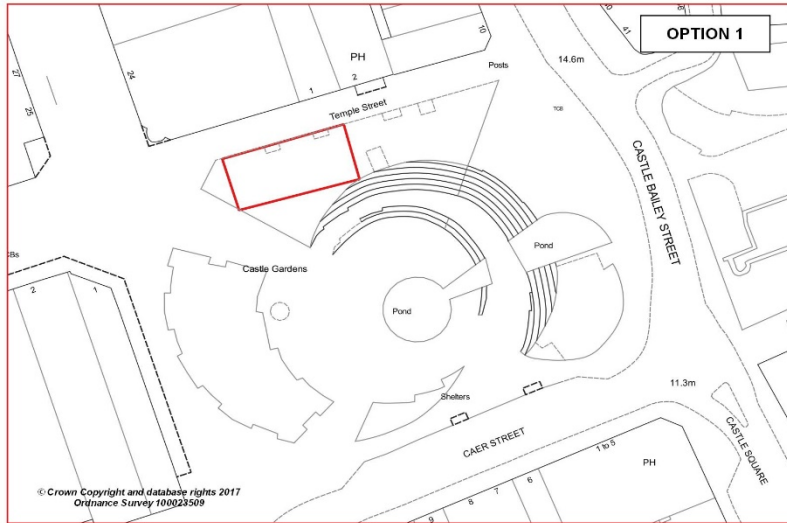


APPENDIX 1 OPTIONS APPRAISAL

Option 1 Temple Street

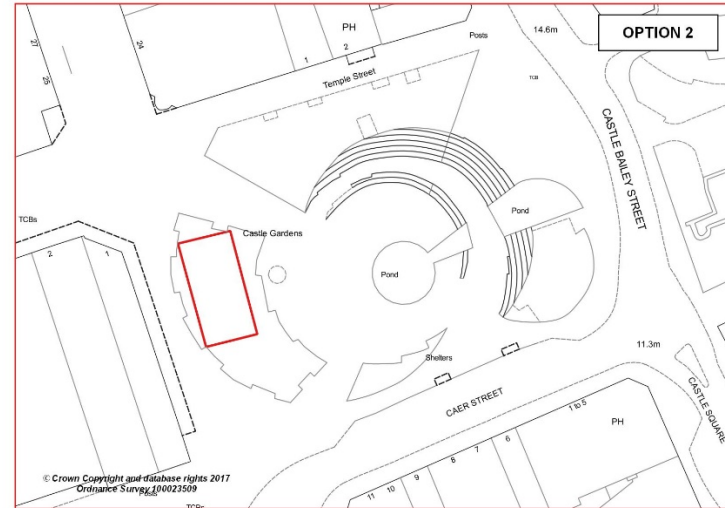


Option 1 explores the potential to adapt the existing space to incorporate potential commercial units on underused areas of grass and trees between Temple Street and the amphitheatre steps with a split level access.

The location will require the removal of a small number of trees, but the sites would engage with Oxford Street and Castle Square and draw people into the space more effectively.

This development opportunity would need to have fronts on all sides to address the public realm, and orientation /glazing and opportunities for external seating will need further consideration at the design stage.

Option 2 Princess Way



Option 2 explores the potential to adapt the existing space to incorporate potential commercial units on underused areas of grass and trees with a frontage to Princess Way.

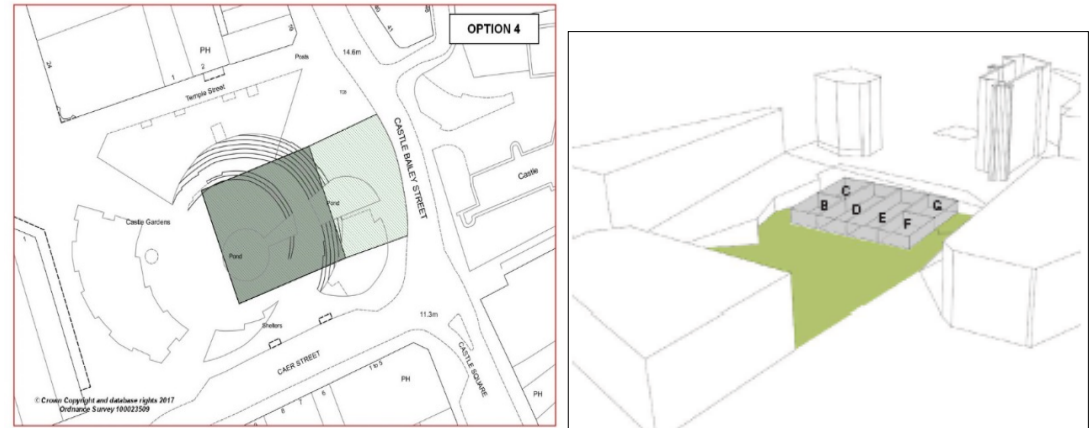
This option would result in the loss of some trees, and underused areas of grass, elevated above the existing ground

This option may be difficult to market due to its aspect to Princess Way facing an existing fast food operator and not likely to be attractive to restaurant operators.

Option 3 Castle Street



Option 4 Castle Square



This option explores the potential to redevelop part of Castle Square in the area of the current amphitheatre steps and could extend partially into the area of the existing Square. A unit in this location could include an appropriately design first floor (split level arrangement) to integrate with the fall in levels across the site. This option still retains a generous area of public space directly linked at grade with Princess Way and Oxford Street.

The existing elevated grassed areas on the western side of the Square adjacent to Princess Way could also be levelled and enhanced to improve accessibility and usability. This will have a first floor frontage to Castle Street and Temple Street, a direct south west orientation and partial decking over the Square to provide shade/shelter.

It will require the removal of some of the trees fronting Temple street, but appropriate new planting can be accommodated. Some integrated seating currently on the steps would be lost, but this could be mitigated within a newly designed public realm.

This option has been presented by an interested party which suggests the development of commercial units.

This option explores the complete re configuration of the Square including the creation of a new decked public space level and continuous with the Castle and Castle Bailey Street. A number of commercial units would be developed under the deck with ground floor access directly to Princess Way.

This has the disadvantage of creating a separation of the public space from the Princess Way and Oxford Street main shopping area, there may also be issues with the configuration and marketability of some of these units.

The quantum of development and retail use could potentially have a negative impact on the plans for a retail-led scheme as part of Swansea Central and also the demand for stalls within the nearby market. Units within this scheme may also be difficult to let due to size and configuration.