

Background

- Old Falcon – Vacant for 20 years
- Two past applications
- Major condition/structural issues
- Council providing an enabling role
- Legal Agreement with the owner

Progress to date

- Soft Market Testing – Possible Uses/Values
- Surveys – Condition, Structural, Timber and Asbestos
- Appointments – Project Manager, Design team, Heritage Planning Consultant, Quantity Surveyor and various sub consultants
- Pre-application meetings with Local Planning Authority on proposals
- Owner – Continued engagement/involvement throughout Design Development

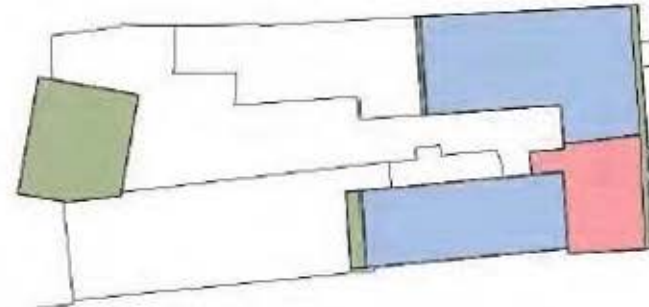
Project Challenges

PUBLIC SAFETY
CONSERVATION DEFICIT
PROJECT VIABILITY
BATS
SURFACE
WATER SEWER
BUILDING CONDITION
/ STRUCTURE

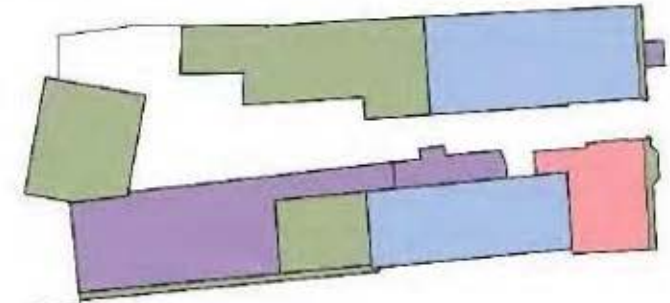
DEVELOPMENT
AGREEMENT
BIO-DIVERSITY
BOAT HOUSE/ NORTHERN
BOUNDARY WALL
TIME CONSTRAINTS
(FHSF)

CONSERVATION
AREA
GRADE II LISTED
BUILDING
FLOOD ZONE

Building Phases & Listed Building Aspects



1st Floor Plan



Ground Floor Plan

Legend

- 15th Century
- 17th Century
- 19th Century
- 20th Century

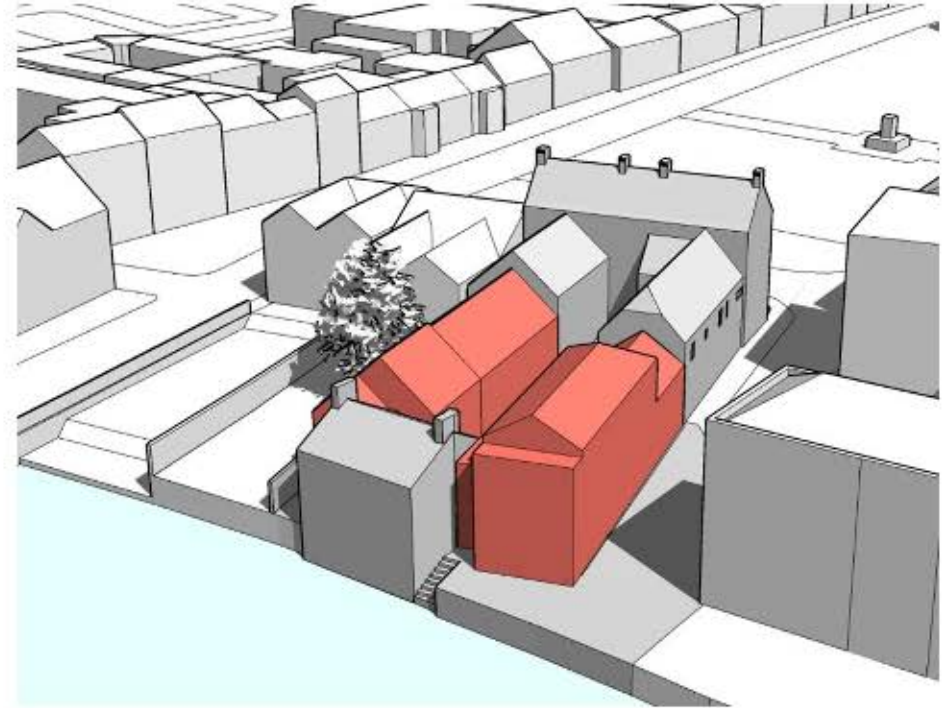


- Grade II listed
- 15th / 17th century Core
- narrow burgage plot with buildings stepping down towards the river
- Boathouse important for river setting/views
- Unsightly 20th century additions/modifications

Existing Massing and Previous Application



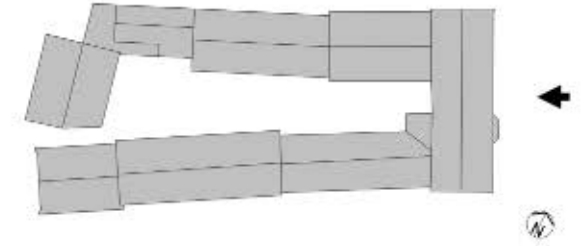
EXISTING



2022 SCHEME

Current Design Proposals

Proposed Market Square Elevation



1940s AERIAL VIEW & REFERENCE IMAGES



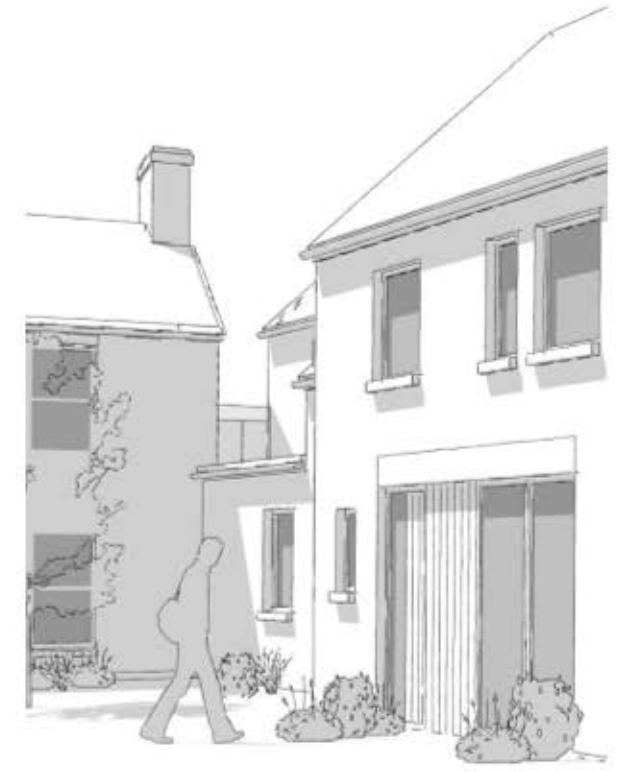
3d Sketches – North Wing



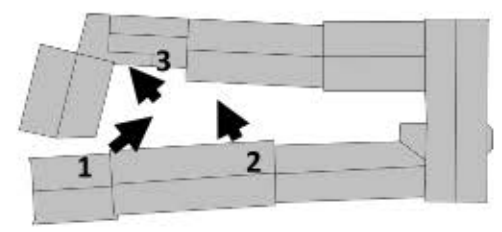
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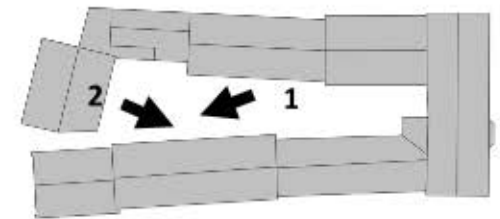


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3d Sketches – South Wing



Proposed Cross Section



3d Sketches – South Wing



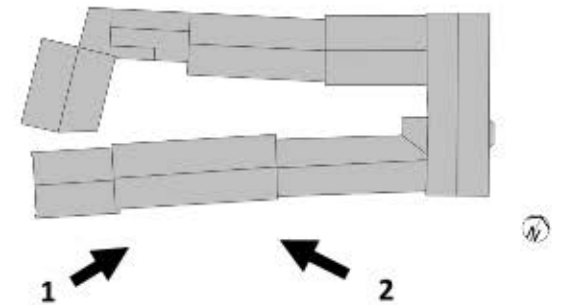
3d Sketches – South Wing



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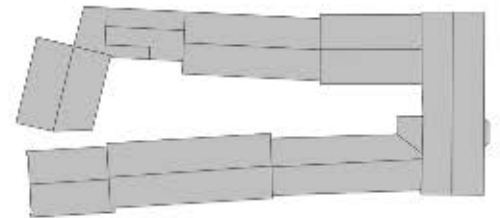
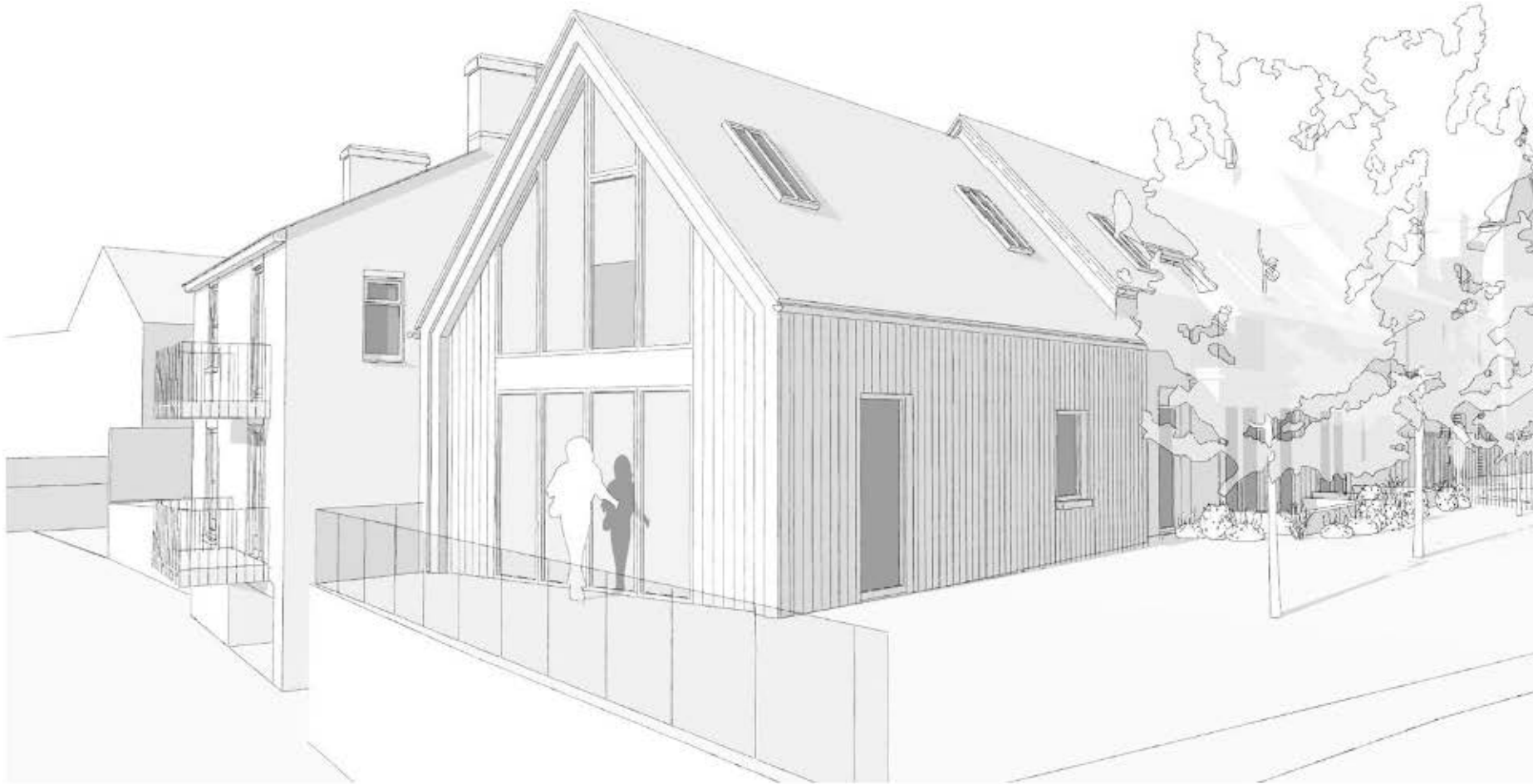
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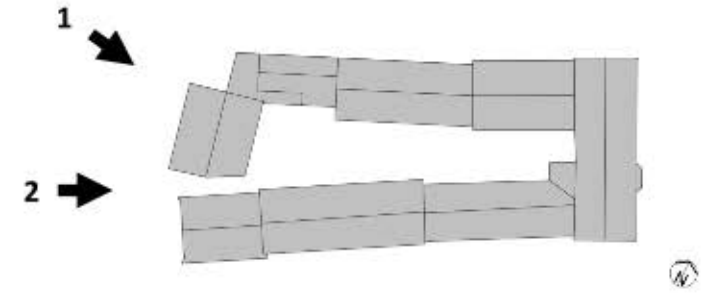
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3d Sketches – River Elevation – South Wing



3d Sketches – River Elevation

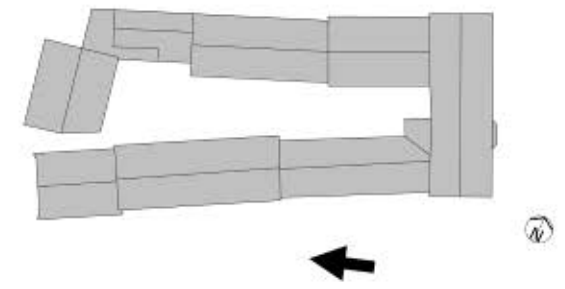


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3d Sketches – Aerial View Of South Wing



3d Sketches – Aerial View



Proposed Ground Floor Plan



-  Commercial use
-  Residential use

Proposed First Floor Plan



Proposed First & Second Floor Plan



Proposed Roof Plan

