

Appendix A - Neighbouring Conditions

3.0 Local Comparators Study

Introduction

- 3.0

The table below summarises the comparison of the enclosing conditions proposals against local comparators which are either pre-existing, or recently constructed or consented.
- 3.1

The table is organised by the vertical enclosure ratio, a ratio of the separating distance and height of buildings, such that conditions which are more open are towards the top of the table and conditions which are more enclosed are towards the bottom of the table
- 3.2

A measure of the length of the facing facade which creates the enclosing condition is given to allow a fuller understanding of the effects of the building in three dimensions
- 3.3

Separation distance and height are also provided for clarity. As the study does not represent replicas of the conditions created by the proposals at the Beehive Centre these measurements should always be used in conjunction with the enclosure ratio.
- 3.4

Where buildings are set back at upper levels, their enclosure ratio has been measured at both the nearest facade and the set back facade to give an understanding of overall enclosure created by the set back floor and the more proximate enclosure created by the nearest facade.

Comparator or Proposal	Plot	Reference	Location	Condition Between	Horizontal Separation	Height	Length of Facing Façade	Vertical Enclosure Ratio (Height:Width)
Comparator		A	Clarendon Road and B2, Brooklands (Nearest Elevation)	Rear Residential to Commercial	48.7	11.5	30.6	1:4.2
Proposal	8		York Street and Plot 8 (Nearest Elevation)	Rear Residential to Commercial	37.3	12.9	59.0	1:2.9
Proposal	7		38 York Street and Plot 7 (Nearest Elevation)	Rear Residential to Commercial	35.6	12.9	62.0	1:2.8
Comparator		A	Clarendon Road and B2, Brooklands (Set Back Elevation)	Rear Residential to Commercial	57.5	21.0	30.6	1:2.7
Proposal	3		43 Silverwood Close and Plot 3	Rear Residential to Commercial	52.3	20.0	75.2	1:2.6
Proposal	7		38 York Street and Plot 7 (Set Back Elevation)	Rear Residential to Commercial	67.9	26.6	55.5	1:2.6
Comparator		B	Brooklands Avenue and B1, Brooklands	Rear Residential to Commercial	32.0	13.5	38.1	1:2.4
Proposal	9		St Matthew's Gardens and Plot 9 (Nearest Elevation)	Rear Residential to Commercial	33.6	14.2	24.9	1:2.4
Comparator		G	128 Mill Road and Block A, Mill Yard (Nearest Elevation	Rear Residential to Residential	24.2	10.4	50.0	1:2.3
Proposal	1		51 Silverwood Close and Plot 1 (Nearest Elevation)	Rear Residential to Commercial	23.5	10.3	53.0	1:2.3
Comparator		I	18 Stone Street and Ivy Villa	Rear Residential to Front Residential	13.4	5.9	14.9	1:2.3
Proposal	8		York Street and Plot 8 (Set Back Elevation)	Rear Residential to Commercial	59.7	26.6	48.5	1:2.2
Comparator		G	128 Mill Road and Block A, Mill Yard (Set Back Elevation)	Rear Residential to Residential	27.2	13.6	50.0	1:2.0
Proposal	1		51 Silverwood Close and Plot 1 (Set Back Elevation)	Rear Residential to Commercial	29.6	15.4	53.0	1:1.9
Comparator		D	11 Eagle Street and 92-128 Eagle Street, The Ironworks	Front Residential to Front Residential	30.9	16.4	30.2	1:1.9
Comparator		C	32 Headly Street and 11 Eagle Street , The Ironworks	Rear Residential to Rear Residential	16.2	9.0	69.6	1:1.8
Comparator		F	134 Mill Road and Block B, Mill Yard (Nearest Elevation)	Rear Residential to Commercial	22.0	13.0	28.0	1:1.7
Comparator		F	134 Mill Road and Block B, Mill Yard (Set Back Elevation)	Rear Residential to Commercial	29.5	18.1	28.0	1:1.6
Proposal	8		St Matthew's Gardens and Plot 8 (Nearest Elevation)	Rear Residential to Commercial	23.3	15.9	73.5	1:1.5
Proposal	9		St Matthew's Gardens and Plot 9 (Set Back Elevation)	Rear Residential to Commercial	45.5	32.0	36.9	1:1.4
Proposal	10		Silverwood Close and Plot 10	Rear Residential to Commercial	32.3	25.1	33.5	1:1.3
Comparator		H	127-159 New Street and 180-190 Newmarket Road	Rear of Residential to Hotel	21.0	17.9	116.2	1:1.2
Proposal	8		St Matthew's Gardens and Plot 8 (Set Back Elevation)	Rear Residential to Commercial	33.8	29.5	51.0	1:1.1
Comparator		J	63-71 Hills Road and 10 Station Road	Rear of Hotel to Office	20.9	18.5	22.1	1:1.1
Comparator		K	37 Collier Road and The Ruskin Building	Rear Residential to Higher Education	18.0	18.0	36.3	1:1.0
Comparator		E	50 Eagle Street and 19 Eagle Street, The Ironworks	Rear Residential to Side Residential Elevation	9.8	10.0	9.6	1:1.0

More Open

More Enclosed

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Introduction

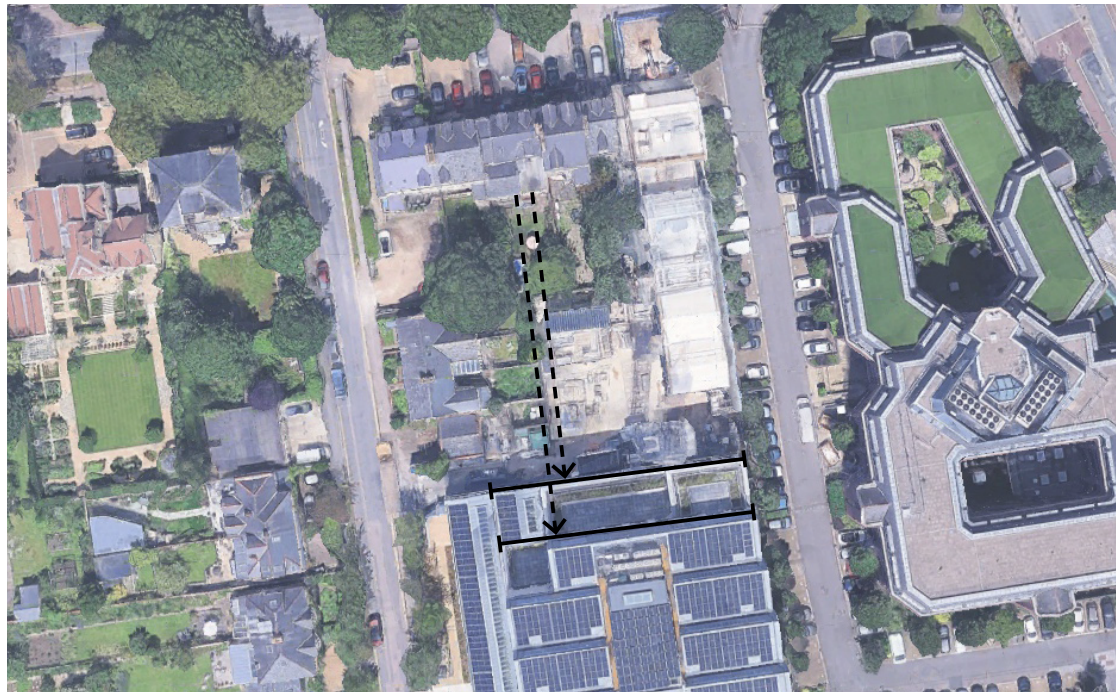
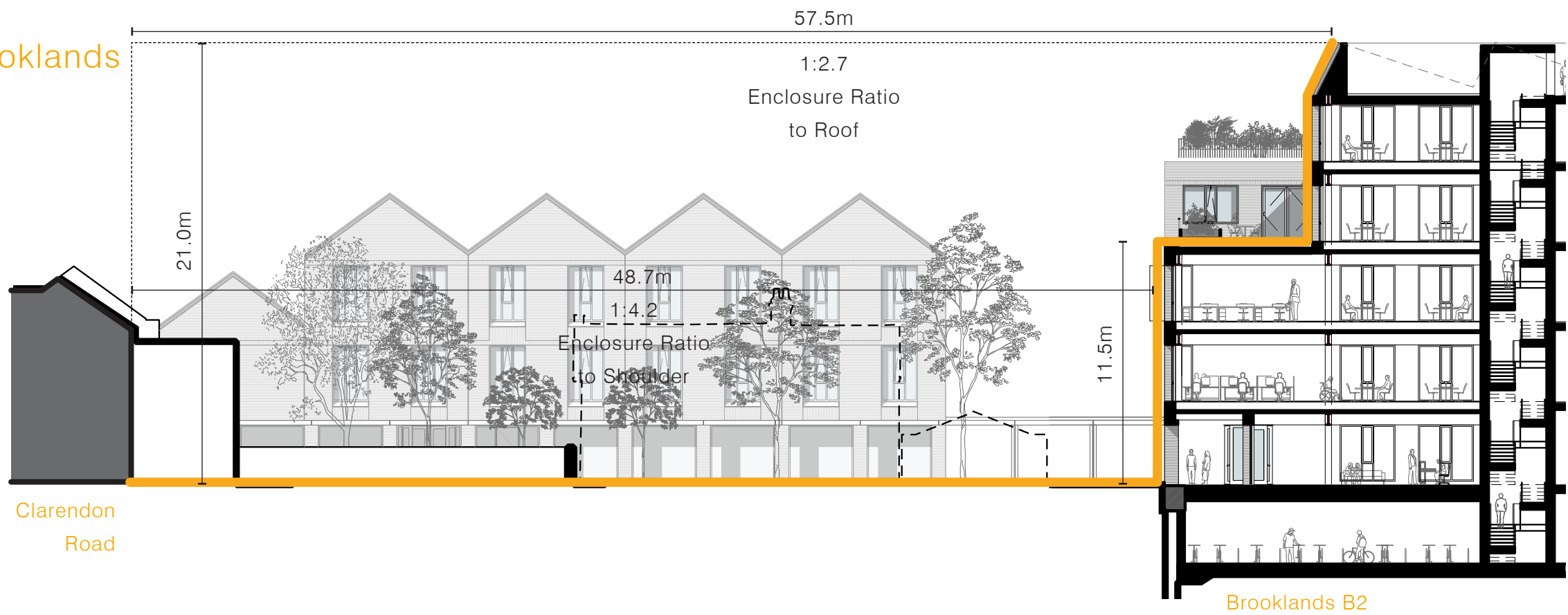


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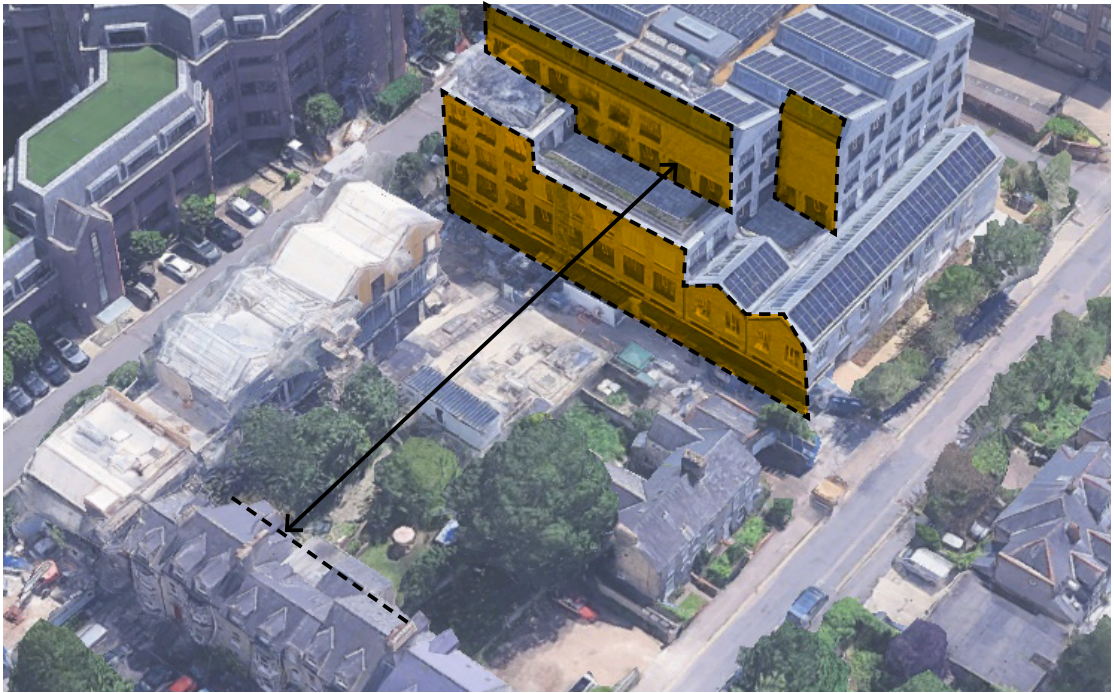
3.0 Local Comparators Study

A. Clarendon Road and B2, Brooklands

- 3.5
- A facing condition between a residential rear elevation and a new office building is created. The intervening space is split between the private gardens of Clarendon Road and the courtyard of the Brooklands development.
- 3.6
- A vertical enclosure ratio of 1:2.7 is created by the ridge line created by the parapet of the new office building which is 21.0m above ground level at the rear of the Clarendon Road properties and is set 57.5m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 30.6m long.
- 3.7
- A vertical enclosure ratio of 1:2.7 is created by the 3 storey shoulder of the new office building which is 11.5m above ground level at the rear of the Clarendon Road properties and is set 48.7m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 30.6m long.
- 3.8
- In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 8 (Nearest Elevation) and York Street (1:2.8)
 - Plot 7 (Nearest Elevation) and 38 York Street (1:2.8)
 - Plot 3 and 43 Silverwood Close (1:2.6)
 - Plot 7 (Set Back Elevation) and 38 York Street (1:2.6)



Key Plan



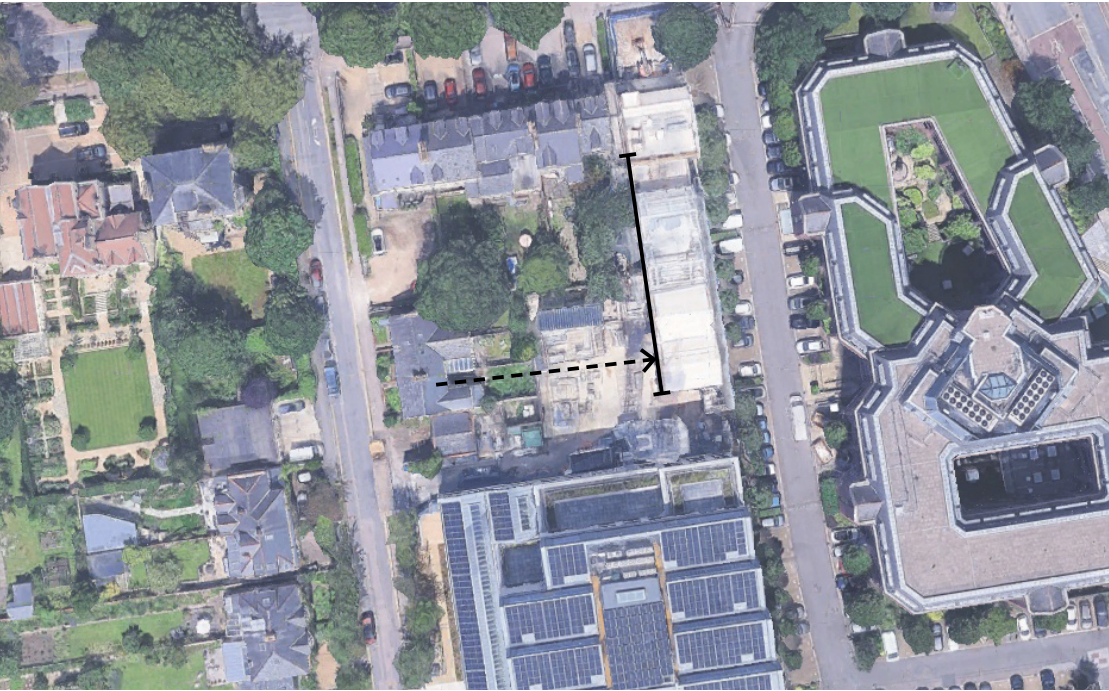
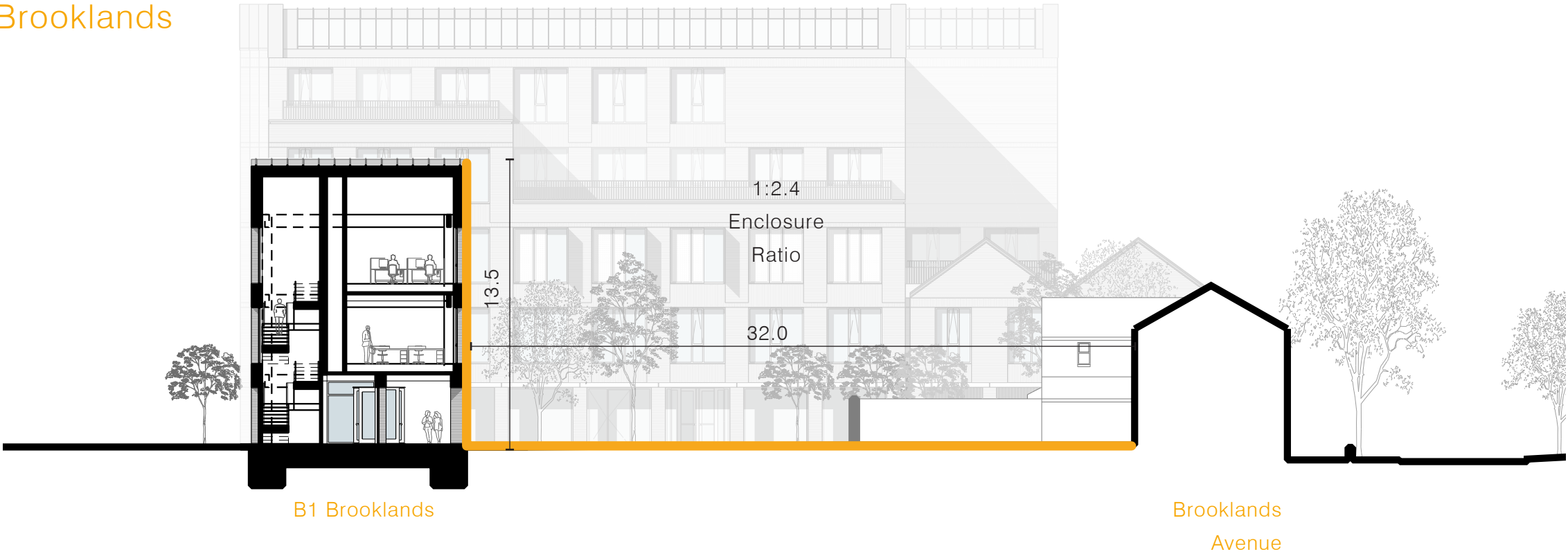
3D View Showing Condition Illustrated in Section

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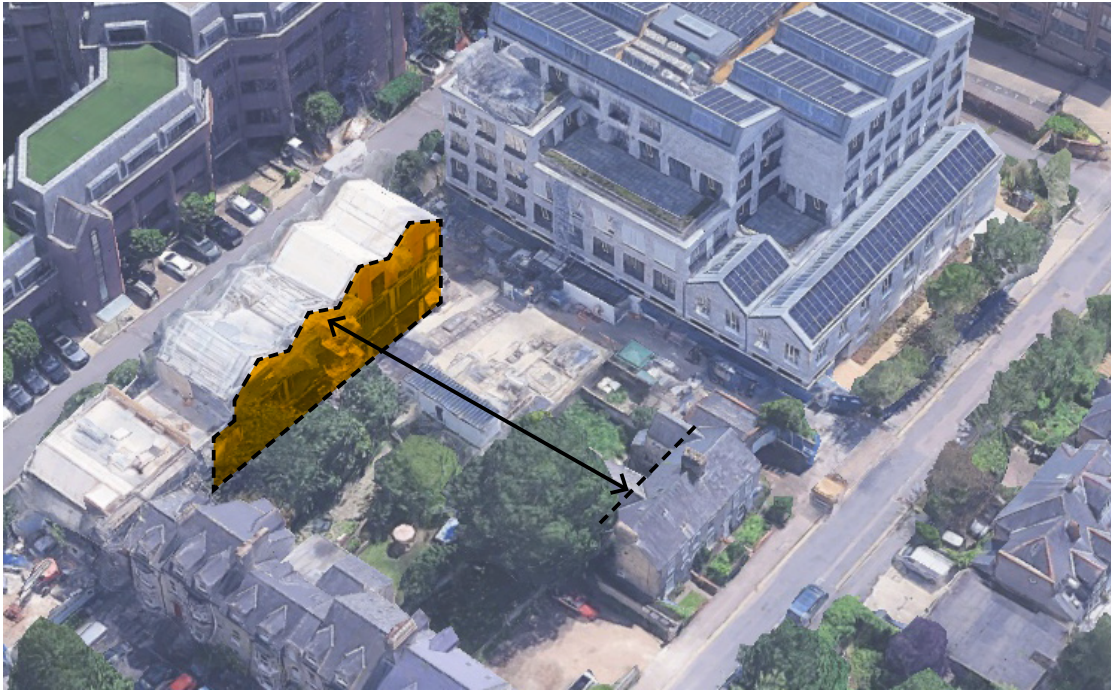
3.0 Local Comparators Study

B. Brooklands Avenue and B1, Brooklands

- 3.9 A facing condition between a residential rear elevation and a new office building is created. The intervening space is split between the private gardens of Brooklands Avenue and the courtyard of the Brooklands development.
- 3.10 A vertical enclosure ratio of 1:2.4 is created by the ridge line created by the parapet of the new office building which is 13.5m above ground level at the rear of the Brooklands Avenue properties and is set 32.0m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 38.1m long.
- 3.11 In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 3 and 43 Silverwood Close (1:2.6)
 - Plot 7 (Set Back Elevation and 38 York Street (1:2.6)
 - Plot 9 (Nearest Elevation) and St Matthew's Gardens (1:2.4)
 - Plot 1 (Nearest Elevation) and 51 Silverwood Close (1:2.3)



Key Plan



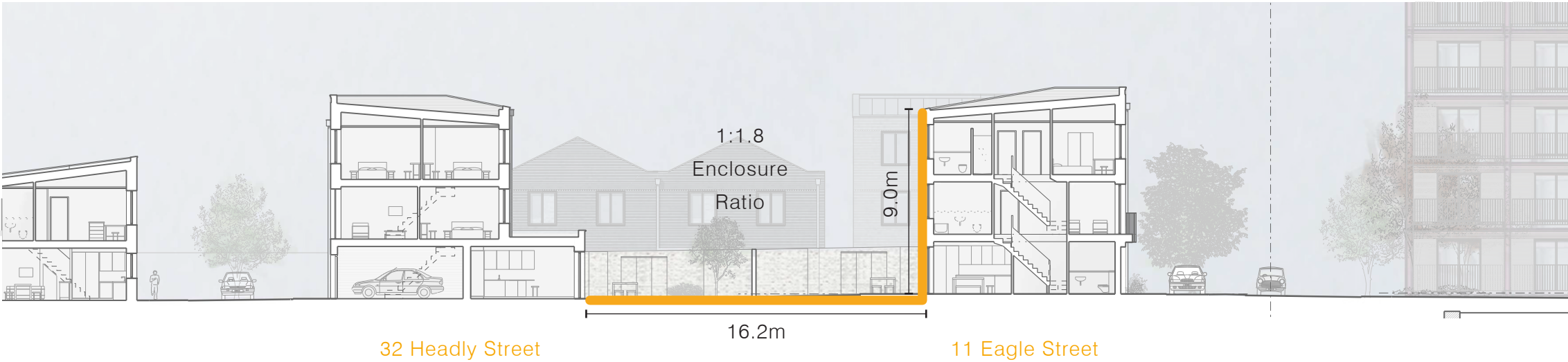
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C. 32 Headly Street and 11 Eagle Street, Ironworks

- 3.12
- A facing condition between the rear elevations of new residential properties. The intervening space is the private gardens of both properties
- 3.13
- A vertical enclosure ratio of 1:1.8 is created by the ridge line of 11 Eagle Street which is 9.0m above ground level at the front of 32 Headly Street. The buildings are set 16.2m apart. The facade which creates this condition is 69.6m long.
- 3.14
- In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 8 (Set Back Elevation) and York Street (1:2.2)
 - Plot 1 (Set Back Elevation) and 51 Silverwood Close (1:1.9)
 - Plot 8 (Nearest Elevation) and St Matthew's Gardens (1:1.5)



Key Plan



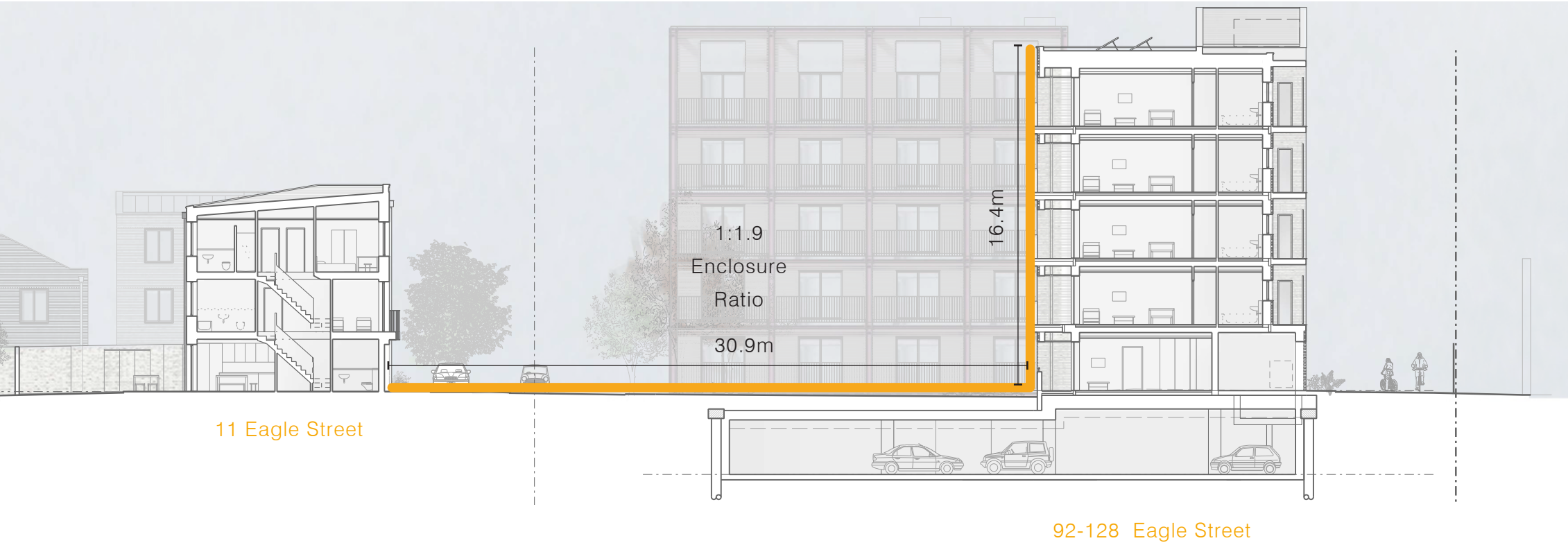
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D. 11 Eagle Street and 92-128 Eagle Street, Ironworks

- 3.15 A facing condition between the front elevations of new residential properties. The intervening space is public realm including a park.
- 3.16 A vertical enclosure ratio of 1:1.9 is created by the parapet line of 92-128 Eagle Street which is 9.0m above ground level at the front of 11 Eagle Street. The buildings are set 30.9m apart. The facade which creates this condition is 30.2m long.
- 3.17 In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 8 (Set Back Elevation) and York Street (1:2.2)
 - Plot 1 (Set Back Elevation) and 51 Silverwood Close (1:1.9)
 - Plot 8 (Nearest Elevation) and St Matthew's Gardens (1:1.5)



Key Plan



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E. 50 Eagle Street and 19 Eagle Street, Ironworks

3.18 A facing condition between the rear elevation and side elevation of new residential properties. The intervening space is the private garden of 50 Eagle street and an access path for 19 Eagle Street.

3.19 A vertical enclosure ratio of 1:1.0 is created by the parapet line of 19 Eagle Street which is 10.0m above ground level at the rear of 50 Eagle Street. The buildings are set 9.3m apart. The facade which creates this condition is 9.6m long.

3.20 In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:

- Plot 10 and Silverwood Close (1:1.3)
- Plot 8 (Set Back Elevation) and St Matthew's Gardens (1:1.1)



Key Plan



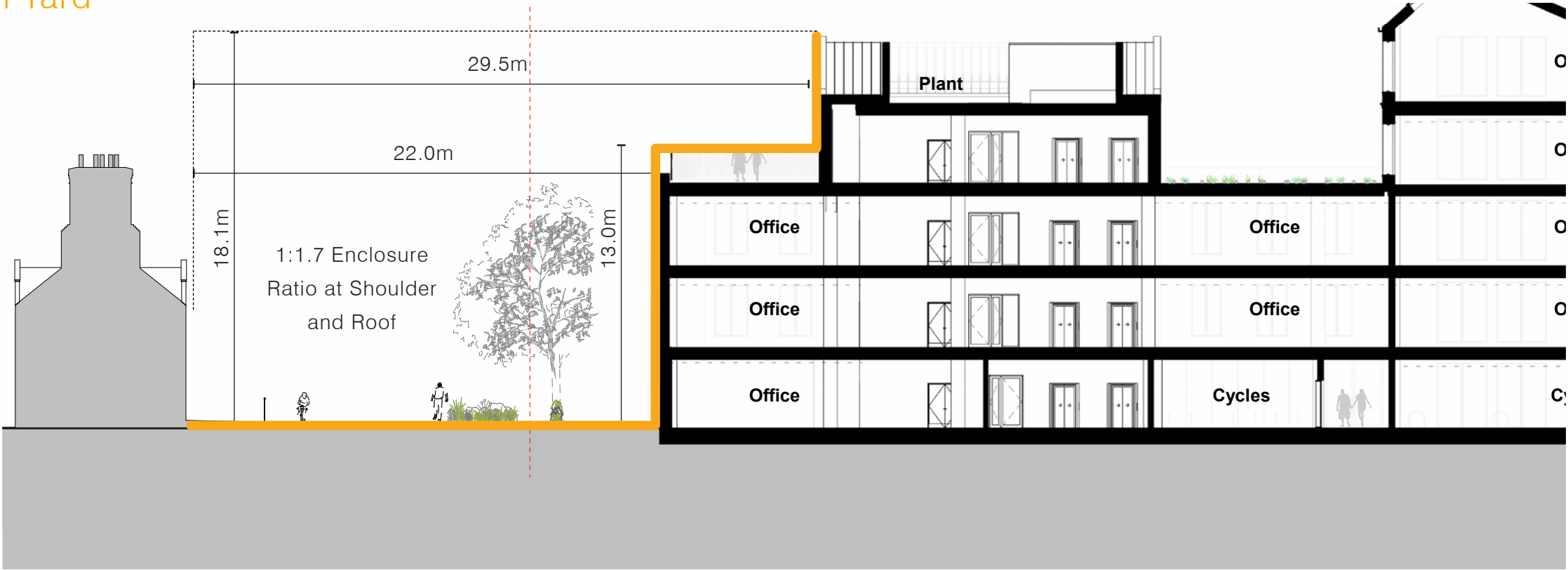
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F. 134 Mill Road and Block B, Mill Yard

- 3.21 A facing condition between a residential rear elevation and a new office building is created. The intervening space is split between the private gardens of Mill Road and the courtyard of the Mill Yard development.
- 3.22 A vertical enclosure ratio of 1:1.7 is created by the ridge line created by the parapet of the new office building which is 17.8m above ground level at the rear of the Mill Road properties and is set 29.5m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 28.0m long.
- 3.23 A vertical enclosure ratio of 1:1.7 is created by the ridge line created by the parapet of the three storey shoulder of the new office building which is 12.7m above ground level at the rear of the Mill Road properties and is set 22.0m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 28.0m long.
- 3.24 In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
 - Plot 1 (Set Back Elevation) and 51 Silverwood Close (1:1.9)
 - Plot 8 (Nearest Elevation) and St Matthew's Gardens (1:1.5)
 - Plot 9 (Set Back Elevation) and St Matthew's Gardens (1:1.4)
 - Plot 10 and Silverwood Close (1:1.3)



134 Mill Road

Block B Mill Yard



Key Plan



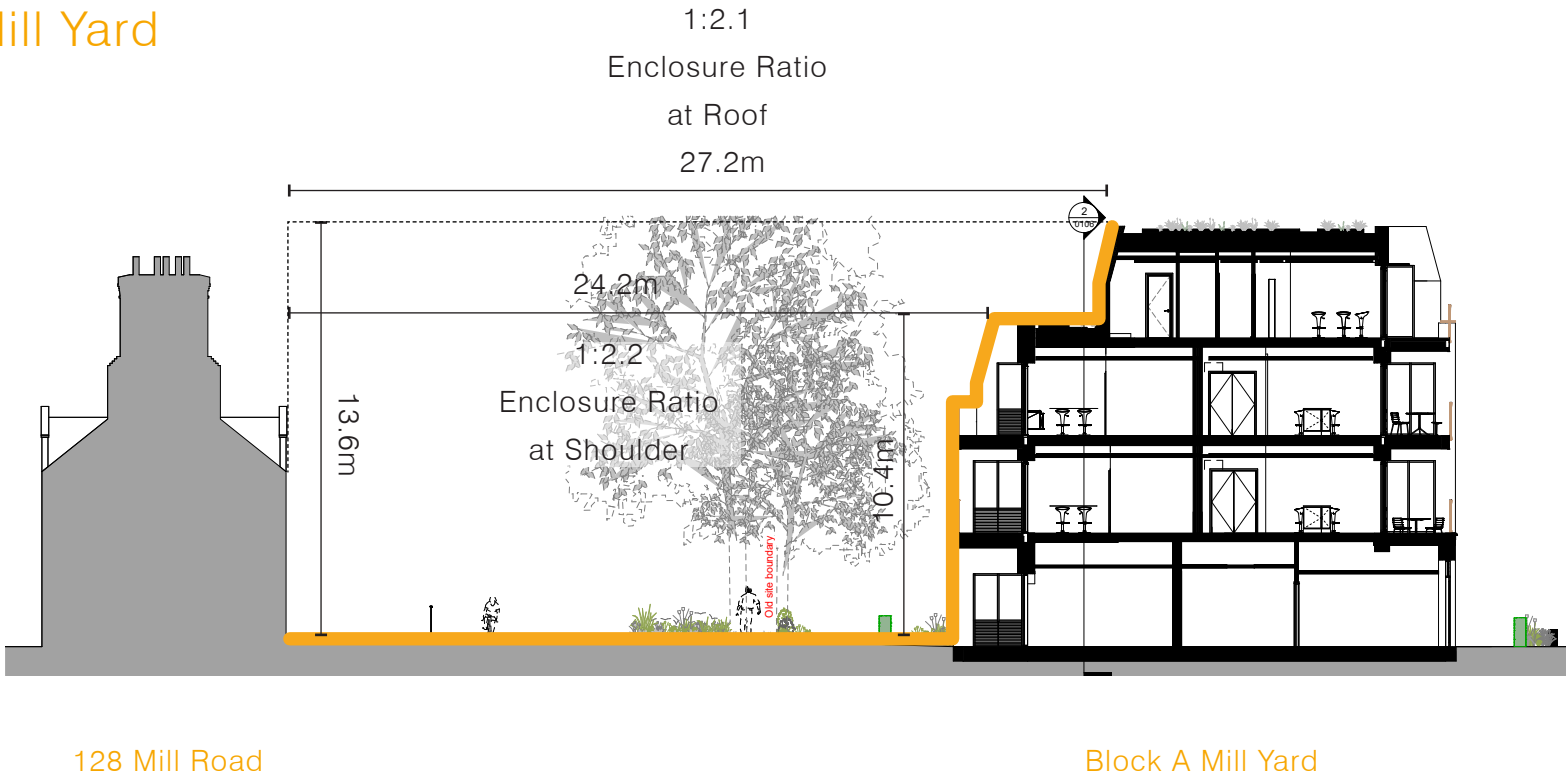
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G. 128 Mill Road and Block A, Mill Yard

- 3.25
- A facing condition between a residential rear elevation and a new residential building is created. The intervening space is split between the private gardens of Mill Road and the courtyard of the Mill Yard development.
- 3.26
- A vertical enclosure ratio of 1:2.1 is created by the ridge line created by the parapet of the new building which is 13.9m above ground level at the rear of the Mill Road properties and is set 29.6m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 40m long.
- 3.27
- A vertical enclosure ratio of 1:2.2 is created by the ridge line created by the parapet of the three storey shoulder of the new building which is 10.5m above ground level at the rear of the Mill Road properties and is set 23.4m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 50.0m long.
- 3.28
- In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 1 (Nearest Elevation) and 51 Silverwood Close (1:2.3)
 - Plot 8 (Set Back Elevation) and York Street (1:2.2)
 - Plot 1 (Set Back Elevation) and 51 Silverwood Close (1:1.9)



Key Plan



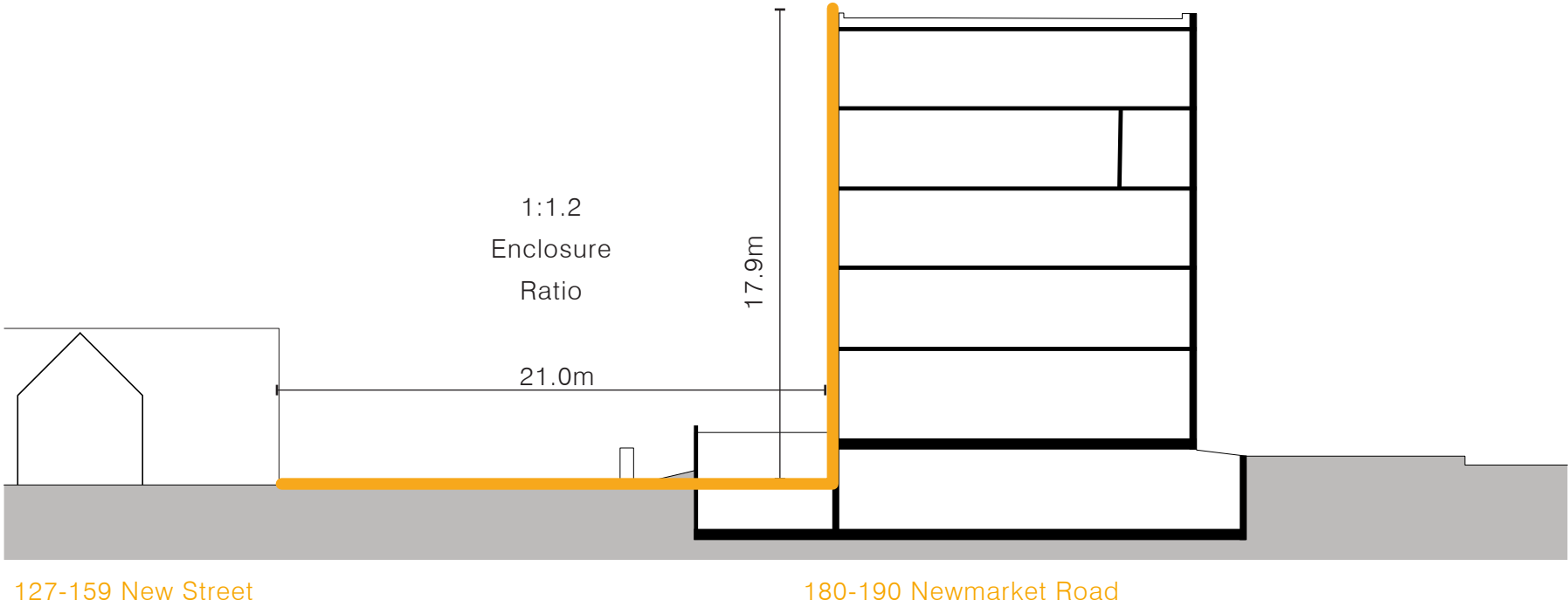
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H. New Street and 180-190 Newmarket Road

- 3.29
- A facing condition between a residential rear elevation and a hotel building is created. The intervening space is split between the private gardens of New Street and the landscaping around the hotel.
- 3.30
- A vertical enclosure ratio of 1:1.2 is created by the ridge line created by the parapet of 180-190 Newmarket Road which is 17.9m above ground level at the rear of the New Street properties and is set 21.0m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 116.2m long.
- 3.31
- In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 8 (Set Back Elevation) and St Matthew's Gardens (1:1.5)
 - Plot 9 (Set Back Elevation) and St Matthew's Gardens (1:1.4)
 - Plot 10 and Silverwood Close (1:1.3)



Key Plan



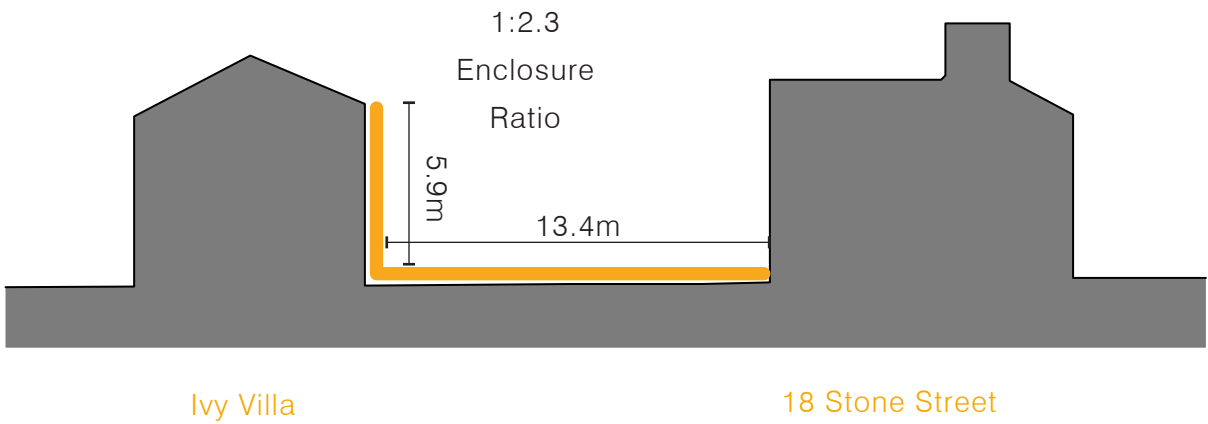
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I. 18 Stone Street and Ivy Villa

- 3.32 A facing condition between a residential rear elevation and a residential front elevation is created. The intervening space is split between the private garden of 18 Stone Street and the driveway of Ivy Villa.
- 3.33 A vertical enclosure ratio of 1:2.3 is created by the reaves of Ivy Villa is 5.9m above ground level at the rear of the 18 Stone Street and is set 13.4m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 14.9m long.
- 3.34 In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- 51 Silverwood Close and Plot 1 (Nearest Elevation) (1:2.3)
 - York Street and Plot 8 (Set Back Elevation) (1:2.2)



Key Plan



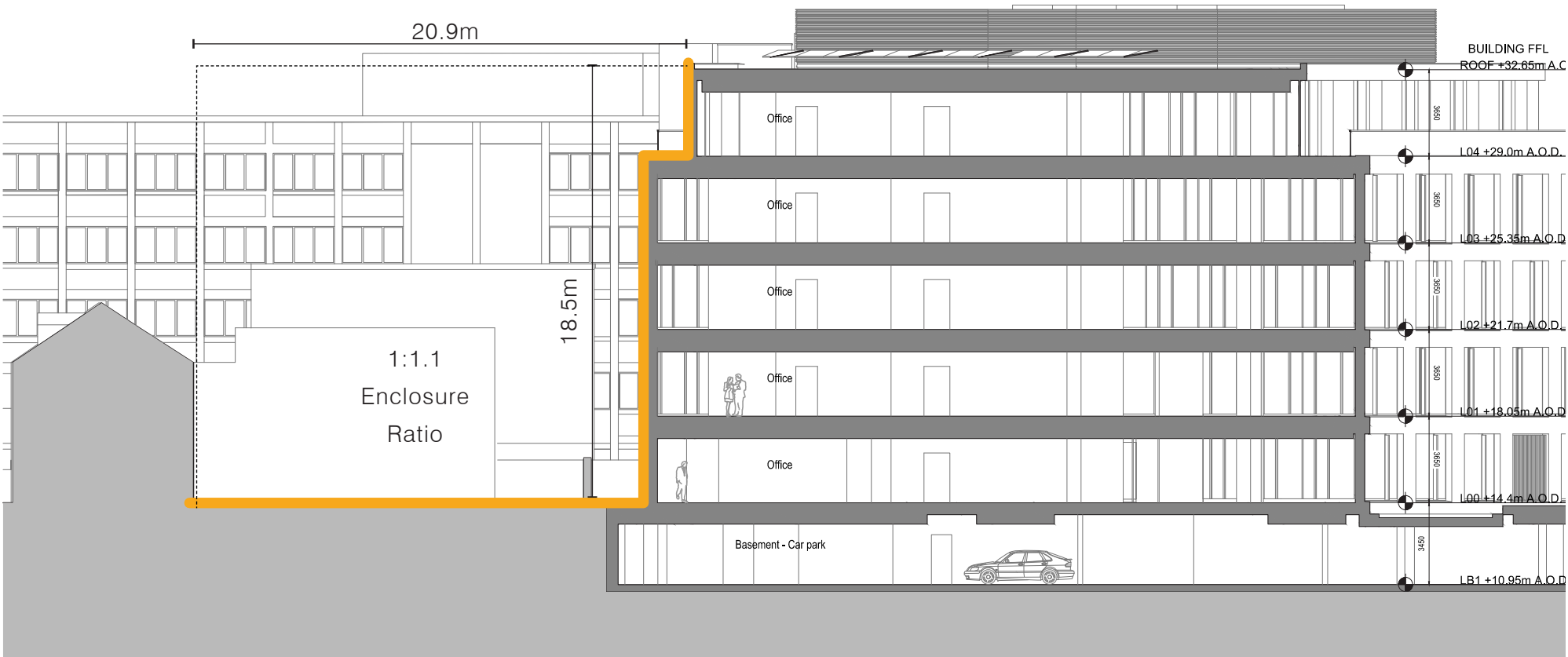
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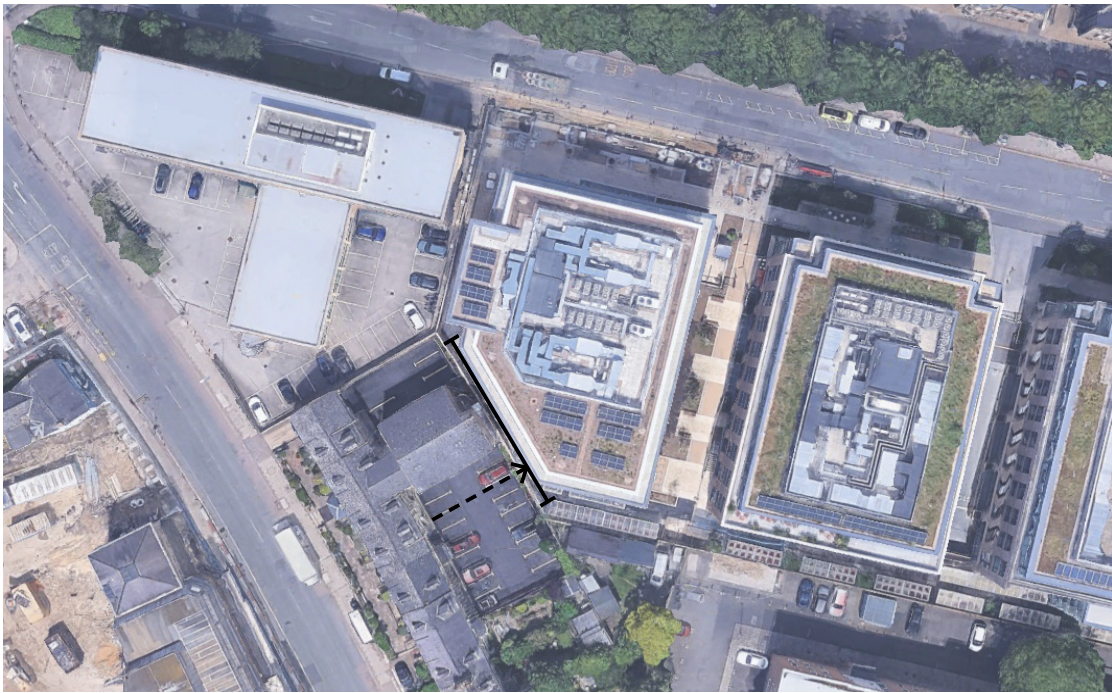
J. 63-71 Hills Road and 10 Station Road

- 3.35 A facing condition between a hotel rear elevation and a new office building is created. The intervening space is used for hotel car parking and access around 10 Station Road.
- 3.36 A vertical enclosure ratio of 1:1.1 is created by the parapet of the new building which is 18.5m above ground level at the rear of 63-71 Hills Road and is set 20.9 m away from the main elevation of the houses, excluding any extensions. The facade which creates this condition is 22.1m long.
- 3.37 In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 9 (Set Back Elevation) and St Matthew's Gardens (1:1.4)
 - Plot 10 and Silverwood Close (1:1.3)
 - Plot 8 (Set Back Elevation) and St Matthew's Gardens (1:1.1)

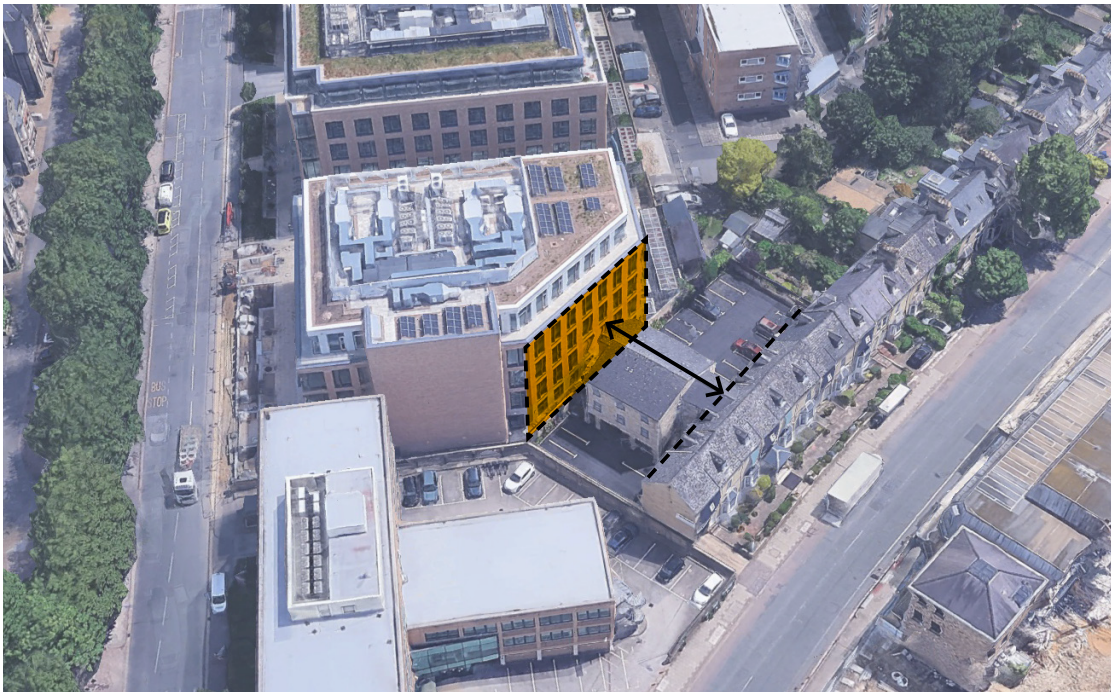


63-71 Hills Road

10 Station Road



Key Plan



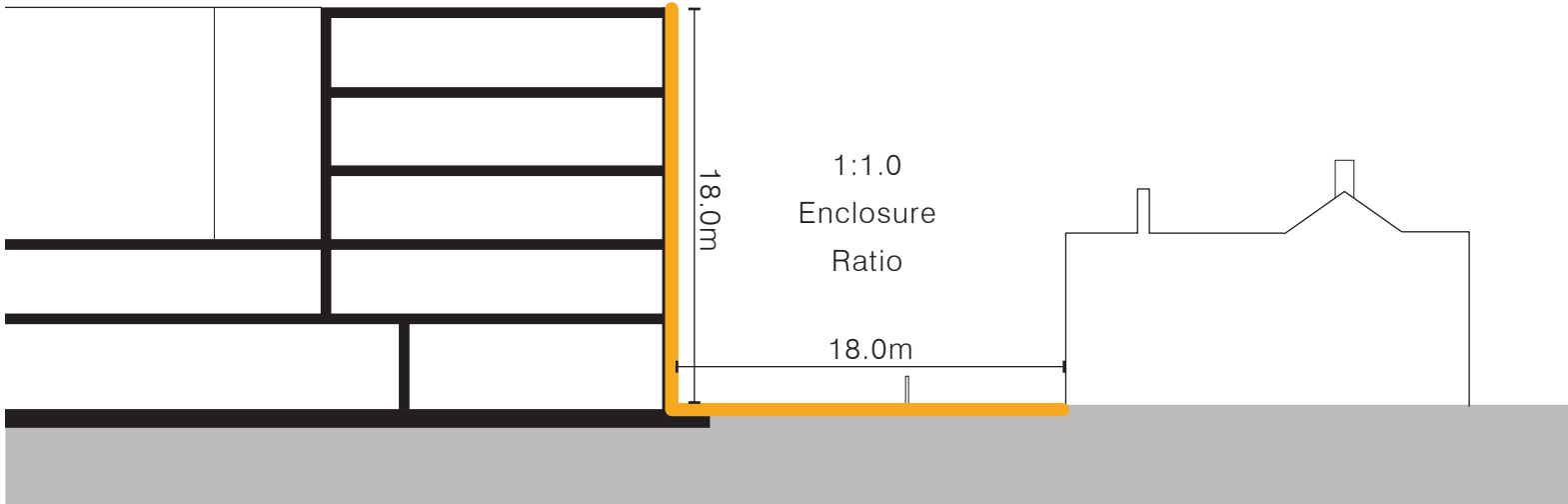
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K. 39 Collier Road and the Ruskin Building

- 3.38 A facing condition between a residential rear elevation and an education building building is created. The intervening space is an access road and the private gardens of Collier Road
- 3.39 A vertical enclosure ratio of 1:1 is created by the parapet of the new building which is 18.0m above ground level at the rear of 39 Collier Road and is set 18.0m away from the main elevation of the houses. The facade which creates this condition is 36.3m long.
- 3.40 In terms of vertical enclosure ratio, this comparator is most similar to the following conditions created by the proposal:
- Plot 8 (Set Back Elevation) and St Matthew's Gardens (1:1.1)

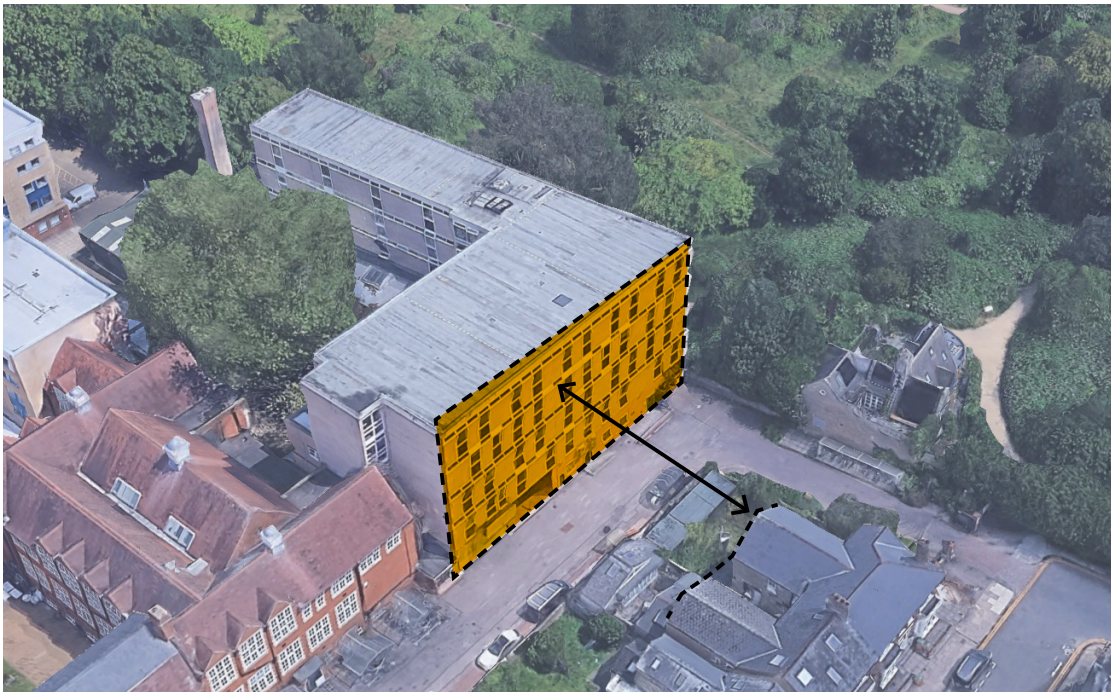


Ruskin Building

39 Collier Road



Angle of Horizontal Enclosure



3D View Showing Condition Illustrated in Section