2.3 Evolution Summary

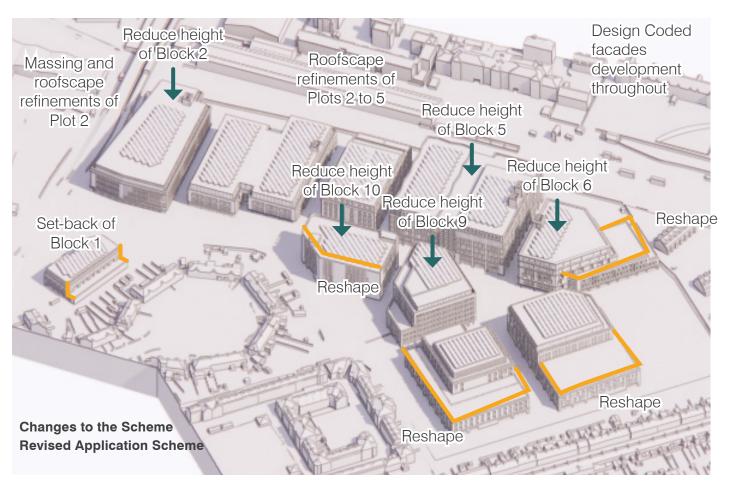
Summary of changes

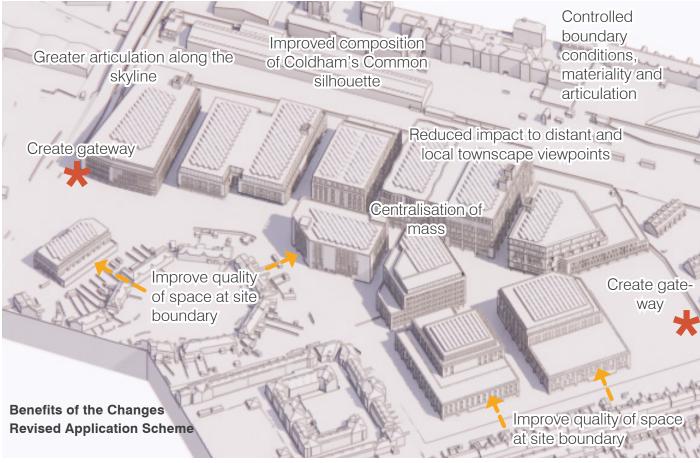
The below summary summarises the key changes made to the footprint and massing of the Original Scheme that have resulted in massing and layout of the Revised Scheme. The following pages of the Masterplan Development (Section 2.5) explain the step by step changes of each plot in response to consultation between August 2023 and August 2024.

For further details on the plot by plot changes, refer to Section 8.0, which contains detailed information on the layout of each plot, response to context and landscape, and neighbouring and townscape impact.

Scheme Comparison - Original and Revised Plan Changes

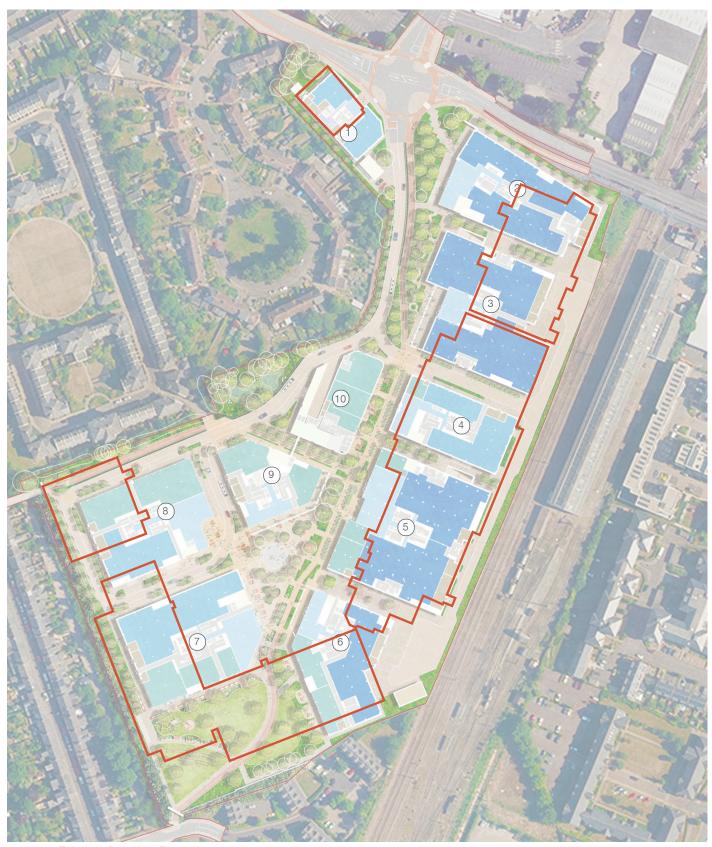
- Plot 1: Footprint amended to create a more positive Coldham's Lane frontage and revised form to create a larger footprint that enables reduced massing at upper levels.
- Plot 2: Footprint changes to enable the removal of 1 storey.
- Plot 3: Colonnade introduced and minor relocation to enable the change in footprint of Plot 2.
- Plot 4: Footprint minor adjustment to accommodate for massing changes.
- Plot 5: Footprint minor adjustment to accommodate for massing changes.
- Plot 6: 3 storey wing added to improve urban containment of Hive Park with a colonnade to enable a more legible connection.
- Plot 7: New building format created that increases separation to the residential boundaries.
- Plot 8: New building format created that increases separation to the residential boundaries.
- Plot 9: Colonnade added to enhance connection to the public realm.
- Plot 10: New building format created that improves quality of space at site boundary.





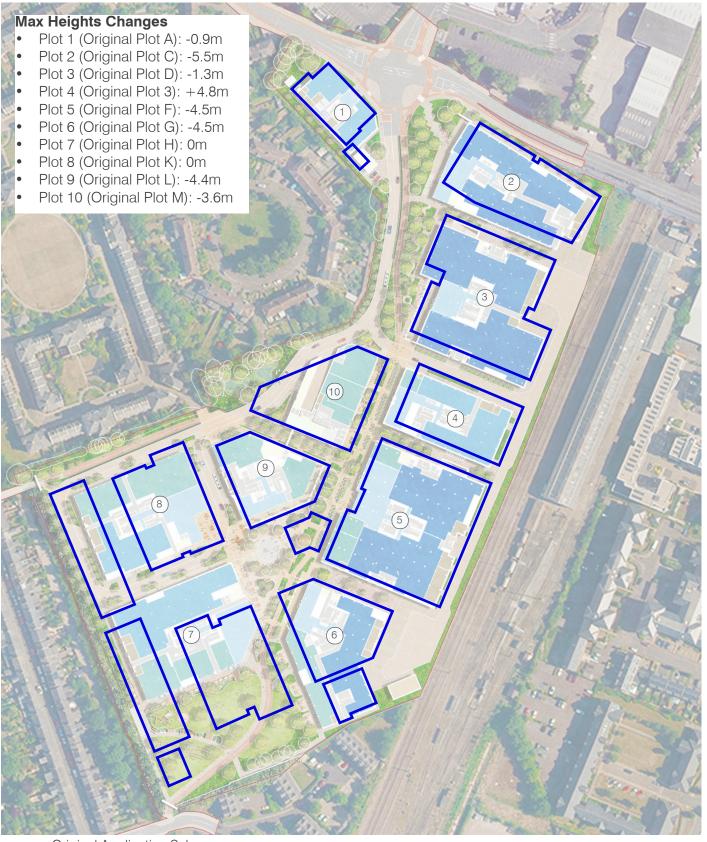
2.3 Evolution Summary

Comparison with Existing Centre



Existing Building Footprints

Comparison with Original Application



2.4 Massing Evolution

2023 - Original Application Scheme



2024 - Revised Application Scheme



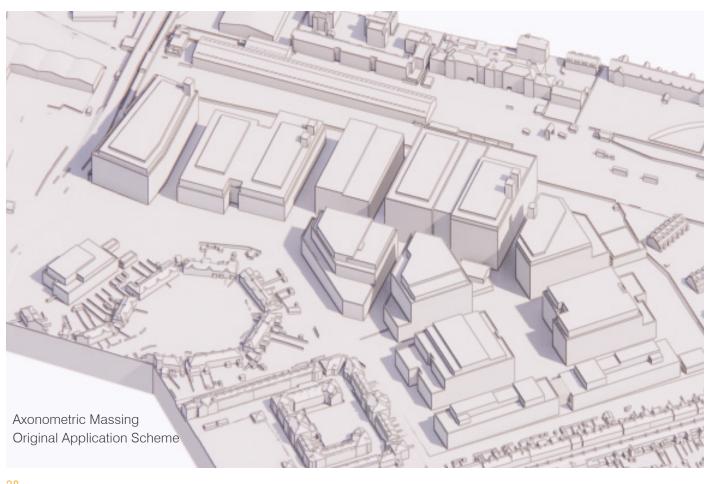
2.4 Masterplan Evolution

August 2023: Original Application Submission

The consultation period leading up to the Original Application submission began in 2021 and consisted of LPA pre-application meetings, Historic England consultations, Townscape Workshops, Design Review Panels and various community consultations. For further information on the development of the masterplan to this point, refer to the August 2023 submission Design and Access Statement.

Original Scheme Plot Storeys and Max Heights:

- Plot A (Revised Plot 1): 3 storeys, 16.0m
- Plot C (Revised Plot 2): 6 storeys, 30.9m
- Plot D (Revised Plot 3): 4 storeys, 22.m
- Plot 3 (Revised Plot 4): 8 storeys, 25.3m
- Plot F (Revised Plot 5): 7 and 8 storeys, 40.2m
- Plot G (Revised Plot 6): 7 storeys, 35.5m
- Plot H (Revised Plot 7): 6 storeys, 28.7m
- Plot I (Omitted): 4 storeys, 15.1m
- Plot J (Omitted): 4 storeys, 15.1m
- Plot K (Revised Plot 8): 6 storeys, 28.7m
- Plot L (Revised Plot 9): 8 storeys, 37.3m
- Plot M (Revised Plot 10): 6 storeys, 28.7m





Illustrative Masterplan Original Application Scheme

2.4 Masterplan Evolution

March 2024: PPA Pre-app 1 and HE Meeting

Following consultee, community and officer comments on the submission scheme, a period of redesign commenced that sought to create an amended plan that responded to comments regarding the nature of Coldham's Lane junction, movement framework, public space framework, skyline and townscape and mix of uses.

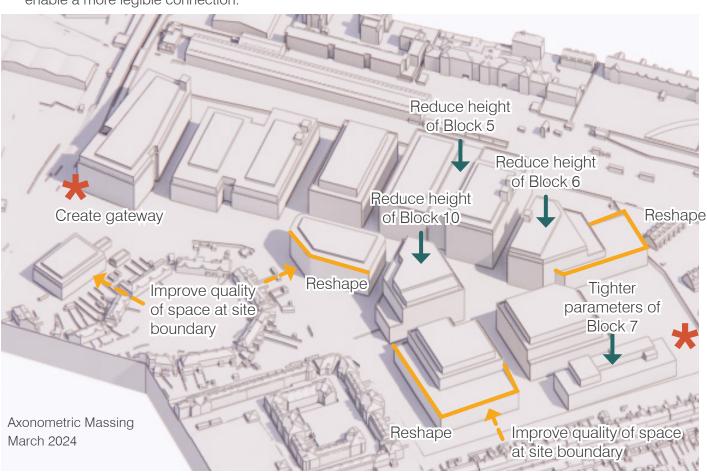
Plan Changes

- Plot 1: Footprint amended to move building away from Silverwood Close and create a more positive Coldham's Lane frontage.
- Plot 2: Footprint amended to better signify the entrance to the site
- Plot 3: Colonnade introduced to the south-west corner enabling easier movement and visual connection.
- Plot 4: Change of use to an office from MSCP.
- Plot 5: No change.
- Plot 6: 3 storey wing added to improve urban containment of Hive Park with a colonnade to enable a more legible connection.

- Plot 7: Separation from the omitted Plot J.
- Plot 8: New building format created that addresses both Hive Park and Maple Square and enables the centralised direct cycle route.
- Plot 9: New building format created that increases separation to the residential boundaries.
- Plot 10: Colonnade added to enhance connection to Maple Square.
- Plot 11: Change in use to MSCP with reduced footprint and height, improving relationship with Silverwood Close.

Massing Changes

- Plot 5: Reduced height by 1 storey.
- Plot 6: Reduced height by 1 storey.
- Plot 7: Commitment to tighter parameters at roof level.
- Plot 8: New building format reduces height adjacent to Rope Walk boundary by moving plant to the roof of the taller element towards the centre of the site
- Plot 10: Reduced height by 1 storey.





Illustrative Masterplan March 2024

2.4 Masterplan Evolution

May 2024: PPA Pre-app 2 & DRP

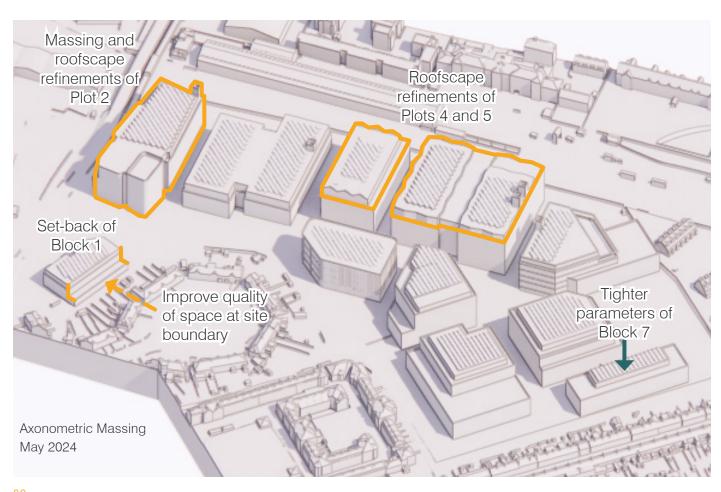
Pre-app 2 explored further refinements of the masterplan to address the centralised cycle route and highways routes to ensure a balance between directness and simplicity of travel. The massing changes focused on refining the silhouette of Plots 2 to 5 from Coldhams Common and the appearance of bulk, especially Plot 2, from Castle Hill Mound.

Plan Changes

- Plot 1: Revised to create a larger footprint that enables reduced massing at upper levels.
- Plot 2: Footprint changes that reflect the massing changes.

Massing Changes

- Plot 1: Significant setback to 1st and 2nd floors to improve sense of openness at Silverwood Close.
- Plot 2: Develop massing and materiality strategy to reduce and break down bulk in long distance views with particular focus on creating a more slender silhouette when viewed from Caste Hill Mound.
- Plot 4 & 5: Refinements to the roofscape to resolve the length and horizontality of their combined silhouette.
- Plot 7: Revisit the parameters to reduce impact and enhance boundary conditions.





Illustrative Masterplan May 2024

2.4 Masterplan Evolution

June 2024: PPA Pre-app 3

Pre-app 3 focused on the composition of Plots 2 to 5 to minimise horizontality and create greater variation in the roofscape of these plots. Additionally, Plots 7 and 8 were combined to improve the boundary conditions, increase the size of the park and reduce the impact to York Street residents.

At this point, plot numbering was updated to reflect the removal of the previous Plot 7 such that all plot numbers greater than 7 reduced by one, eg. Plot 11 was renamed to become Plot 10.

Plan Changes

- Plot 2: Footprint changes to enable the removal of 1 storey.
- Plot 3: Minor relocation to enable the change in footprint of Plot 2 - no change to footprint size or form.
- Plot 4: Footprint minor adjustment to accommodate for massing changes.

- Plot 5: Footprint minor adjustment to accommodate for massing changes.
- Plot 7: Separation from the omitted Plot 7 on Page 22.

Massing Changes

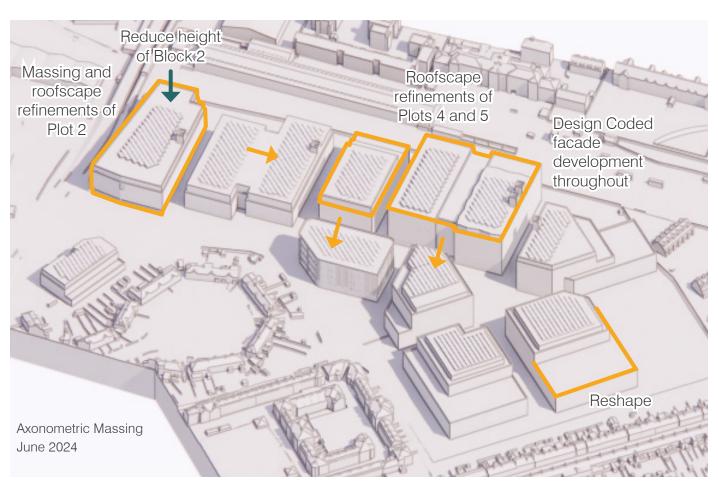
• Plot 2: Reduced height by 1 storey

Changes made following Pre-app 3 Plan Changes

- Plot 4: Plant set-back increased.
- Plot 5: Articulation enhanced.

Massing Changes

No change.





Illustrative Masterplan June 2024

2.4 Masterplan Evolution

August 2024: Revised Application Scheme

Between Pre-app 3 and the submission of the Revised Application Scheme, the Design Code was developed to ensure the outcomes of the massing and roofscape studies were appropriately controlled.

Revised Scheme Plot Storeys and Max Heights:

- Plot 1: 3 storeys, 15.9m
- Plot 2: 5 storeys, 25.4m
- Plot 3: 4 storeys, 20.7m
- Plot 4: 6 storeys, 30.1m
- Plot 5: 7 storeys, 35.7m
- Plot 6: 6 storeys, 31.0m
- Plot 7: 6 storeys, 28.7m
- Plot 8: 6 storeys, 28.7m
- Plot 9: 7 storeys, 32.9mPlot 10: 8 storeys, 25.1m

Axonometric Massing
Revised Application Scheme



Illustrative Masterplan Revised Application Scheme