



RALLI QUAYS

TOW PATH ACCESS

October 2022



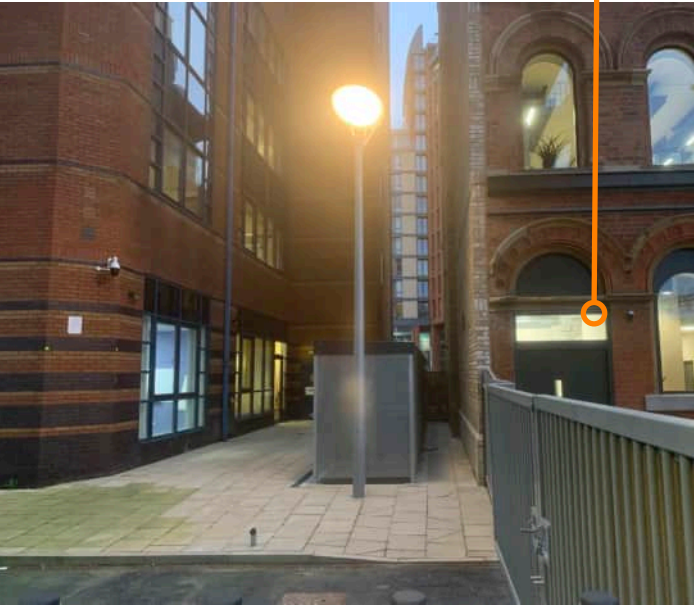
EPR Architects

The Site

Public Realm - Existing

(extract of Public Access Statement pag. 8)

Riverside House development blocked stepped free access to the river front



Circulation routes around the existing Ralli Quays building provide limited access to the river edge due to the restrictions by security fencing around the HMRC building.

Stepped and ramped access routes lead to a relatively remote and isolated riverside area which is hidden from view. This area connects to a narrow path in front of Riverside House to the West. The low level path ends at Albert Bridge to the East and it is currently a dead end past Ralli Quays stepped access.

It is intended to enhance the public realm through the proposed works.



Barrier to walk way

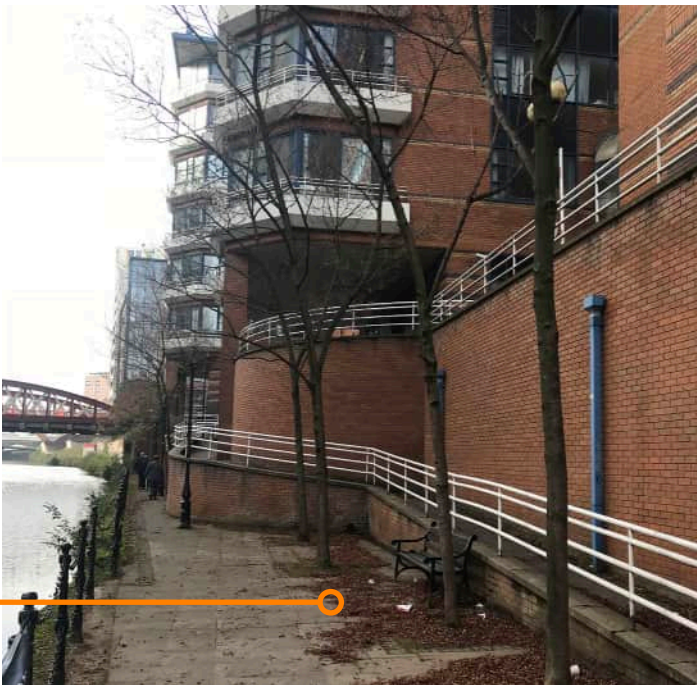


Makeshift barrier to walk way



Riverside House permission 16-68923-FUL in 2016 made the upper terrace a private area and removed access to the ramps to the south side of Ralli Quays.

Terrace is in the Flood Risk Zone



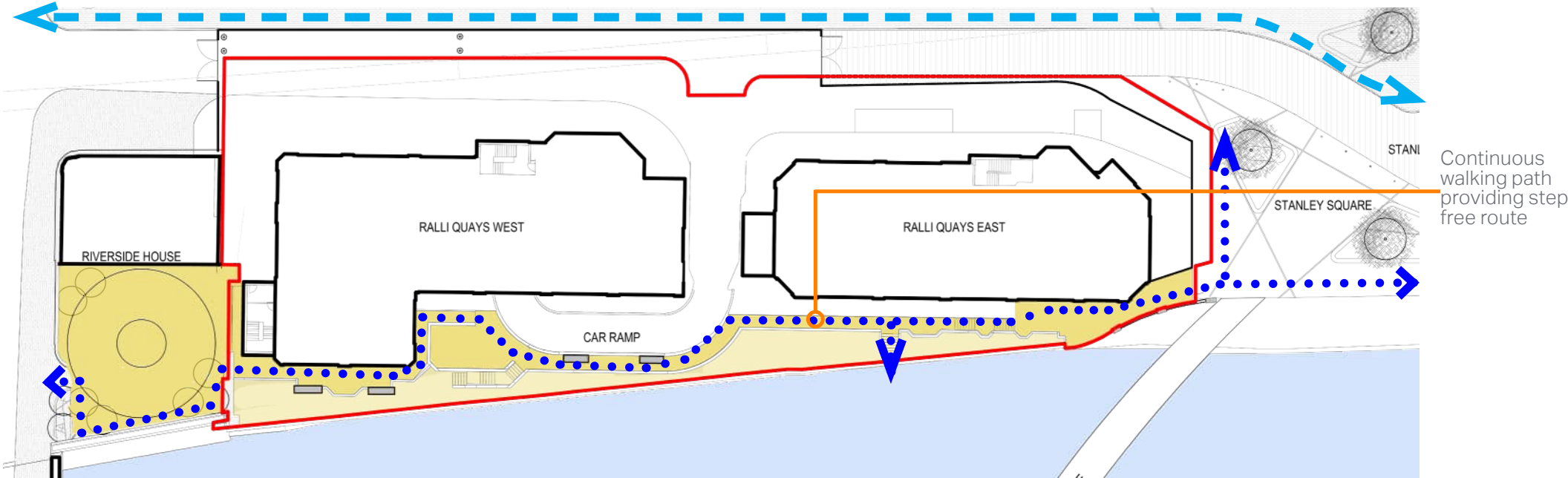
The Site

Public Realm - Existing Access

(extract of Public Access Statement pag. 4)

- Ramblers Walking Route
- Public Walking route along river front
- Strong Visual Connection to the river
- Public Access to River Front at Low Level
- Public Access to River Front at High Level
- River Irwell

1992 LAYOUT

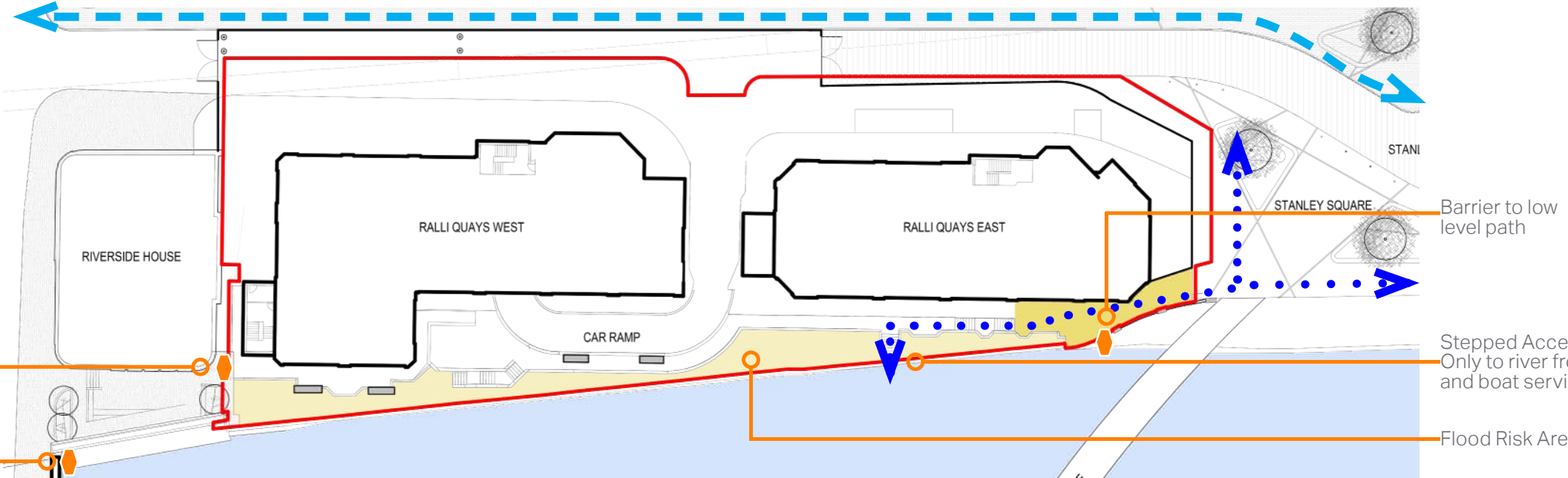


CURRENT LAYOUT

Limited activated spaces with access to river frontage.

Access to ramp removed due to Riverside House Stopping-up agreement

Barrier to low level path



The Site

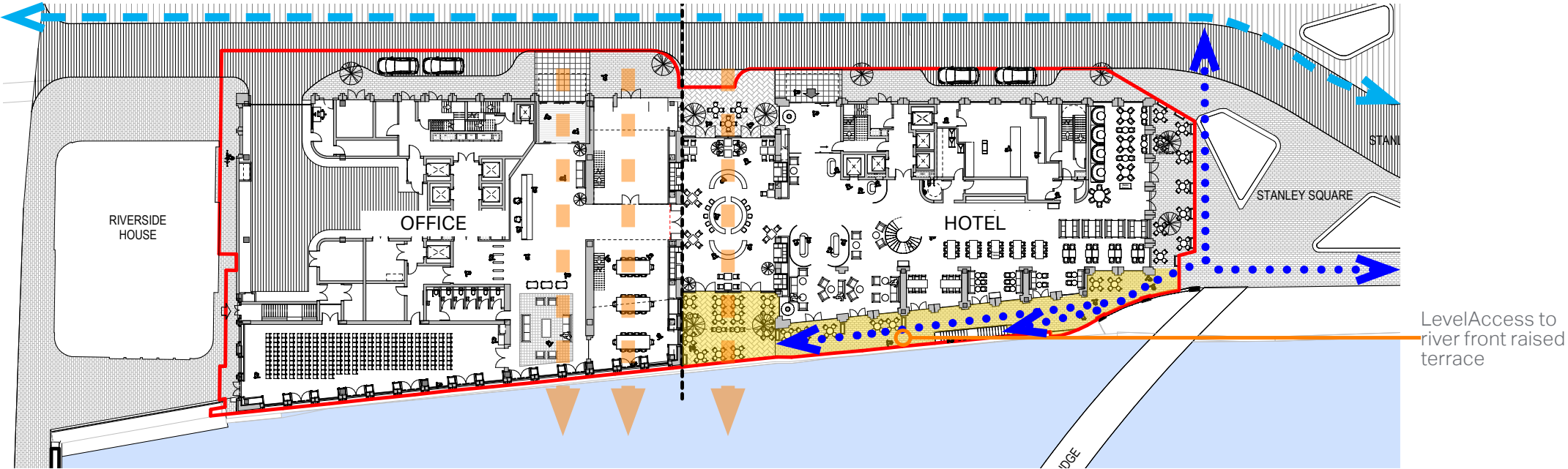
Public Realm - Proposed Access

(extract of Public Access Statement pag. 5)

- Ramblers Walking Route
- Public Walking route along river front
- Strong Visual Connection to the river
- Public Access to River Front at Low Level
- Public Access to River Front at High Level
- River Irwell

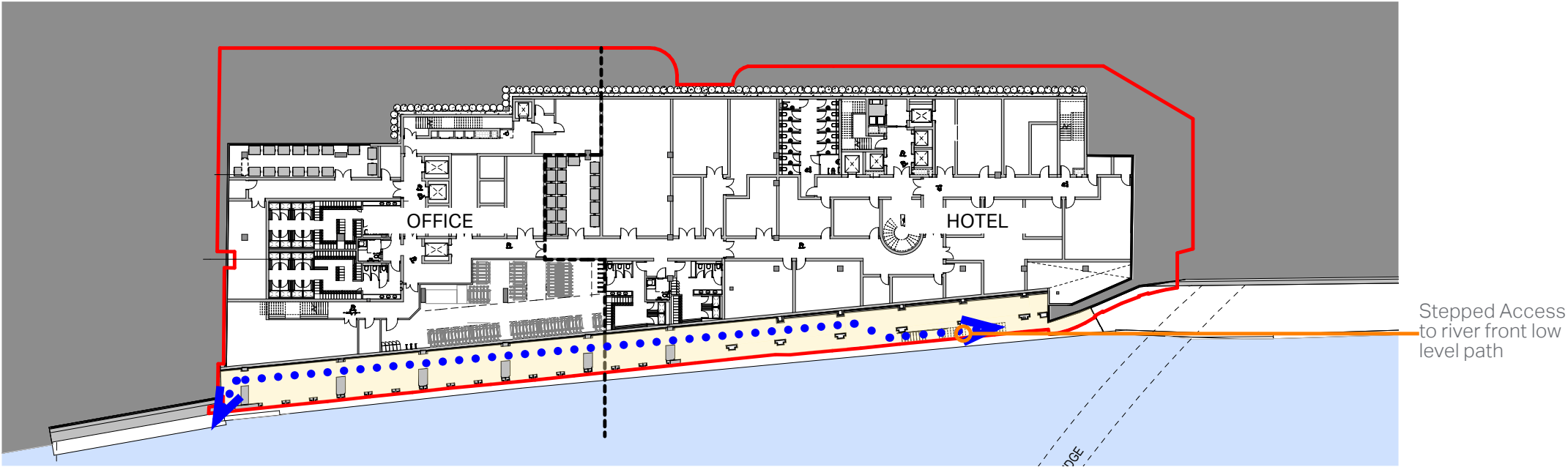
Various inside and outside activated spaces to the river edge

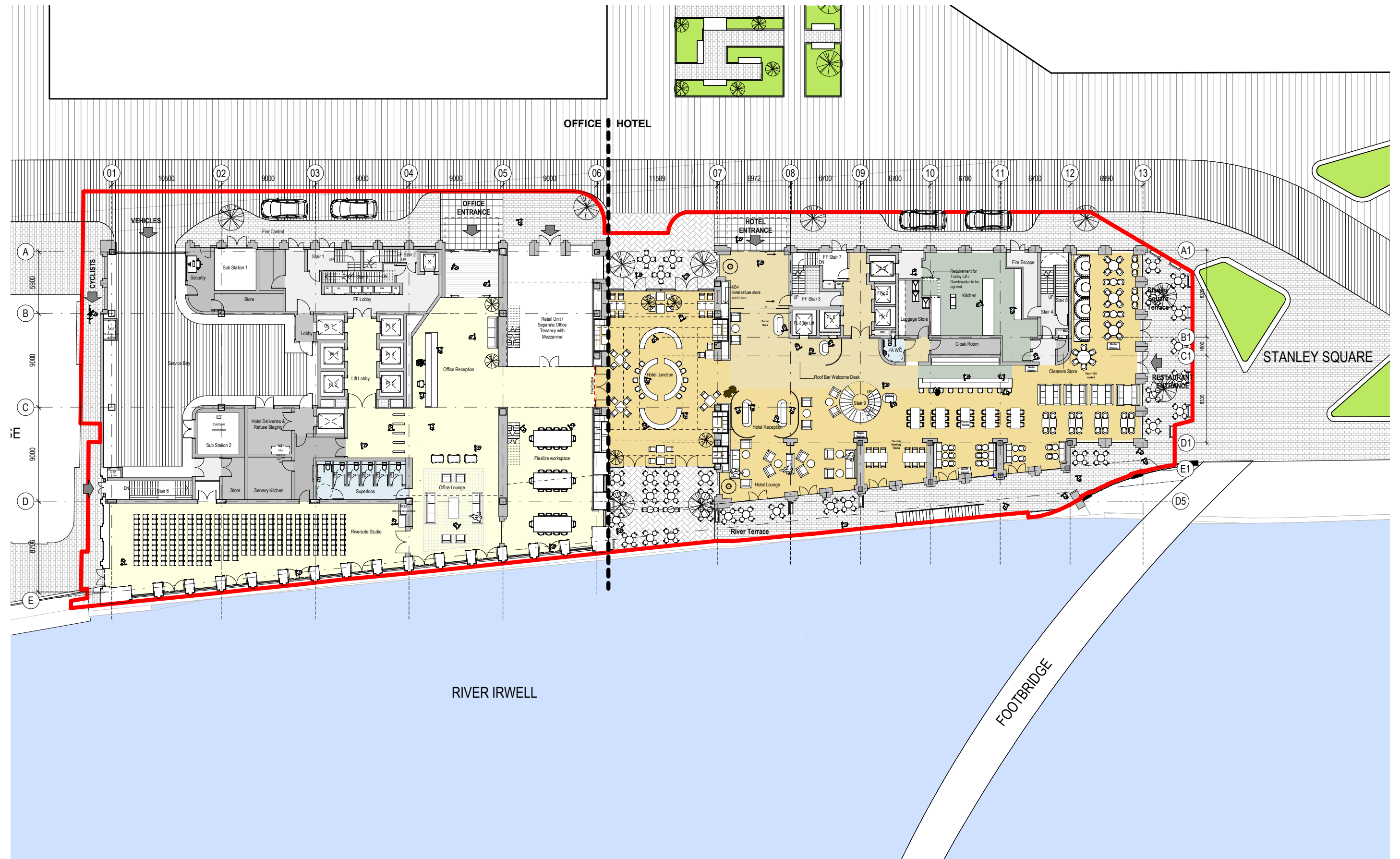
PROPOSED GROUND FLOOR LAYOUT



PROPOSED LOW LEVEL LAYOUT

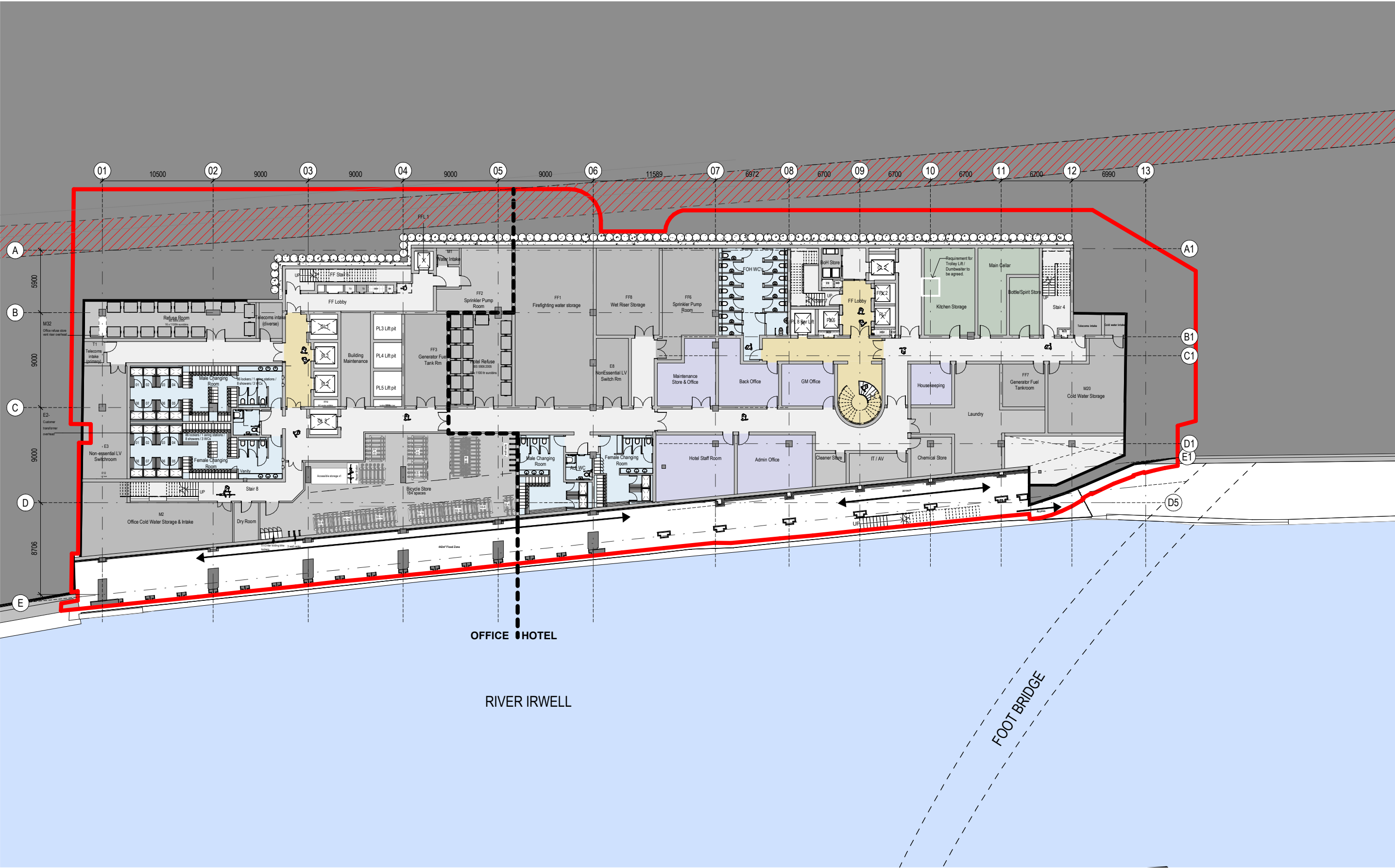
Access to the riverside low level path





The Building

Basement General Arrangement



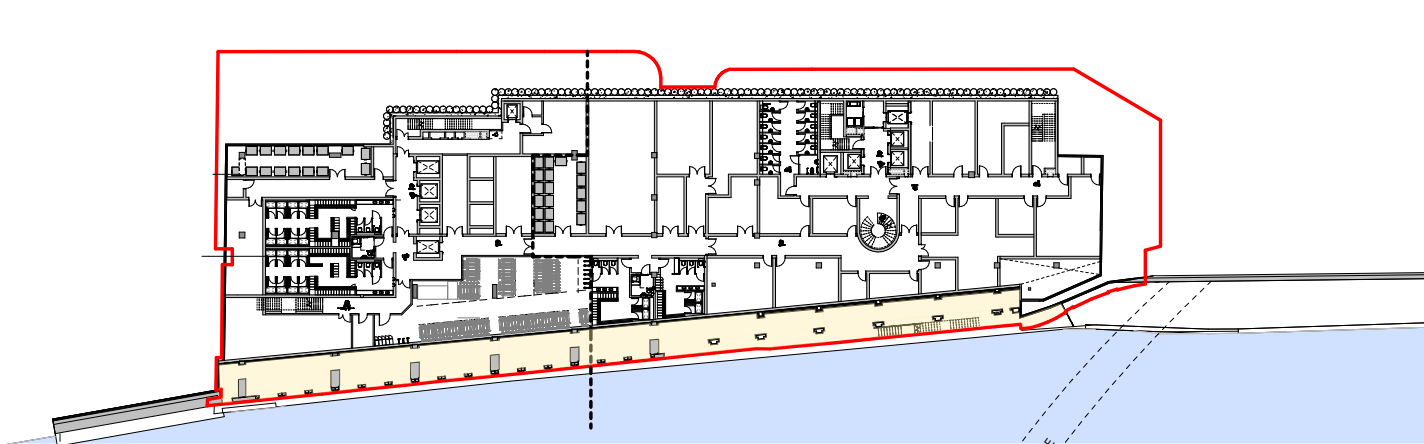
The Riverfront

River Frontage Useable Spaces - Existing vs Proposed

(extract of Public Access Statement pag. 6)



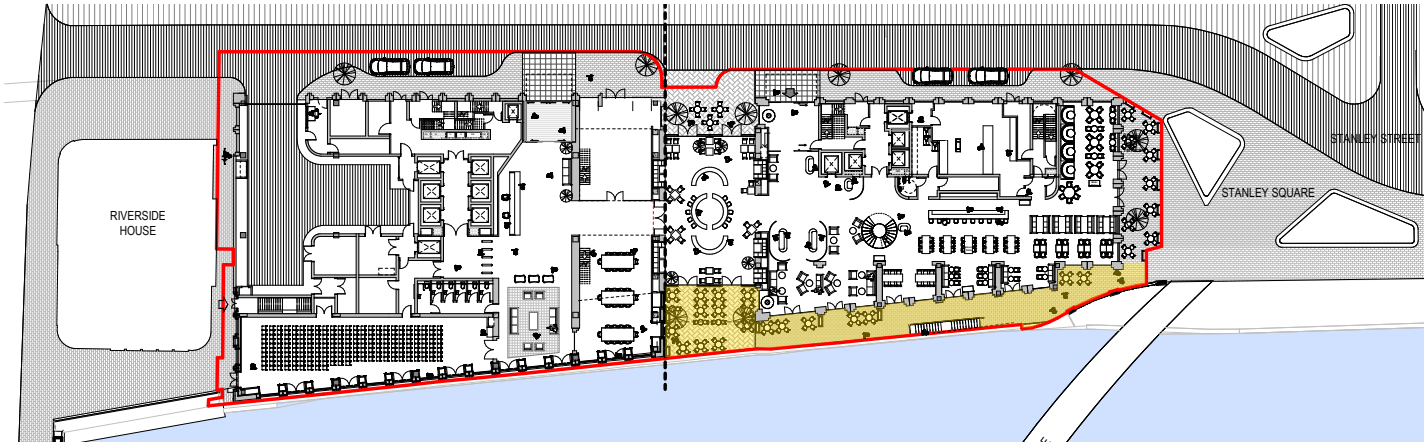
Existing Ground Floor - Low Level Access



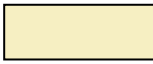
Proposed Ground Floor



Existing Ground Floor - High level access

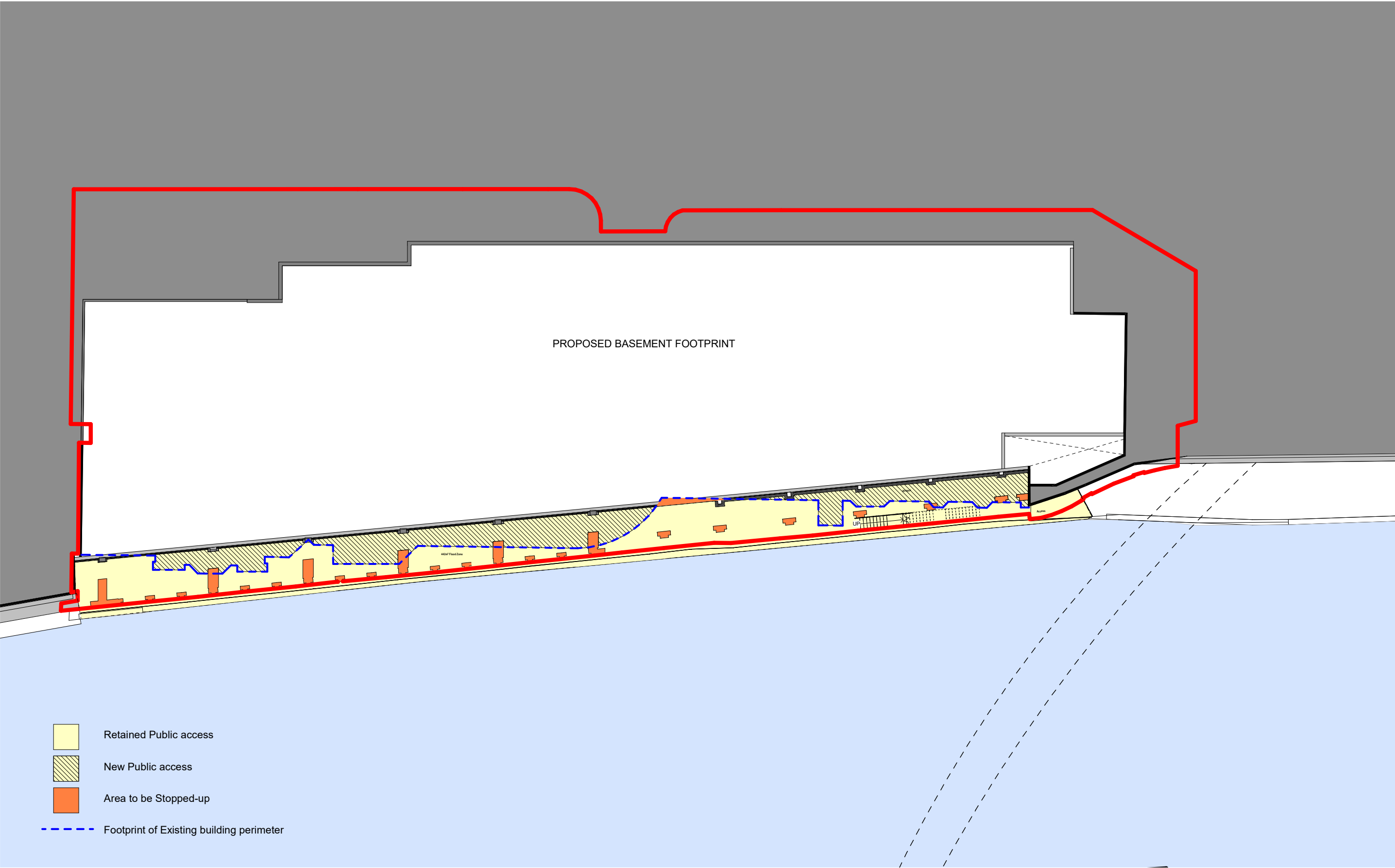


Proposed Ground Floor

-  Public Access to River Front at Low Level
-  Public Access to River Front at High Level
-  Private Terraces
-  River Irwell

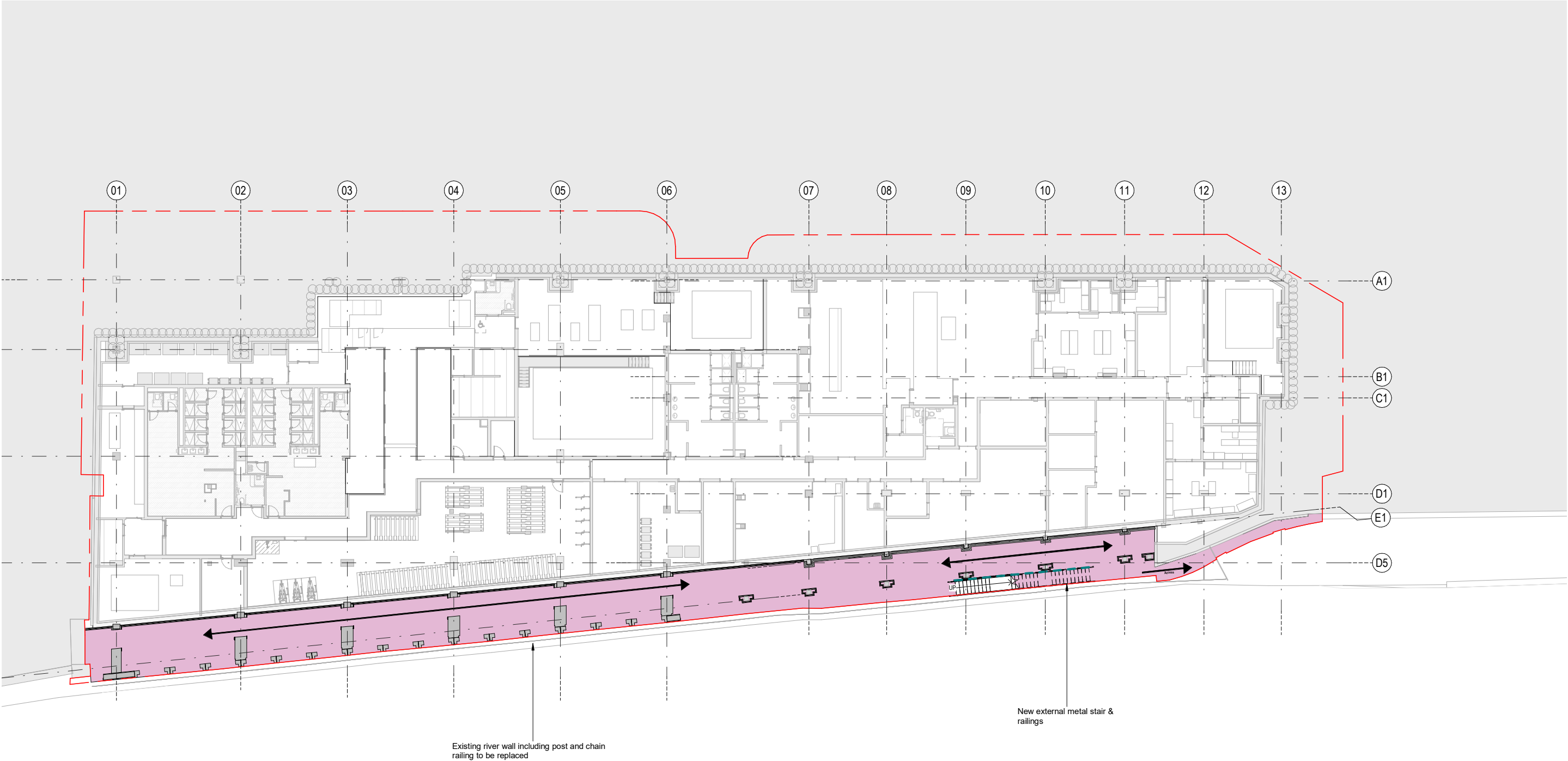
The Riverfront

Proposed Stopping Up Plan



The Riverfront

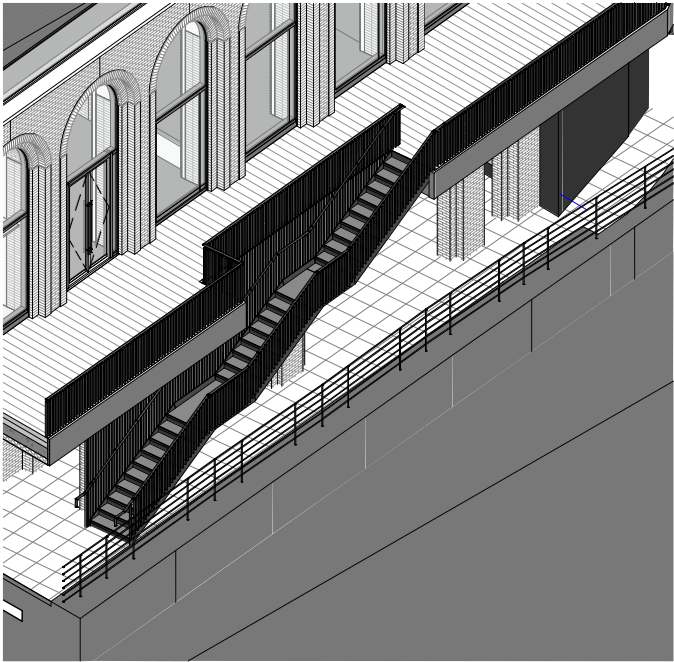
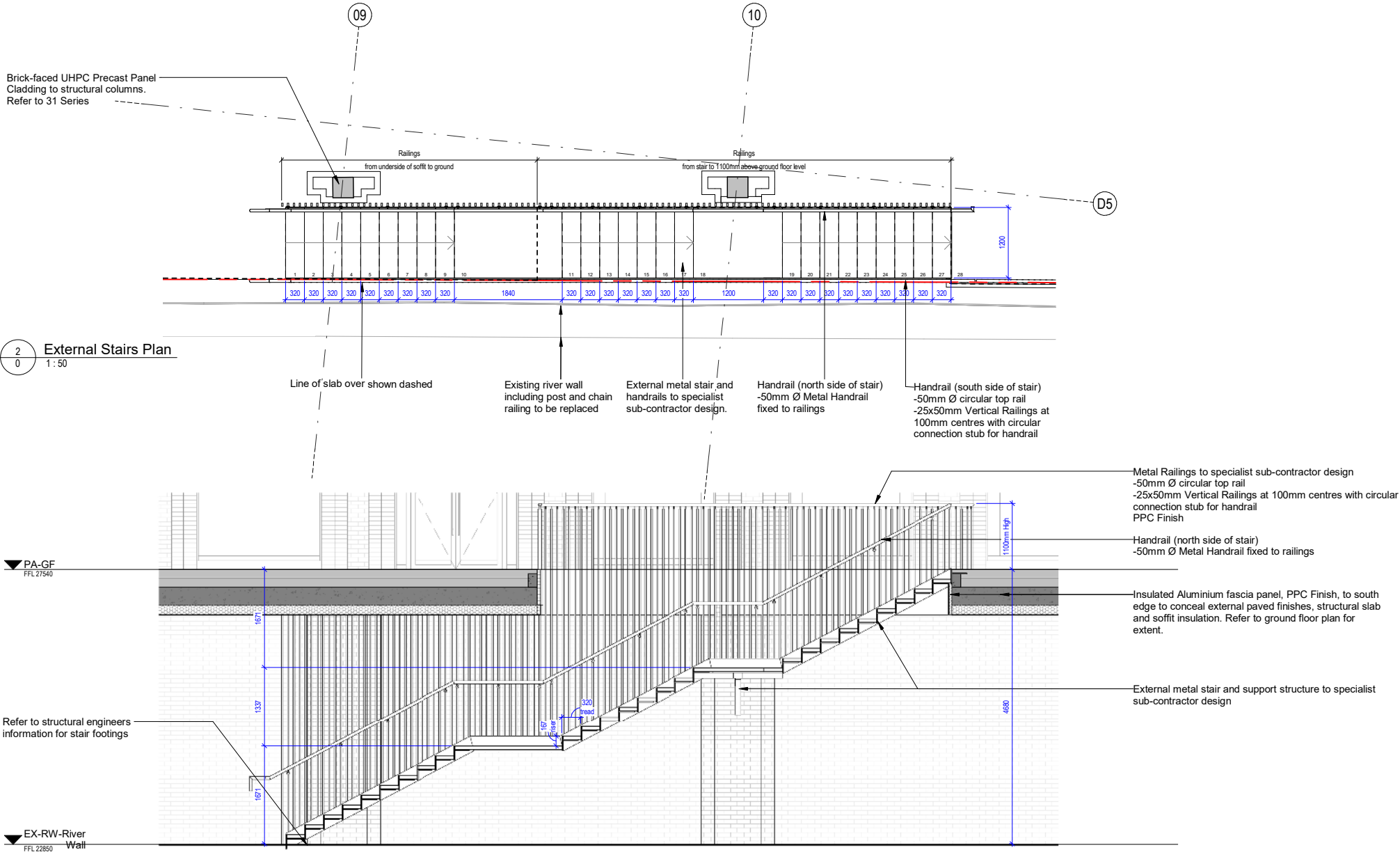
Proposed External Works - Basement Floor



- Legend
- Legal Site Boundary
 - Selected paving slabs to Landscape Architect's Specification
 - Selected Paving slabs/Trees/Planters to the Landscape Architect's Details
 - New Metal Railing
 - Insulated Aluminium fascia panel, PPC Finish, to south edge to conceal external paved finishes, structural slab and soffit insulation

The Riverfront

Proposed Tow Path Access



3 External Stair - 3D View

1 External Stair Section
1:50

The Riverfront

Proposed Tow Path - View 01



The Riverfront

Proposed Tow Path - View 02



The Riverfront

Proposed Tow Path - View 03



The Riverfront

Proposed Access Stair - View 01



The Riverfront

Proposed Access Stair - View 02



The Riverfront

Proposed Access Stair - View 03



The Riverfront
Proposed Lighting - View 01

Ralli Quays

Tow Path Lighting



The Riverfront

Proposed Lighting - View 02

Ralli Quays

Tow Path Lighting



