

6.1 Plot 1 6.2 Plot 2 6.3 Plot 3 6.4 Plot 4 6.5 Plot 5 6.6 Plot 6 6.7 Plot 7 6.8 Plot 8 6.9 Plot 9

Plot 10

6.10

The 3D visualisations in this section are a static presentation of a 3D model to provide a visual representation to communicate the sense of perspective and scale of the development. These views have informed the design process leading to the revised scheme.

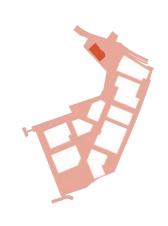
6.1 Plot 1

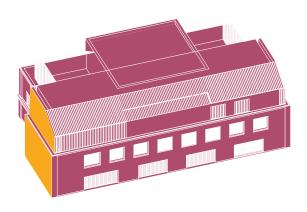
Previous Plot A (Original Application Scheme)

Addressing potential containment and overlooking, the mass of Plot 1 has been adjusted such that a significant massing set back can be achieved at the upper levels of the building.

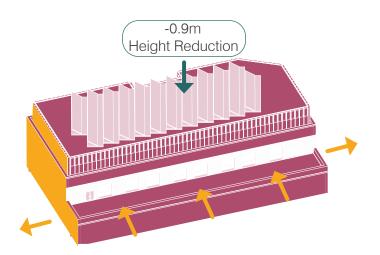
This is achieved by an enlargement of the ground floor and reduction in the footprint of the upper floors, coupled with increased distance to the boundary which allows for new tree planting.

This strategy requires the removal of two TPO trees at the Coldham's Lane junction (an increase of 1 removal over the submission scheme) with the view that the urban value of new positive building frontage with a lobby address onto Coldham's Lane outweighs the loss of an additional TPO tree with compromised canopy.

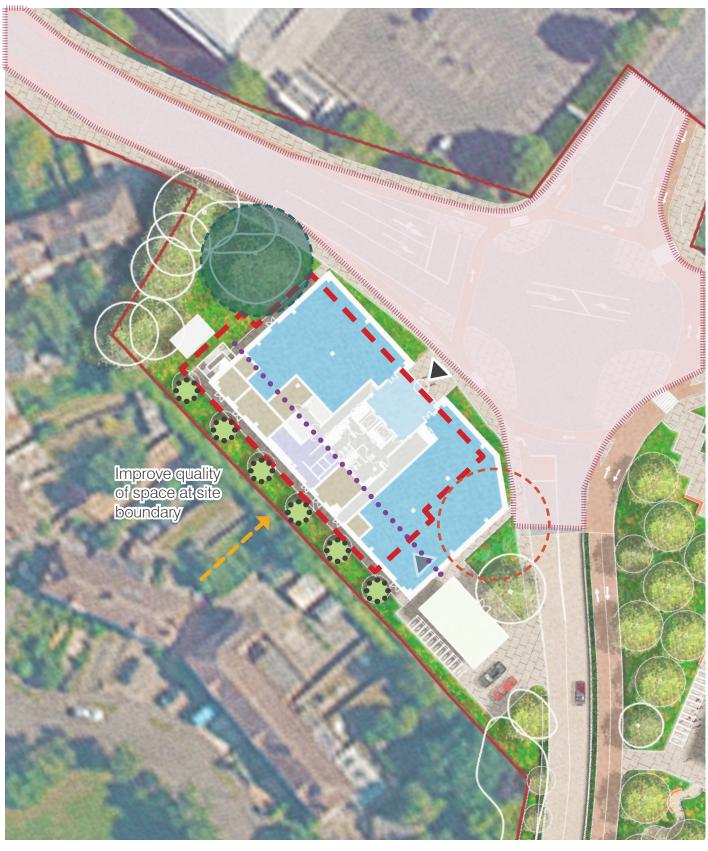




Plot 1 Rear Axonometric [Illustrative Diagram] Original Submission Application



Plot 1 Rear Axonometric [Illustrative Diagram] Revised Submission Axonometric





Building Entrance



First Submission Entrance



First Submission Footprint (Previously Plot A)



Building Line at First and Second Floor



First Submission Roundabout Area



Tree Planting



Removed TPO Growth Zone



Retained TPO Growth Zone

6.1 Plot 1

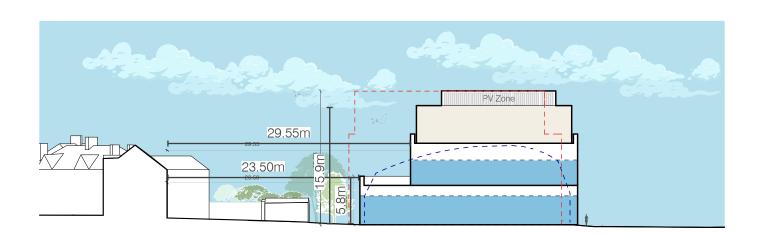
Previous Plot A (Original Application Scheme)

The following illustrative section and visual demonstrates the positive impact of the stated changes on the Silverwood Close residents. The plot has been moved further away from the boundary with a set-back at the first floor to reduce the sense of containment. The Design Code will seek to eliminate overlooking into the Silverwood Close gardens from the upper storeys.





Plot 1 Ground Floor Plan NTS [Illustrative Masterplan] Revised Submission Application



- Original Application Scheme Outline
- Existing Building Outline



Plot A Indicative View [Illustrative View] Original Submission Application



Plot 1 Indicative View [Illustrative View] Revised Submission Application

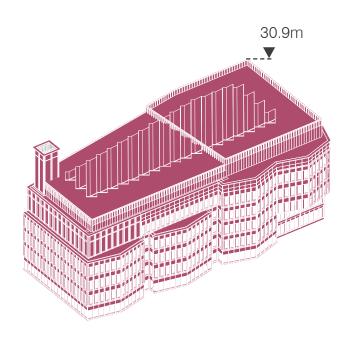
6.2 Plot 2

Previous Plot C (Original Application Scheme)

Addressing townscape impact of Plot 2, especially in the Castle Hill Mound view, the mass of Plot 2 has been amended to reduce by one storey, resulting in the flue now sitting below the horizon line.

The height reduction is enabled is achieved by an enlarged footprint which in turn is enabled by an adjustment to the street widths between plots 2, 3, 4 and 5.

The Design Code will ensure this plot provides a visible gateway into the development with a clear marker on the north corner, defined by the architecture, to signify the prominent position within the masterplan. The southern front corner will provide a point of wayfinding to terminate the local view when travelling north up the Beehive Greeenway.



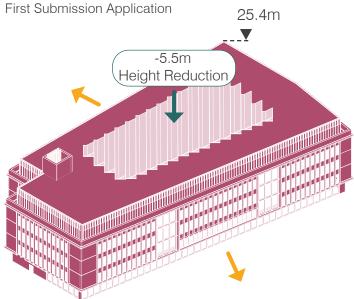
Plot 2 Side Axonometric [Illustrative Diagram]



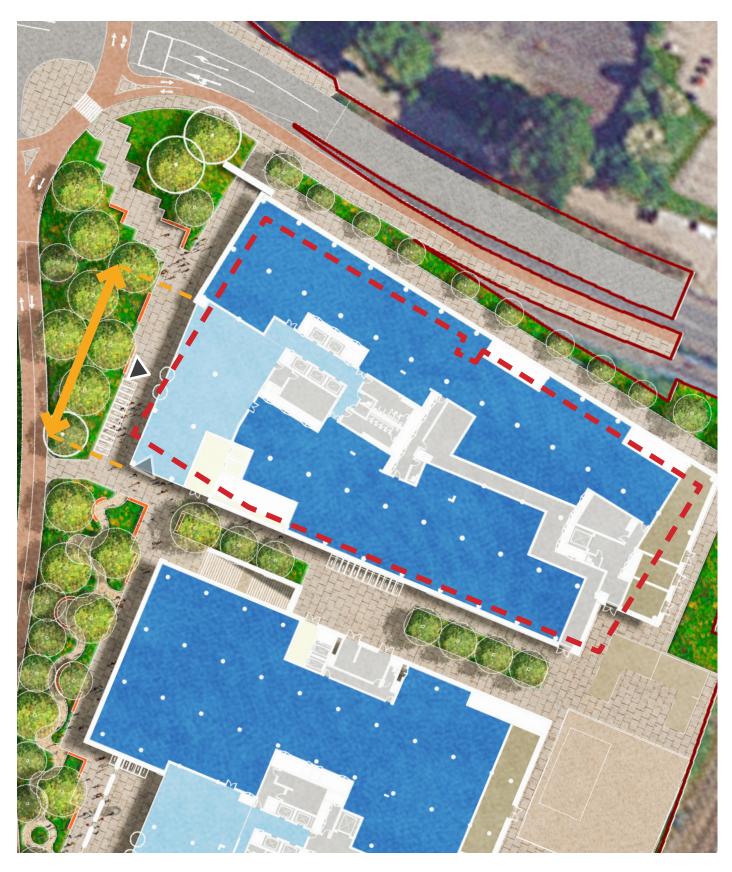
Castle Hill Mound | First Submission Application



Castle Hill Mound | Revised Application



Plot 2 Side Axonometric [Illustrative Diagram] Revised Submission Axonometric



- Building Entrance
- First Submission Entrance
- First Submission Footprint (Previously Plot C)
- Reduced length of visible primary facade from Castle Hill

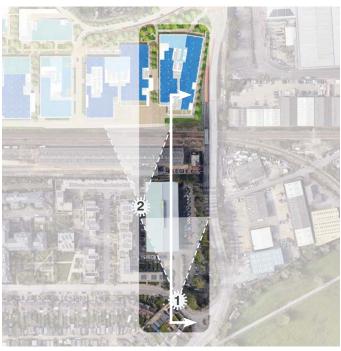
6.2 Plot 2

Previous Plot C (Original Application Scheme)

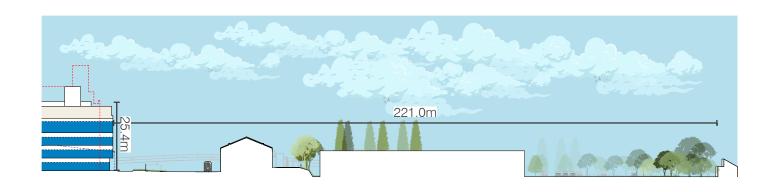
Plot 2 will be visible from some Silverwood close properties, although there are no windows that directly face this plot. This relationship is shown in the illustrative views in section 6.3. Accross the rail line the nearest residential neighbours are the Cromwell Road properties. At 221m away, Plot 2 is minimally visible to these residents, as shown in the indicative visual on the right.

The reduction in height is an improvement for these residents as it has reduced the visibility of the building and therefore, impact on these properties.





Plot 2 Ground Floor Plan NTS [Illustrative Masterplan] Revised Submission Application



- Original Application Scheme Outline
- Existing Building Outline



Plot 2 Indicative View 1 [Illustrative View] Revised Submission Application



Plot 2 Indicative View 2 [Illustrative View] Revised Submission Application

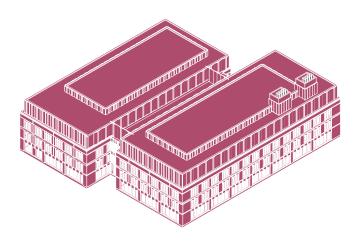
6.3 Plot 3

Previous Plot D (Original Application Scheme)

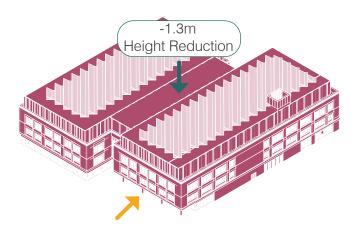
A colonnade has been introduced to widen the public realm and soften the building line adjacent to the service road crossing at a key focal point within the masterplan. The colonnade aims to resolve the conflict between the desire to open up sight lines into the centre of the site and rooftop plant requirements.

Plot 3 has been moved south to enable the adjustments to the footprint of Plot 3.





Plot 3 Front Axonometric [Illustrative Diagram] First Submission Application



Plot 3 Front Axonometric [Illustrative Diagram] Revised Submission Axonometric



- Building Entrance
- First Submission Entrance
- First Submission Footprint (Previously Plot C)
- New colonnade

6.3 Plot 3

Previous Plot D (Original Application Scheme)

The closest residential neighbours to Plot 3 are the Silverwood Close properties.

The relationship between Plot 3 and Silverwood Close has been improved by the introduction of a colonnade at ground level. This allows more space for pedestrian movement and building access as a well as opening up sight lines between Abbey Grove and Garden Walk. The height of the building has been slightly reduced to minimise the impact on immediate neighbours.

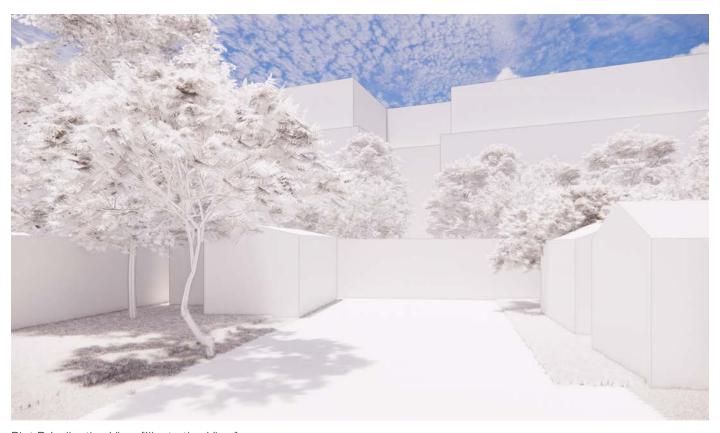




Plot 3 Ground Floor Plan NTS [Illustrative Masterplan] Revised Submission Application



- Original Application Scheme Outline
- Existing Building Outline



Plot D Indicative View [Illustrative View] Original Submission Application



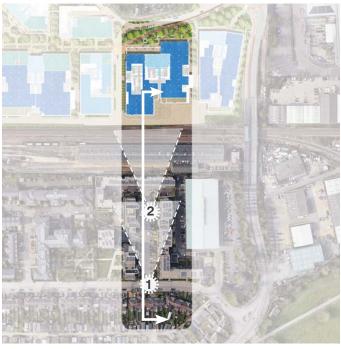
Plot 3 Indicative View [Illustrative View] Revised Submission Application

6.3 Plot 3

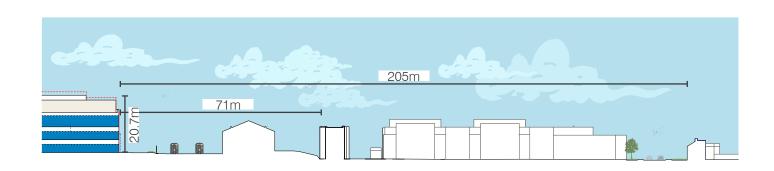
Previous Plot D (Original Application Scheme)

In the opposite direction to Silverwood Close, Plot 3 is 71m away from the facing elevation of Pym Court and is 205m away from the Cromwell Road properties, the closest terraced houses to the east. The slight reduction in height for the Revised Application Scheme has reduced the visibility of this building to these residents.





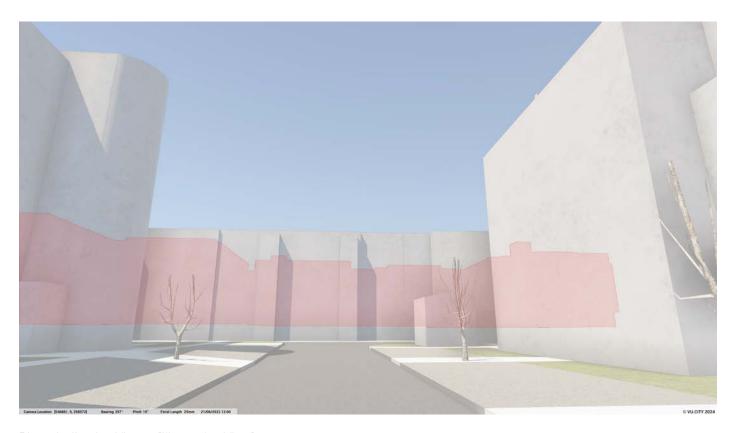
Plot 3 Ground Floor Plan NTS [Illustrative Masterplan] Revised Submission Application



- Original Application Scheme Outline
- Existing Building Outline



Plot 3 Indicative View 1 [Illustrative View] Revised Submission Application



Plot 3 Indicative View 2 [Illustrative View] Revised Submission Application

6.4 Plot 4

Previous Plot 3 (Original Application Scheme)

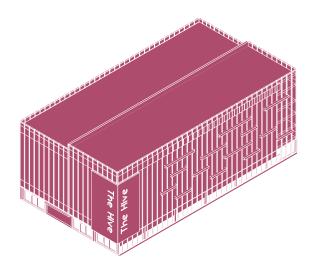
Plot 4 was changed to office use following the initial changes at LPA Pre-app 1. This move reduces private car movement across the site and conflict between cyclists, pedestrians and vehicles, resulting in a central transport hub at Plot 10.

In order to accommodate the Plot 2 footprint amendment, which enabled a reduction in height, adjustments have been made to other plot footprints to further enhance the masterplan, including Plot 4. The massing and form of Plot 4 was explored and tested to create greater variation in the Coldham's Common composition.

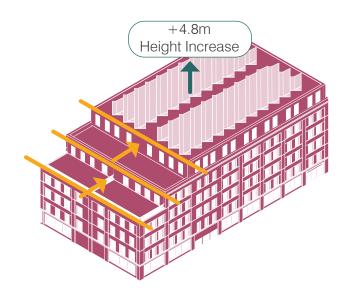
The first step to increase variation between Plot 4 and 5 was the introduction of a 9m plant set-back on the upper floor that contrasts in tone to the lower floors of 4 and the upper floors of 5. Additionally, a terrace is implemented at level 4, creating a deeper step back in the facades facing Coldham's Common.

From consultation it was important to ensure this plot has a varied roofscape, especially for the view from Coldham's Common, this will be secured by the Design Code.





Plot 4 Rear Axonometric [Illustrative Diagram] First Submission Application



Plot 4 Rear Axonometric [Illustrative Diagram] Revised Submission Axonometric



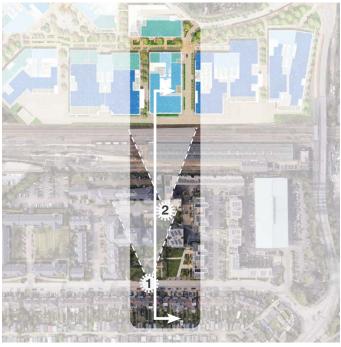
- Building Entrance
- First Submission Entrance
- First Submission Footprint (Previously Plot 3)

6.4 Plot 4

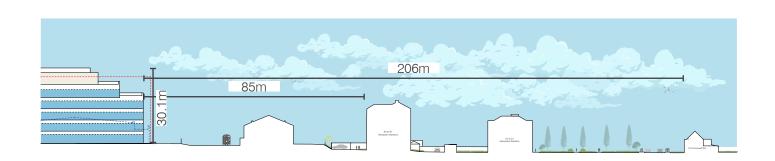
Previous Plot 3 (Original Application Scheme)

Plot 4 is 85m away from the facing elevation of Hampden Gardens and is 206m away from the Cromwell Road properties. The footprint is set-back from the original position and includes further set-backs of the massing at the upper levels. Overall, this reduces the visibility of the building to these residents which appears between the Pym Court and Hampden Gardens residential estates.





Plot 4 Ground Floor Plan NTS [Illustrative Masterplan] Revised Submission Application



- Original Application Scheme Outline
- Existing Building Outline



Plot 4 Indicative View 1 [Illustrative View] Revised Submission Application



Plot 4 Indicative View 2 [Illustrative View] Revised Submission Application