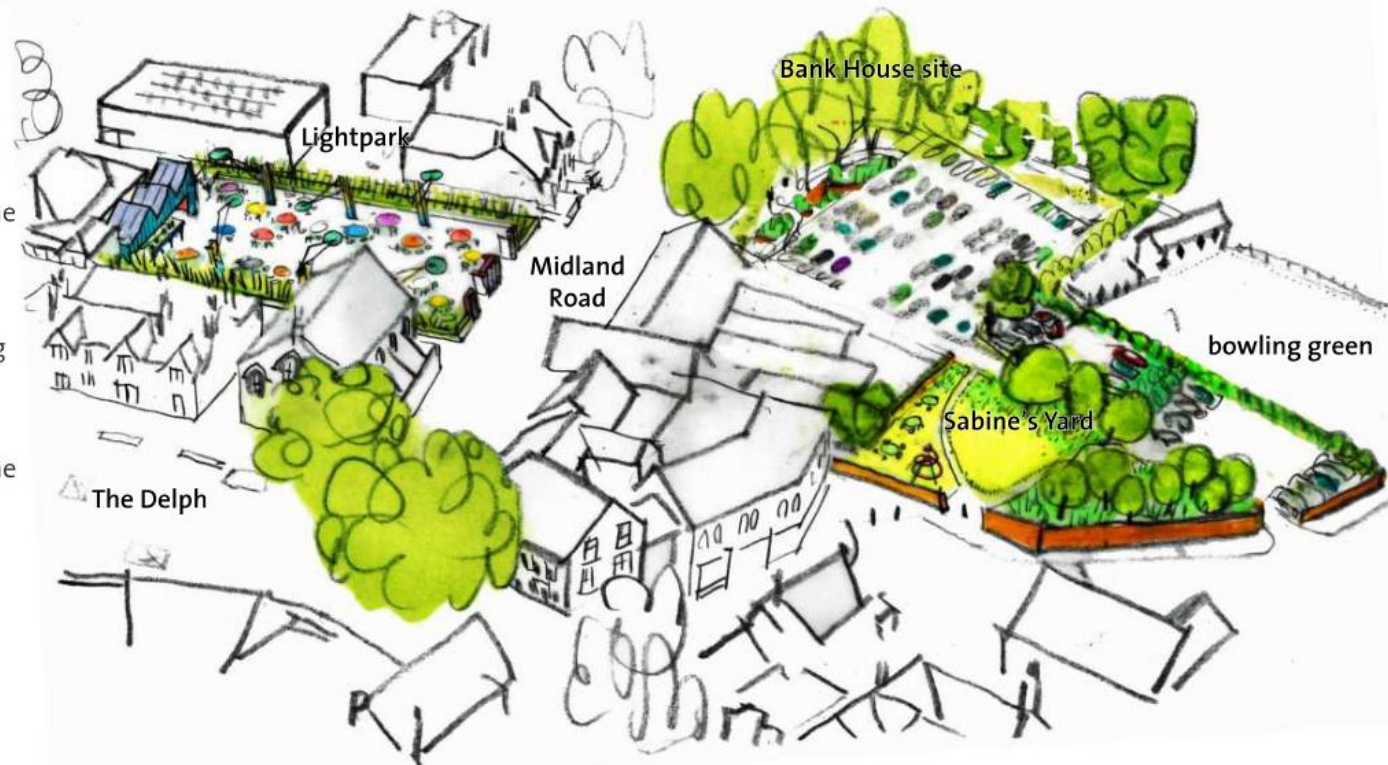


## Proposals

There are three areas:

1. Sabine's Yard falls into two parts. The northern part is turned into two small parking areas, following the existing levels as much as possible. The southern end becomes a pocket park, with a small wildflower orchard, a picnic lawn, trees, and a play area. The entrance from Belmont Street is in the same location as existing.
2. Bank House and Bretby View are demolished, and the site is graded and surfaced to provide a car parking terrain. At the northern end, a planted bank slopes down to Civic Way. The five large trees are protected, and new paths, access points and landscaping carried out. Vehicular access from Midland Road is at the same location as at present.
3. The former covered market shed is demolished. the site double-functions as both a car park and a multi-use events space. The stores at the rear of the building are enlarged, and the site is enclosed and landscaped to allow ticketed events. The existing steel columns are retained and repurposed as lighting and service columns. Our suggested name for this new space is the Lightpark.

The proposal creates a total of 105 parking spaces, including 11 accessible spaces.



# Annotated Bank House and Sabine's Yard plan



- Legend**
- Shady bank planting
  - Sunny meadow grass
  - Robust planting to stepped bank with geotextile reinforcement and gabion walls as required
  - Proposed Hard landscaping - vehicular grade tarmac
  - Proposed Hard landscaping - Pedestrian route
  - Proposed Retaining structure and timber vehicular guardrail
  - Proposed timber vehicular guardrail

- CCTV Cameras - pole mounted
- Proposed level
- Existing level (for calculating cut / fill)
- Direction of fall to the landscape

- Notes**
- ① Existing masonry wall repaired, raise to a consistent level
  - ② Orchard
  - ③ Sunny public lawn
  - ④ 'Play on the way' style playground and picnic spot
  - ⑤ Lower parking court (approx level = +94.0m)
  - ⑥ Upper parking court (approx level = +95.3m)
  - ⑦ Sloping car park
  - ⑧ Adapted steps and ramp between the trees (avoiding the root protection zone)
  - ⑨ Safety spray for entering / existing cars and a pedestrian crossing with blister paving either side
  - ⑩ New boundary wall to match existing west boundary treatment
  - ⑪ New stone steps and retaining wall structure with stainless steel balustrade

Rev A Issued to Client 15.07.21  
Rev B Issued to Client 19.07.21

SWADLINCOTE  
**SABINE'S YARD & BANK HOUSE  
PROPOSED PLANS**

1:400 @ A3 Drawn by: JP  
1:200 @ A1 Checked by: CA

July 2021

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**SWA-201**

# Annotated Lightpark plan

Swadlincote Library

The little square behind the old market is relevelled with a new ramp and planting to give a more accessible route through the former market building.

This alley is resurfaced and well-lit to become an attractive pedestrian route from Midland Road to the bus station

Swadlincote Constitutional Club

Midland Road

Route through to storage when pivoted doors are locked

Railings extended as necessary

Camp kitchen providing back up to events

Old Market Car Park  
33 spaces including 4 accessible

Existing and new gates and brick piers

Bespoke pivoted doors set back within the 'proscenium arch' of the store extension provide a suitable backdrop to events, and enlarge the storage area.

We have assumed sufficient capacity in the existing drainage channels. This will require further investigation.

The market car park is adaptable to many uses, being highly serviced with gates, power, lighting, water, drainage and rigging points, Adjacent storage for seating, tables, awnings, etc. Adjacent WCs.

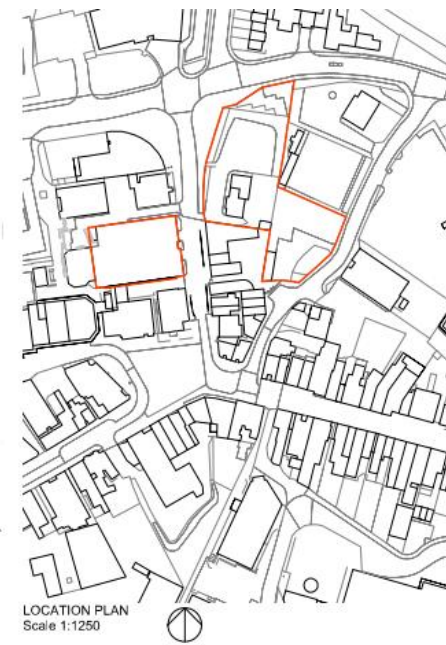
The old market shed is demolished, retaining the I-beam columns which become sculptural lamp standards and locations for power and water for non-car park uses.

Events envisaged include:  
Food fairs  
Farmers' markets  
Car boot sales  
Children's funfairs  
Beer garden  
Concerts  
Open air cinema / theatre  
Skating  
Silent raves  
Trade shows  
Puppet shows  
Pop up restaurant

Enlarged storage with PVs on south-sloping roof. Existing stores are supplemented with an accessible WC and camp kitchen facilities.

The new car park / flexible events space is surrounded on all four sides by a planter aligned with the existing and extended railings up which are grown a mix of deciduous and evergreen vines, screening the cars.

Existing I-beam columns retained and reused as lighting columns and service points, providing electricity and water.



- Notes**
- 1 Survey, clean and jetwash existing channel drain and reuse if capacity is sufficient for proposals. Gully and channel moved to suit proposals
  - 2 New single swing gate. Galvanised steel with painted finish and timber detail. Feature lettering to the top of gate
  - 3 New double swing gate. Galvanised steel with painted finish and timber detail. Feature lettering to the top of gate
  - 4 Refurbish existing gate, repainting to match colour of balustrading. New opening date added to the top panel of gate
  - 5 New painted metal canopy to main pedestrian entrance
  - 6 Brick pavers retained and existing car park markings removed. Proposed car parking markings in thermoplastic paint
  - 7 Existing columns retained, existing purlins to roof repurposed as arms to support lighting
  - 8 Existing perimeter railings altered to remove the top horizontal railings and new sections added in galvanised steel to match existing profile. All to a new paint finish.
  - 9 Planting to borders. Existing brick pavers removed, concrete slab cut back to allow minimum bedding depth of 600mm. Retaining edge added
  - 10 New solid metal doors in a painted finish to stores. New brick nib using bricks reclaimed from the demolition. New lead roof above
  - 11 Full height timber centrally pivoted doors with integral locking.
  - 12 Zinc standing seam cladding with Photovoltaics to South facing roof pitch
  - 13 GRP cladding (Translucent) with integral LED lighting behind
  - 14 New ramp, upstand in bricks reclaimed from demolition works. Balustrade to in metal vertical flats with PPC finish to match railings
  - 15 Electric power double sockets (IP66) positioned at 2m AFFL to columns

Rev A Issued to Client Date 15.07.21

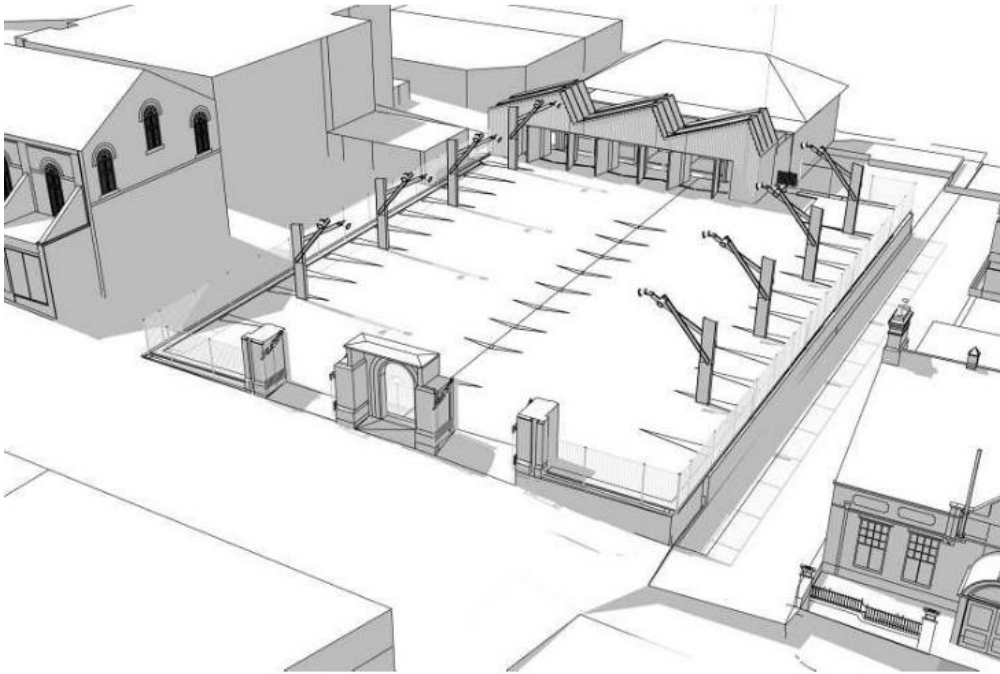
**SWADLINCOTE**  
**LOCATION PLAN**  
**LIGHTPARK PROPOSED PLAN**

1:2500 / 1:200 @ A3 Drawn by: JP  
1:1250 / 1:100 @ A1 Checked by: CA

July 2021

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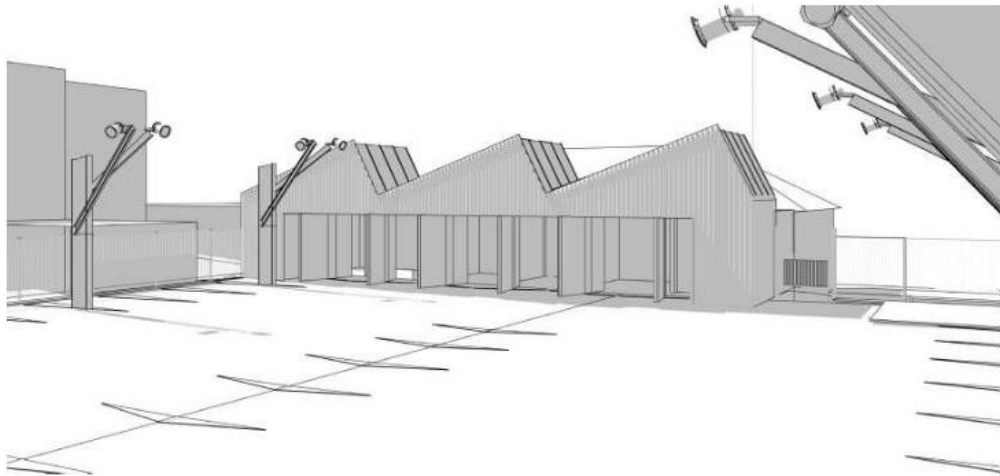
**PRELIMINARY** **SWA-101** **A**



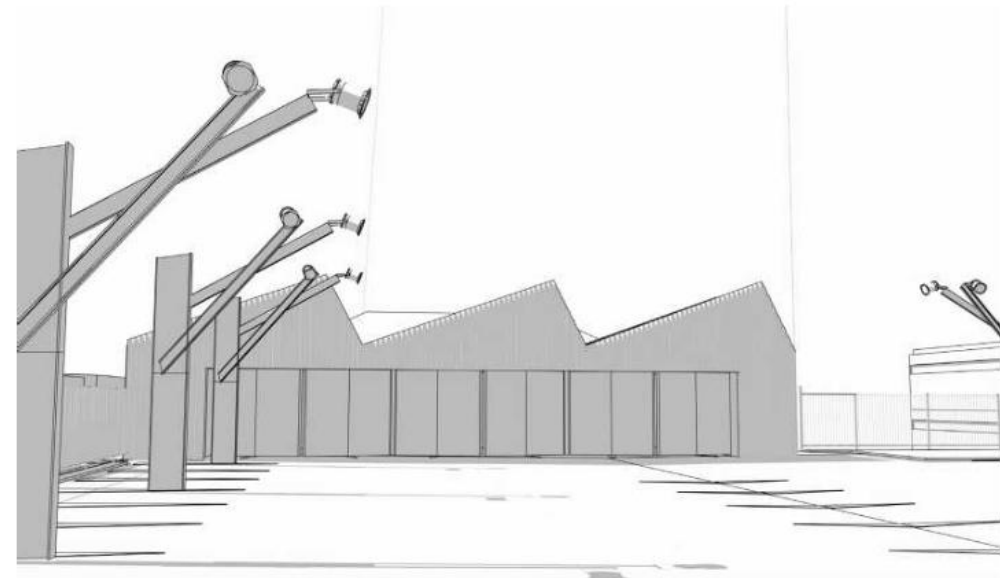
Aerial view looking west



View looking south west up Midland Road



View west towards stores with doors open



View west towards stores with doors closed