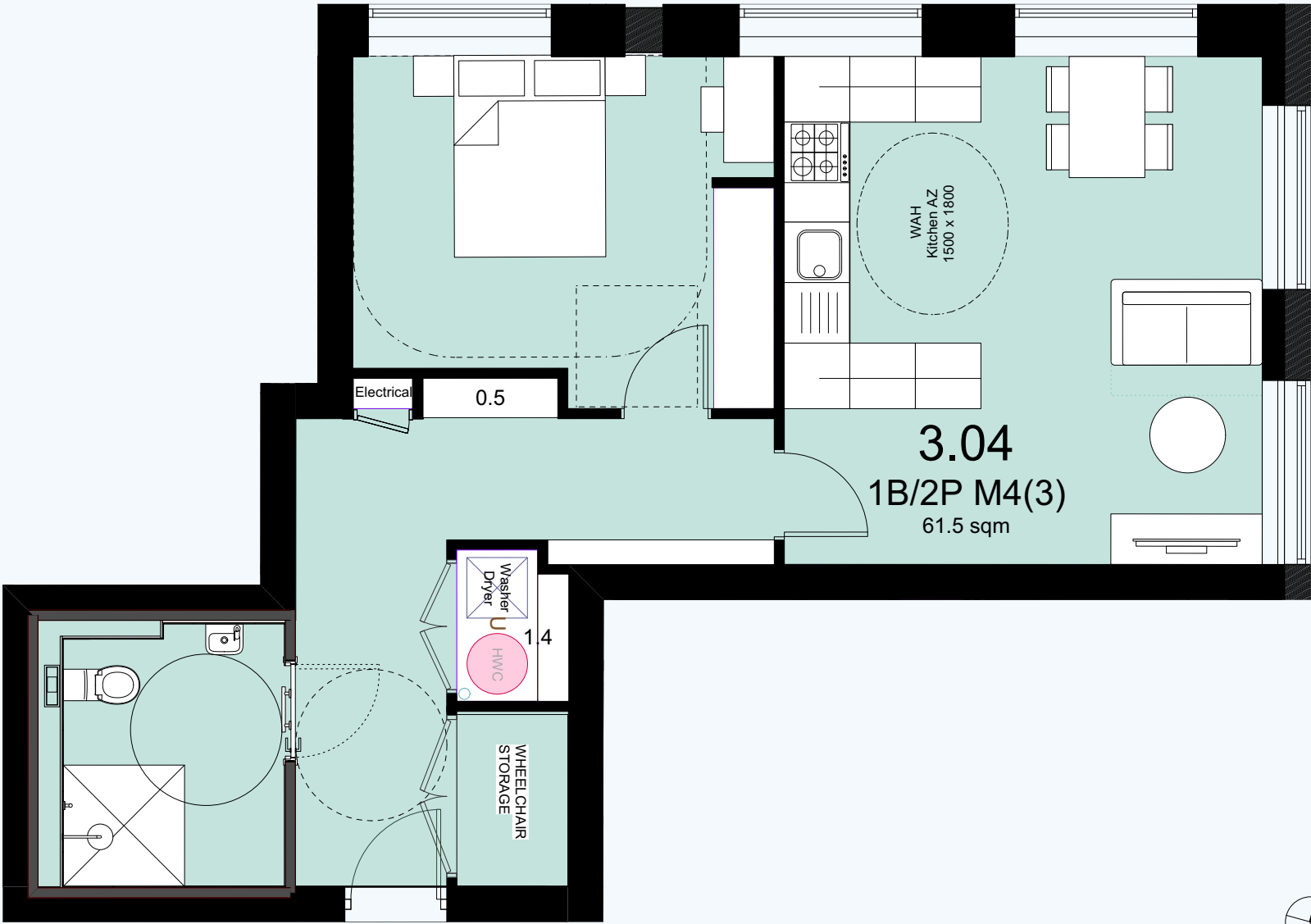
Second Floor Plan



Third Floor Plan

Apartment Layouts

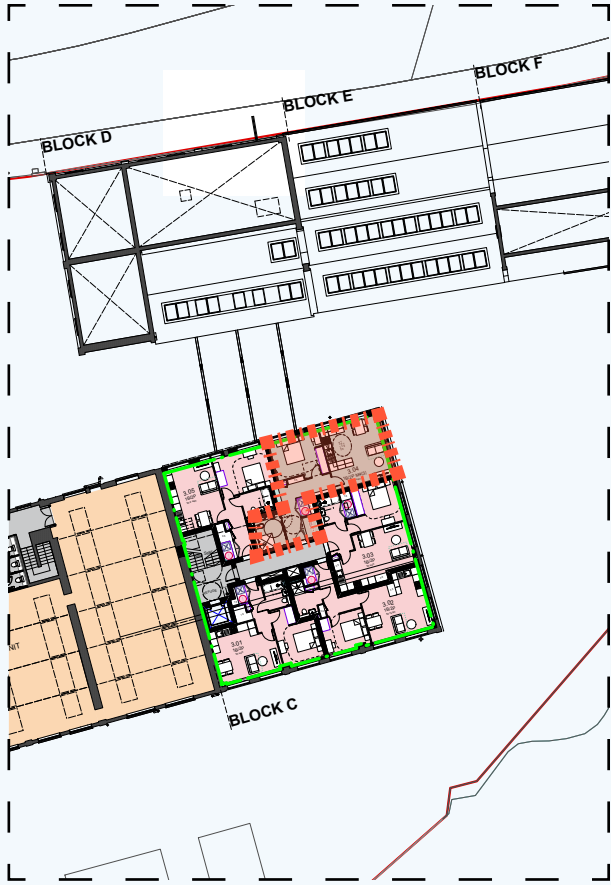
6.17 M4(3)



1 Unit Type M4(3)
Scale: 1:50
1 bed - 2 person M4(3)
Area: 61.5 sqm
Storage: 1.9 sqm
No. of Units: 2



Second Floor Plan

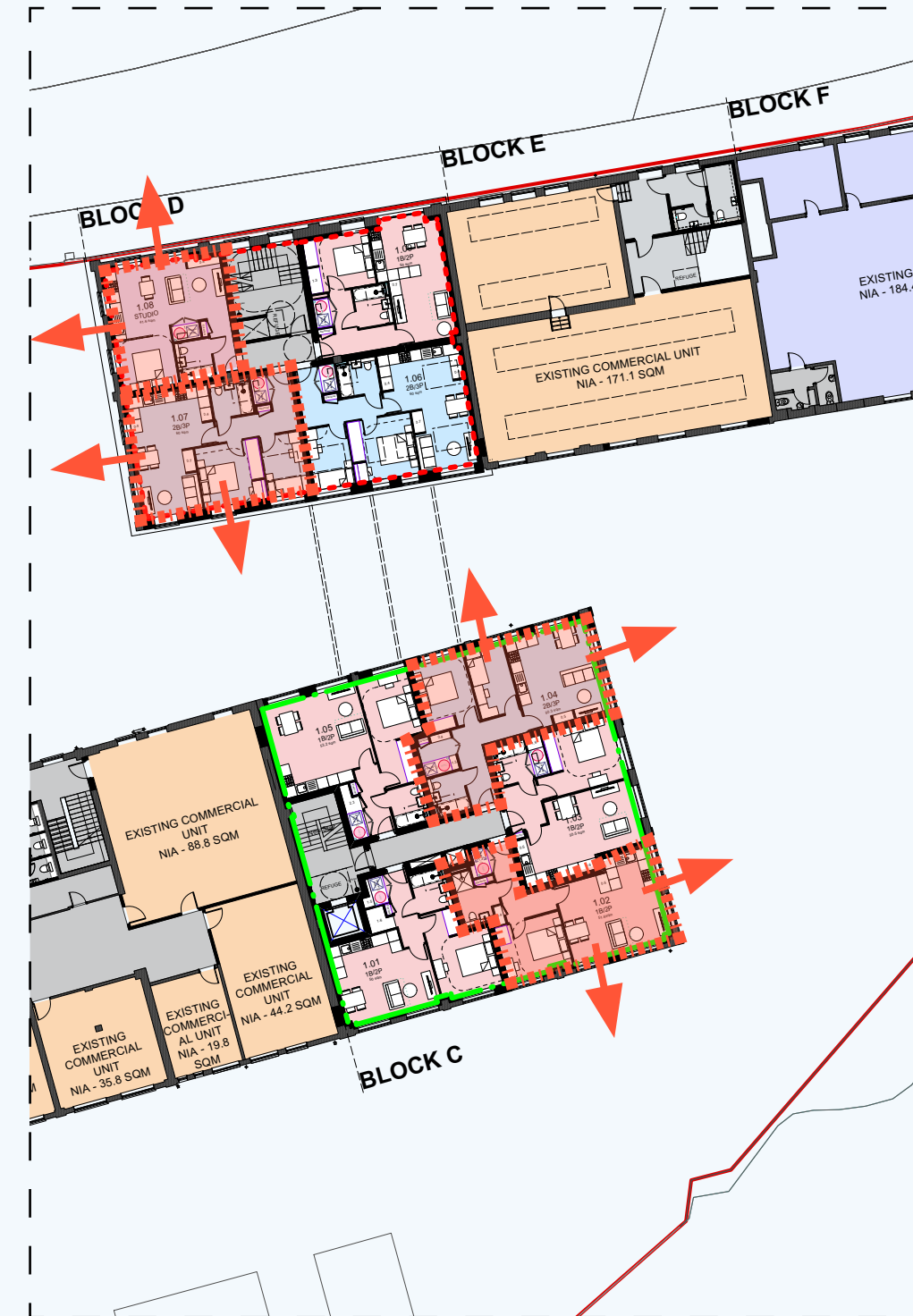


Third Floor Plan

Apartment Layouts

6.18 Dual Aspect

The proposed development will provide a total of **9 dual-aspect units and 12 single-aspect units**, dictated by the constraints of the existing building. However, with the inclusion of rooflights and generously sized windows to every apartment, all living, kitchen, and dining areas meet BRE daylight recommendations.



First Floor Plan



Second Floor Plan



Third Floor Plan

Proposed Development

6.19 Transport and Access Strategy

TRANSPORT:

Cycle parking for the residents will be provided within secure covered cycle stores conveniently located for the residential units, accommodating at least 1 space per bedroom.

Cycle parking for employees based on the site will be provided within secure covered cycle stores conveniently located for the commercial units.

Visitor cycle parking will be provided in various locations around the site.

The residential units will be provided with a total of 25 allocated car parking spaces – 1 space for each 1-bed unit and 2 spaces for each 2-bed unit.

The remaining 97 spaces within the on-site car parking areas will be available for use by staff and visitors.

Six spaces will be designated for disabled users, and spaces will be provided with electric charging facilities to meet required regulations for both residential and commercial allowances, to be determined at a later date.

ACCESS:

The existing vehicular accesses to the site will be rationalised to just two access points, creating a one-way route through the site; entering through the eastern access and exiting through the western access.

The existing vehicle access in the eastern corner of the site will become a non-car access for pedestrians and cycles only.



Proposed Development

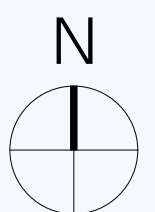
6.20 Servicing

The commercial units will be serviced in the same way as they have done historically, with delivery and service vehicles entering and exiting the site via the main access points.

Waste and recycling from the commercial units will be collected onsite via a commercial waste and recycling contractor.

Bin stores are located on the ground floor of the residential blocks, and the bins will be wheeled to an onsite collection point between the residential blocks.

A designated loading bay will be located within the parking area.



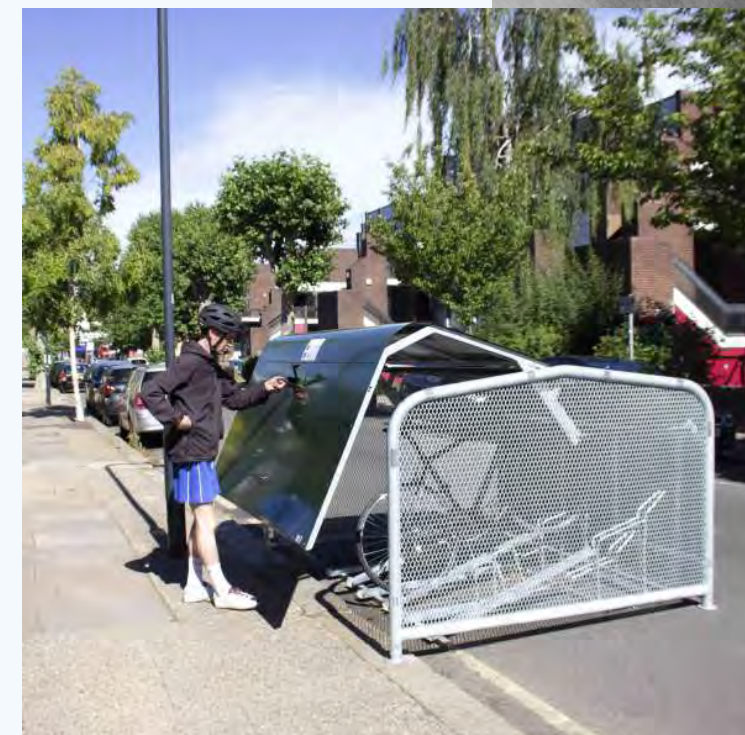
Proposed Development

6.21 Parking Strategy

The proposed scheme distributes parking across the site while also enabling pedestrian access along the river.

Covered resident cycle parking is positioned close to the residential blocks while covered worker parking is distributed south of Blocks B and C and south west of Block 3. Short term cycle parking is provided across the site by way of Sheffield cycle stands located at key building entrance points.

- Parking Strategy Key:
- Resident Car parking
 - Worker and visitor Car parking
 - Covered resident Cycle parking
 - Covered worker Cycle parking
 - Short term cycle parking area



Falco Pod bike hanger



7. **Numbers**

Numbers

7.01 Accommodation Schedule

The proposed development will deliver a total of **21 high-quality apartments** in a variety of sizes, ranging from studio units to two-bedroom, four-person dwellings.

Block	Floor						
		1B2P(W) Flat	1B2P Flat	2B3P Flat	2B4P Flat	Studio Flat	Subtotal
C	Third	1	4	0	0	0	5
	Second	1	4	0	0	0	5
	First	0	4	1	0	0	5
	Ground	0	0	0	0	0	0
	Subtotal	2	12	1	0	0	15
D	Second	0	1	0	1	0	2
	First	0	1	2	0	1	4
	Ground	0	0	0	0	0	0
	Subtotal	0	2	2	1	1	6
Site	Subtotal	2	14	3	1	1	21
Mix	Subtotal	10%	67%	14%	5%	5%	

8. **Conclusion**

Conclusion

8.01 Summary

We believe these proposals will make a positive and lasting contribution to the area by:

- Delivering 21 additional, well-designed new homes, through change of use + permitted development while retaining and upgrading the existing commercial spaces to support a thriving, mixed-use environment.
- Enhancing local greening and biodiversity through a comprehensive landscape strategy, introducing green spaces, planting, and ecological features across the site.
- Visually stitching together the existing context by sensitively integrating new elements into the building that honour its heritage while strengthening and celebrating its industrial character.
- Creating a coherent base to the buildings with new commercial entrance thresholds which help to enhance legibility and understanding of the site.
- Respecting and enriching the site’s relationship with Melksham as a whole, viewing it as an opportunity not just to serve tenants and commercial users, but to create a vibrant destination – extending and complementing the market town’s high street offer.
- Creating a diverse and flexible space capable of hosting a range of uses and form a

new network that connects with the existing local community.

- Embracing a sustainable design approach by retaining as much of the original building as possible and working to highlight and celebrate the unique qualities that make this site distinctive.



BGY

Thank you

BGY		
TITLE	DTM	Date
Prepared	MD	06/06/2025
1st Check	NJ	06/06/2025
Final Check	NJ	18/07/2025
Approval	NJ	xx

BUCKLEY GRAY YEOMAN