

### Appendix 3: 3-D modelling of Proposals

All images are to scale, but design of buildings will be subject to further review and consultation as part of development of a planning application, if funding secured.

#### Existing



Aerial View above viaduct towards Station / Dome



Aerial View above Slopes towards Spring Gardens/  
The Springs Shopping centre



Aerial View above Station road towards The Springs  
Shopping centre & viaduct

#### Proposed



Aerial View above viaduct towards Station / Dome



Aerial View above Slopes towards Spring Gardens/  
The Springs Shopping centre



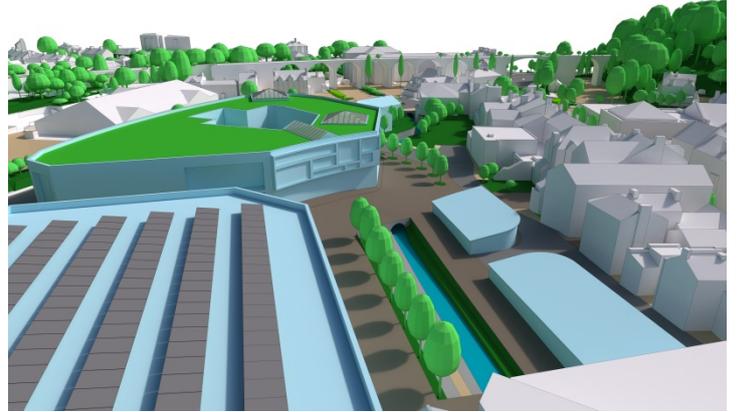
Aerial View above Station road towards The Springs  
Shopping centre & viaduct. (also shows McCarthy &  
Stone as per approved planning application)

## Existing



Aerial View above Waitrose over surface level car park.

## Proposed



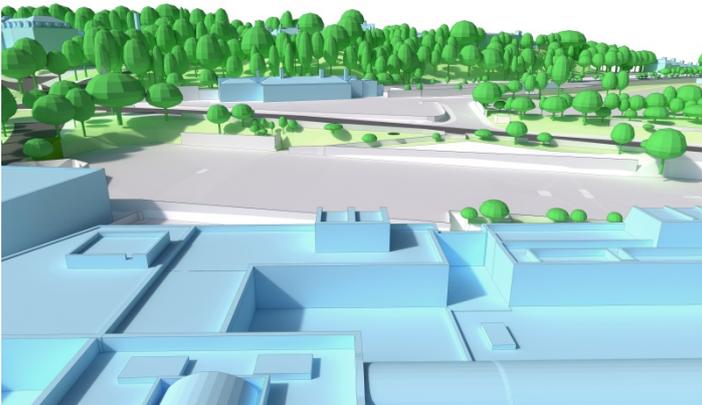
Aerial View above Waitrose over surface level car showing widened river and proposed new leisure, FE & potential library building with public space to front.



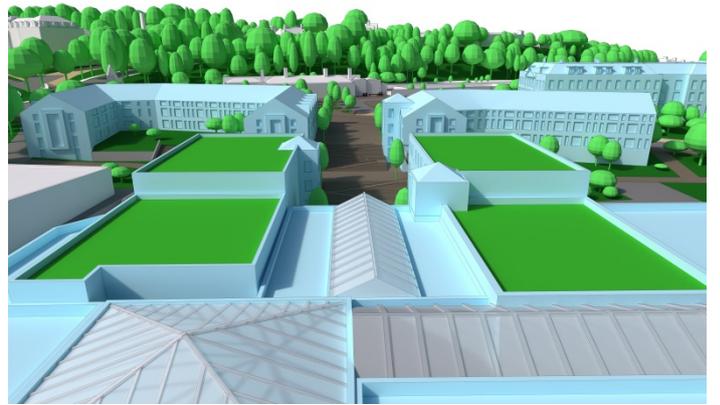
Aerial View above Station towards The Springs Shopping centre showing current arrival point for rail passengers.



Aerial View above Station towards The Springs Shopping centre showing proposed arrival point for rail passengers



Aerial View above The Springs Shopping centre towards station.



Aerial View above The Springs Shopping centre towards station