

The Beehive Redevelopment

APP/Q0505/V/25/336061

Masterplanning – Appendix A

Neighbouring Residential Conditions and Comparators

David Leonard BA BArch RIBA



Appendix A - Neighbouring Conditions

1.0 Summary

- 1.0

This appendix sets the conditions created between new buildings and neighbouring residential properties and then provides a series of comparators found within the surrounding area to aid an understanding of the resulting enclosure and outlook.
- 1.1

Proposed illustrative sections were included in the Design and Access Statement (CD 2.01) and have been updated for the purposes of this document to also include the maximum parameters. A new section has been provided to illustrate the relationship between Plot 9 and 157-161 St Matthew's Gardens.
- 1.2

Proposed illustrative views were included in the Design and Access Statement (CD 2.01) and have here been updated to include the maximum parameter envelope. Updates to improve the accuracy of existing and proposed tree planting has been undertaken and lighting conditions have been improved to aid a better legibility. New views have been created at:

•

Sleaford Street, viewing Plot 6

•

175 St Matthew's Gardens, viewing Plot 8. Including 3 'kinetic' views.

•

163-167 St Matthew's Gardens, viewing Plot 9.

•

34 and 39 Silverwood close, viewing Plot 10. Including 3 'kinetic' views for each property.
- Plots 1, 3 and 6-10 Residential Boundary Conditions**
- 1.3

This analysis includes a section through each plot and neighbouring residential properties and is supported by visuals showing the illustrative proposals from viewpoints from within neighbouring gardens with parameter outlines. Typical sections show both the illustrative scheme and the maximum parameter envelope.
- 1.4

Generally, illustrative views are presented as a facing view from a neighbouring garden that represents the typical views that would be created by the proposals, with the following exceptions

•

Plot 6 from the gardens at Sleaford street where the condition is created with the side of residential properties and gardens. Two views are set 45 degrees apart, the first of which directs facing view along the facade of the Sleaford Street terrace, with the second giving the view across the garden.

•

Plot 8 from the garden of 175 St Matthew's Gardens where a series of three views are provided to give the impression of the full panorama.

•

Plot 10 from the gardens of 34 and 39 St Matthew's Gardens, being at either end of the terrace, where a series of three views are provided to give the impression of the full panorama from both gardens. This is to give a fuller impression of the appearance of the scheme from gardens which represent the nearest and furthest properties from Plot 10 within the terrace that would directly face the building.

- Plots 2-6 Railway Boundary Conditions**
- 1.5

This analysis includes a section through each plot and the nearest residential properties and is supported by visuals showing the proposals from key viewpoints. Sections show both the illustrative scheme and the maximum parameter envelope.
- Comparator Study**
- 1.6

The sections and views are supported by a comparison of conditions created between residential properties and other buildings, these being either pre-existing conditions or those created by or within newly completed or consented schemes. The analysis highlights:

1.

The uses of the buildings in the comparator and whether the condition is created with the front or rear of residential properties

2.

The ratio of vertical enclosure created between the residential property and the facing building

3.

The length of the facing elevation which creates the enclosing condition

4.

The separation between buildings in metres

5.

The height of the facing building in metres.

1.7

Whilst the subjects of the study do not present replicas of the proposals in a 3D environment, they allow for a comparison between the nature of conditions of enclosure within the local area and those created by the proposals that would lead to a good appreciation of the dimensions and impacts that the proposal could have in relation to neighbours to the Site. For the proposal, all measurements are made to the maximum parameter envelope.

The range of comparators are typically situated within the Mill Road Conservation area and are within 750m of the site; the only comparators that do not meet these conditions are Brooklands and 10 Station Road, which are c1.6km and 1.3km from the site respectively.

1.8

The boundary condition created at Plot 6 is not included within the comparator study table as the relationship created between the proposed building and the side elevation of the existing residential building differs from the typical face-to-face conditions examined in the study and is not suitable for assessment in the same terms. A description of the conditions to be created and their effect on outlook and enclosure are given on page 13 of this document.

- Illustrative Views**
- 1.9

The comparator study includes illustrative views to demonstrate how the proposed buildings would appear from neighbouring gardens, allowing for a fuller understanding of the sense of perspective and scale of the development.
- 1.10

Two different methods have been used to produce the Type 2 views in the study:
- Plots 2-6 Railway Boundary Viewpoints**
- 1.11

The longer distance views taken from the east of the railway line for Plots 2 to 6 were created using Vu City, a specialist application which includes a 3D model of Cambridge which is accurate to within 15cm. These views are rendered using a field of view equivalent to a 50mm camera lens.
- Plots 1, 3 and 6-10 Boundary Viewpoints**
- 1.12

The nearer views from within neighbouring gardens with views towards Plots 1, 3 and 6-10 required a greater degree of accuracy and quality than could be offered by the Vu City application. These views are created a combination of survey information, OS data, and a 3rd party 3D model of the surrounding context which is accurate to within 15cm.
- 1.13

The views show accurately modeled and located block models of the Illustrative Scheme and the outline of the maximum Parameter Envelope. Existing and proposed trees are included in these views and have been modeled to represent the cover created by the combination of existing and proposed trees per the illustrative landscape plan. Primary views show the scheme with existing and proposed trees, rendered at 50% opacity to allow an appreciation of the scheme behind any tree cover. An additional image is shown for each viewpoint with existing trees only.
- 1.14

All views are rendered using a field of view equivalent to a 24mm lens, per to best convey the appearance of the scheme within a single image. Where the conditions created by the proposed buildings is not easily appreciable in a single image a series of 3 images forming a 'kinetic view' are provided with the images comprising a central view supported by additional views looking 45° to the left and right.

Appendix A - Neighbouring Conditions

1.0 Introduction and Summary

- Summary

1.15

The use of vertical enclosure ratio as a means for describing enclosure and outlook allows for an understanding of the nature of the space created between buildings as a proportional relationship that allows for comparisons to be drawn between buildings of differing scales.

1.16

The proposals will create typical conditions of enclosure, in terms of enclosure ratio, between 1:1.1 and 1:2.9, with the comparators ranging between 1:1.0 and 1:4.2. A summary table is provided on page 4 and 27 of this document.

1.17

The study sample includes high quality, recently constructed or consented schemes alongside pre-existing conditions and demonstrates that the proposals would create conditions of enclosure, in terms of enclosure ratio, comparable to those of the study samples.

1.18

Where the buildings of the proposals are to be taller than those in the study, they are typically set further away from the facing building such that their effects on the space that they contain remain comparable to those within the study.

1.19

The illustrative views demonstrate the degree of openness that would be retained in each instance for both the Illustrative Scheme, which represents the likely maximum scale of the proposals, and Maximum Parameter Envelope.

1.20

The study of boundary conditions demonstrates that there are limited effects created by Plots 2-6 on properties to the east created by the proposals. The nearest facing residential properties are set a significant distance away at some 85 metres and their view towards the Site is across a wide multi-track railway line. The proposal is largely masked from view at viewpoints behind the initial facing buildings along the railway line.

Appendix A - Neighbouring Conditions

1.0 Introduction and Summary

- 1.21

The table below summarises the comparison of the enclosing conditions proposals against local comparators which are either pre-existing, or recently constructed or consented.
- 1.22

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
- 1.23

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
- 1.24

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.
- 1.25

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

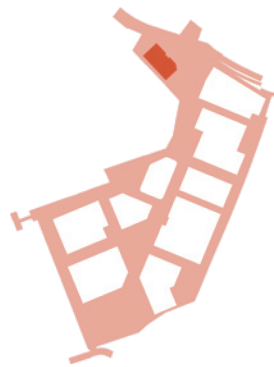
More Open

More Enclosed

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 1 - Silverwood Close



2.0 The Illustrative Plot 1 includes a 6m set-back at first and second floors which limits the extent to which it creates visual enclosure for the properties at Silverwood Close. The maximum parameters would allow the set back at first floor to be reduced provided that the design at reserved matters would comply with the Design Code chapter 4.1 and 5.1.

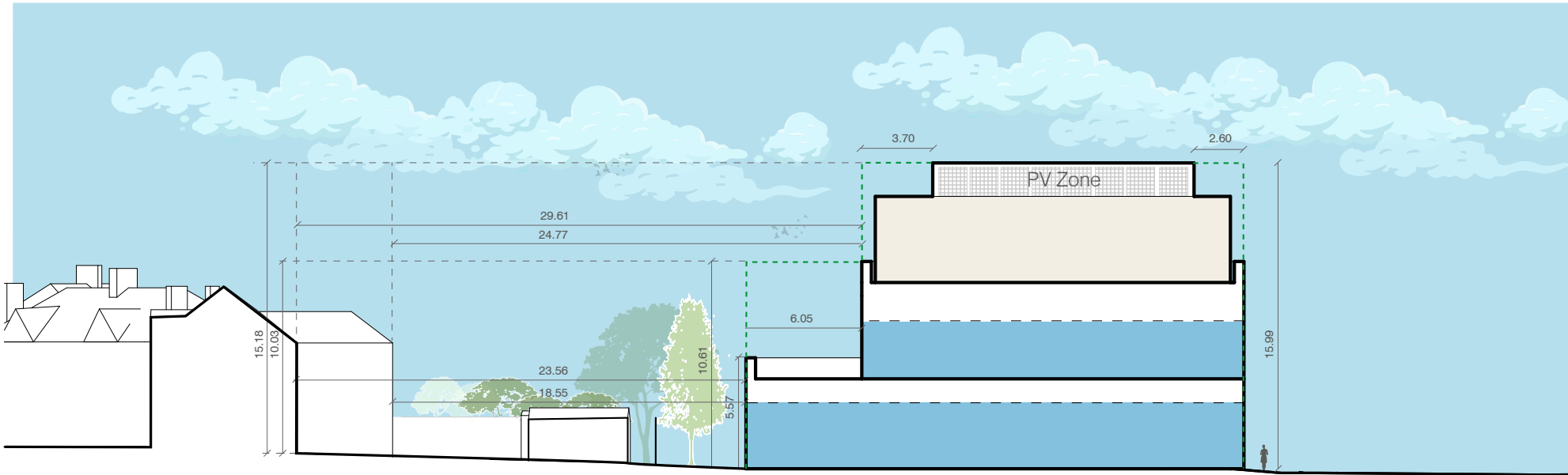
2.1 The nearest elevation creates an enclosure ratio of 1:2.3 and the set back elevation creates an enclosure ratio of 1:1.9.

2.2 Overlooking conditions that might otherwise result at first floor would be limited and mitigated by Design Code 5.1.3-5.1.8 which seek to secure:

- The elimination of overlooking conditions from any windows facing Silverwood Close.
- Limits on windows facing Silverwood Close to allow only those that are functionally required to meet the relevant internal lighting requirements that could not be met by any other solution
- Strategies to limit visibility out of any windows required and allowed under Design Code 5.1.5
- Quality of design and scale of articulation that would be appropriate adjacent to residential buildings.

2.3 Dimensionally, the condition created by the nearest element of the Maximum Parameters is comparable to conditions created between the rear facing elevations of 128 Mill Road and the nearest elevation of Block A, Mill Yard (Comparator G, p35).

2.4 The massing of the Maximum Parameters of the set back elevation would create an enclosure ratio comparable to that created between the rear facing elevations of 128 Mill Road and the set back elevation of Block A, Mill Yard (Comparator G, p35).



Plot 1 Site Section [Illustrative Scheme]
--- Maximum Parameter



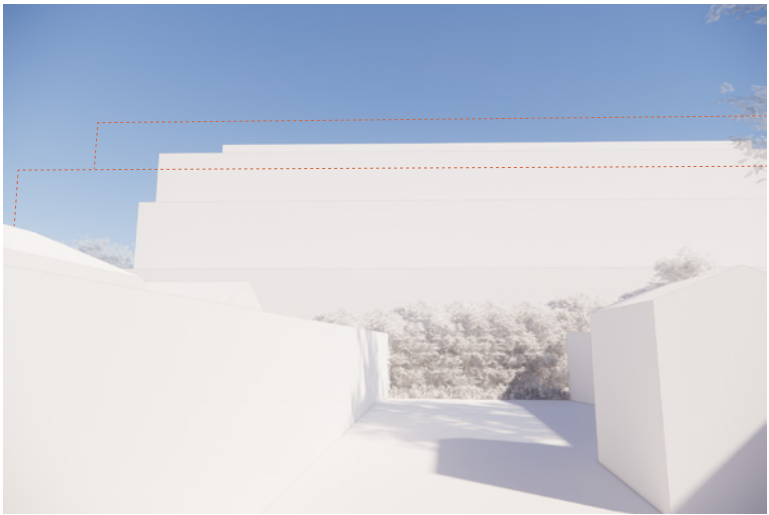
Plot 1 Key Plan NTS [Illustrative Masterplan]

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 1 - Silverwood Close

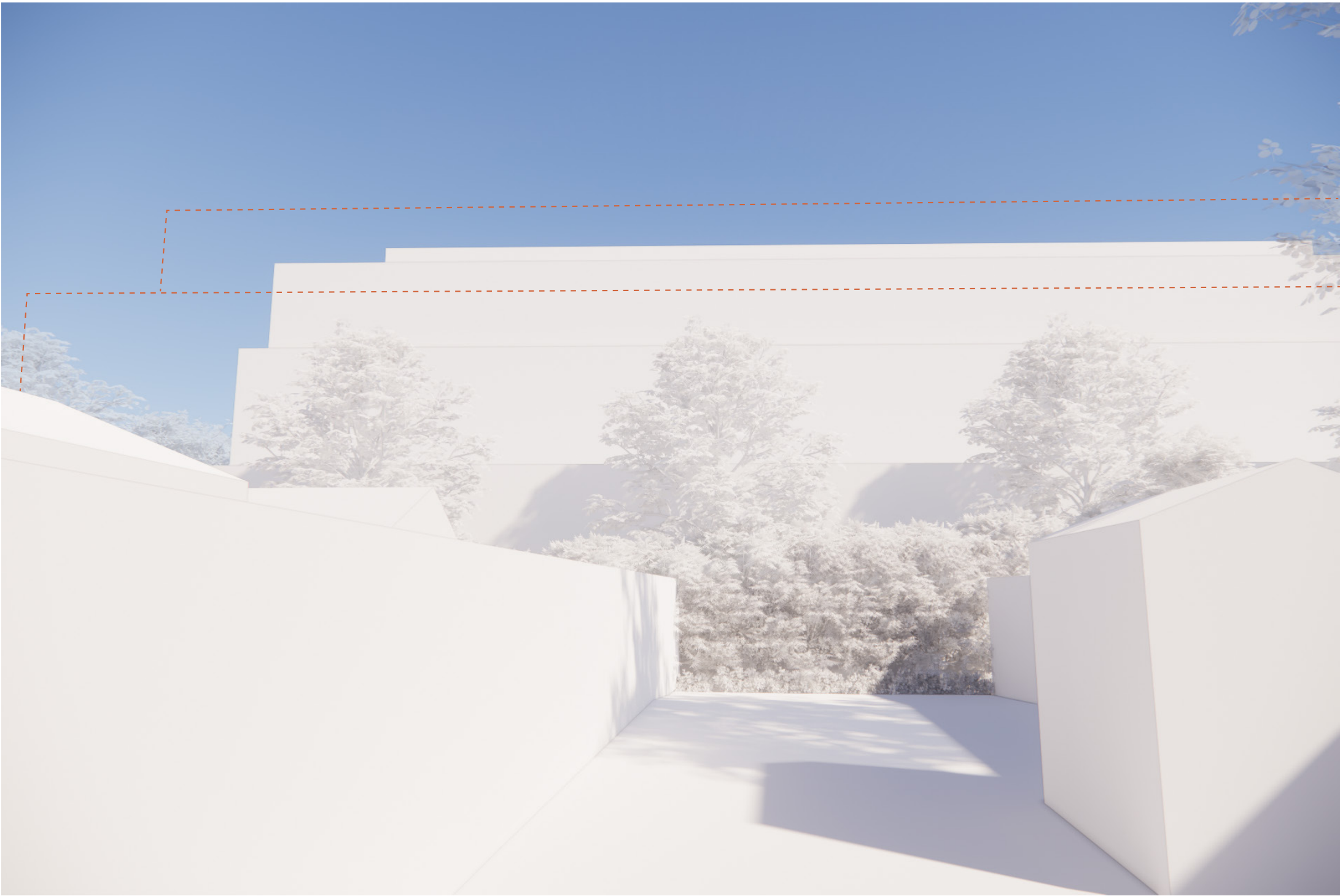
----- Maximum Parameter



Plot 1 Indicative View from 55 Silverwood Close [Illustrative Scheme, with existing trees]



Plot 1 Key Plan NTS [Illustrative Masterplan]

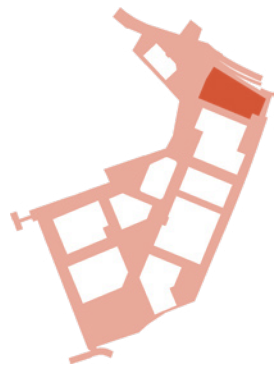


Plot 1 Indicative View from 55 Silverwood Close [Illustrative Scheme, with existing and proposed trees]

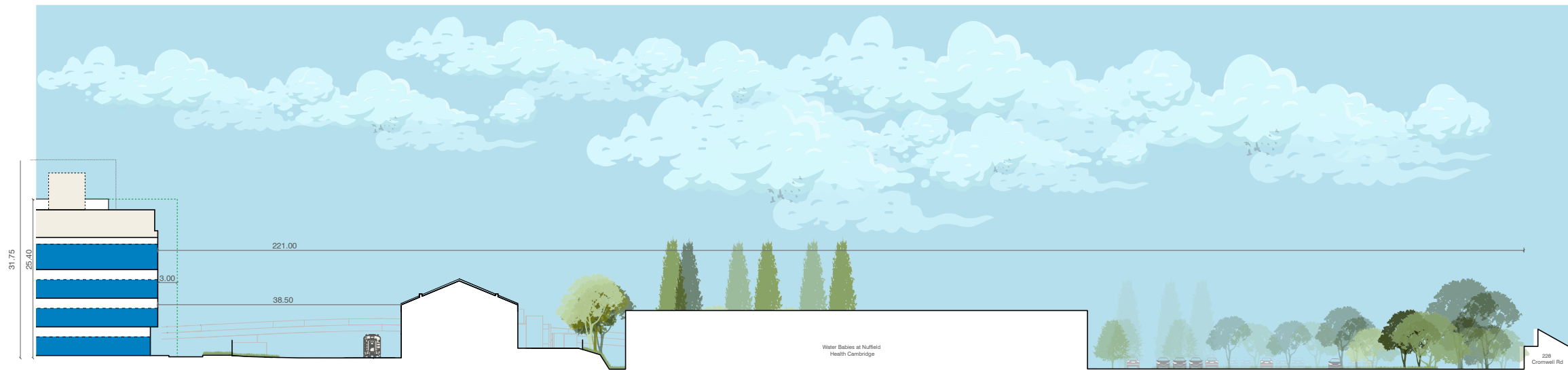
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 2 - Railway and Cromwell Street



- 2.5 Plot 2 does not create direct facing conditions with properties at Silverwood Close, this Plot being set to the north-east of these properties. Plot 2 is also set well away from the boundary with Silverwood Close with a minimum dimension of 42m between 48 Silverwood Close and the Maximum Parameter.
- 2.6 Fleeting distant views of Plot 2 would be visible from entrance to Cromwell Road from Coldhams Lane. As the viewer moves south along Cromwell Road, the building becomes obscured by the gym at 213 Cromwell Road and the shed within the railway



Plot 2 Site Section [Illustrative Scheme]

--- Maximum Parameter

..... Flue Zone



Plot 2 Key Plan NTS [Illustrative Masterplan]



Plot 2 Indicative View 1 [Illustrative Scheme]

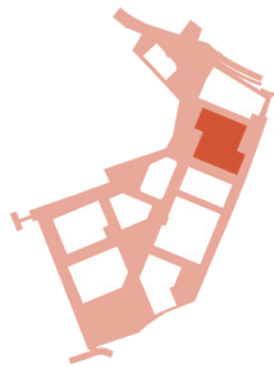


Plot 2 Indicative View 2 [Illustrative Scheme]

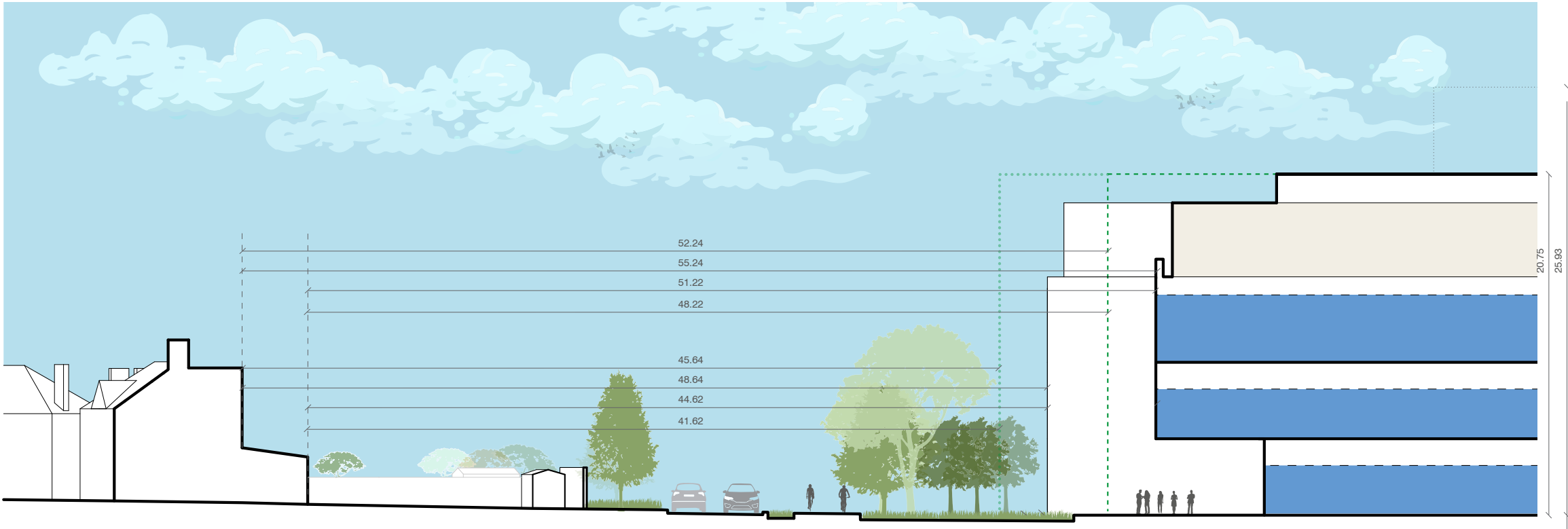
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 3 - Silverwood Close



- 2.7 The Maximum Parameter of Plot 3 is situated a minimum of 39m from the extension of 40 Silverwood Close.
- 2.8 Being the second lowest building on site, Plot 3 creates a level of enclosure comparable to that created between Brooklands Plot B2 and the rear elevations of the houses at Clarendon Road (Comparator A, p29).
- 2.9 The massing of the Maximum Parameters would create conditions of visual enclosure that are comparable to those created between the rear facing elevations of Clarendon Road and the setback elements of B2, Brooklands (Comparator A, p29).



Plot 3 Site Section [Illustrative Scheme]
- - - Maximum Parameter



Plot 3 Key Plan NTS [Illustrative Masterplan]

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 3 - Silverwood Close

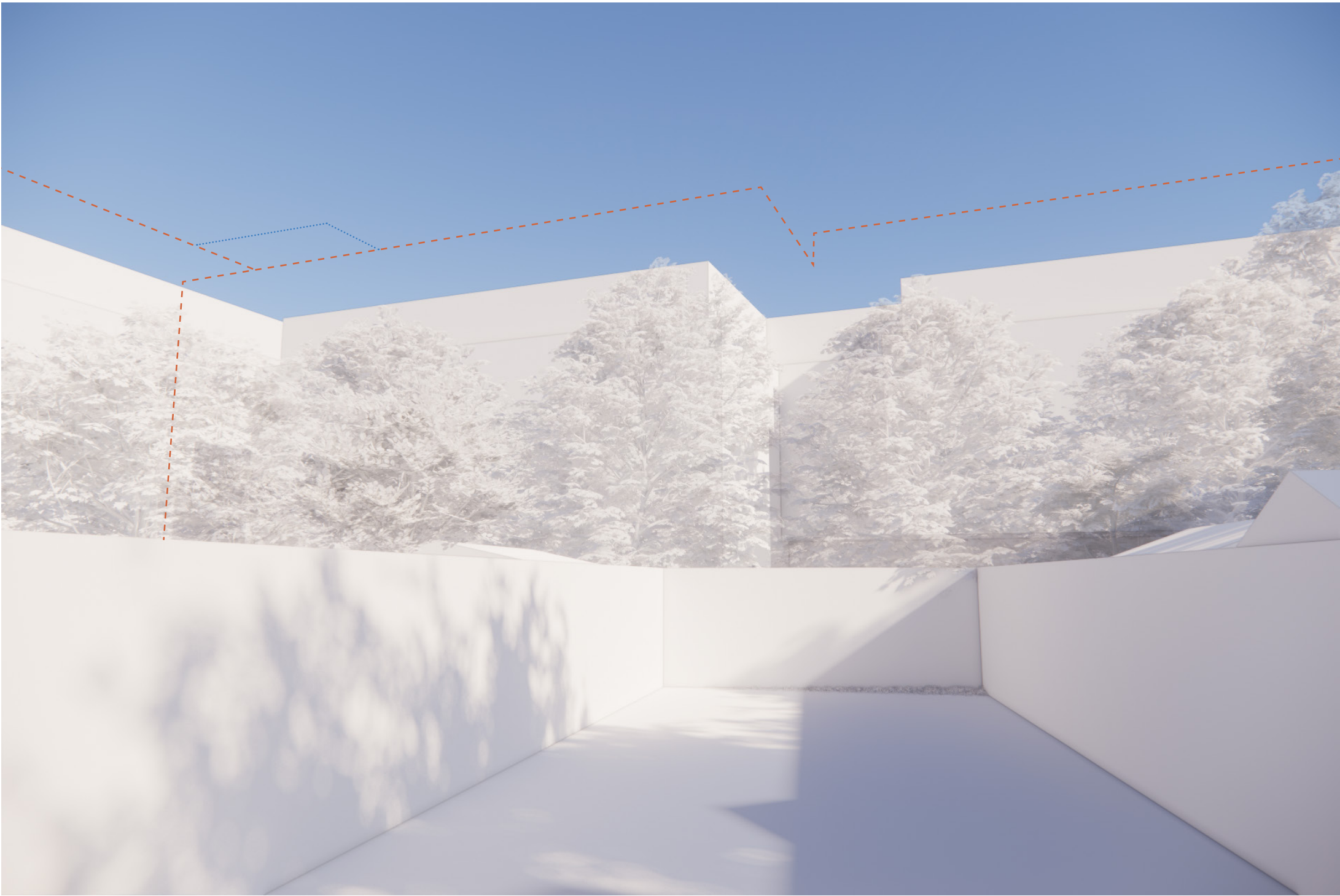
----- Maximum Parameter
..... Flue Zone



Plot 3 Indicative View from 41 Silverwood Close [Illustrative Scheme, with existing trees]



Plot 3 Key Plan NTS [Illustrative Masterplan]

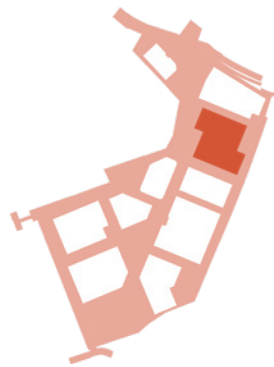


Plot 3 Indicative View from 41 Silverwood Close [Illustrative Scheme, with existing and proposed trees]

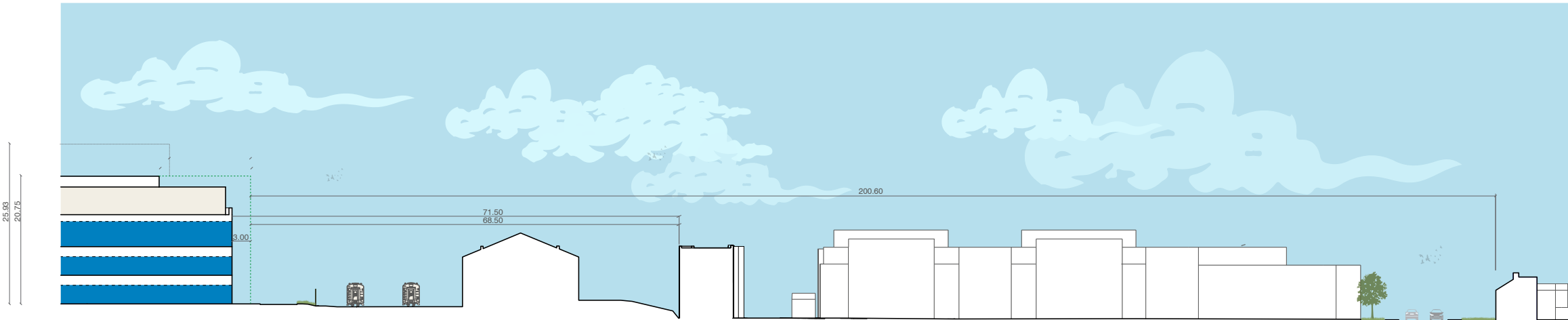
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 3 - Railway to Cromwell Street



- 2.10 In the opposite direction to Silverwood Close, Plot 3 is 71m away from the facing elevation of Pym Court and is 200m away from the Cromwell Road properties, the closest terraced houses to the east.
- 2.11 The building would be obscured from view at various locations by the railway shed and the buildings of Pym Court.



Plot 3 Site Section [Illustrative Scheme]
- - - Maximum Parameter
..... Flue Zone



Plot 3 Key Plan NTS [Illustrative Masterplan]



Plot 3 Indicative View 1 [Illustrative Scheme]

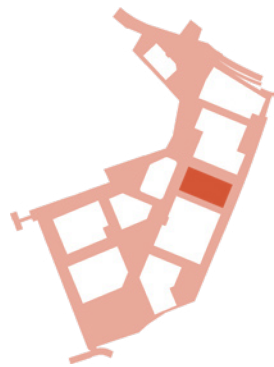


Plot 3 Indicative View 2 [Illustrative Scheme]

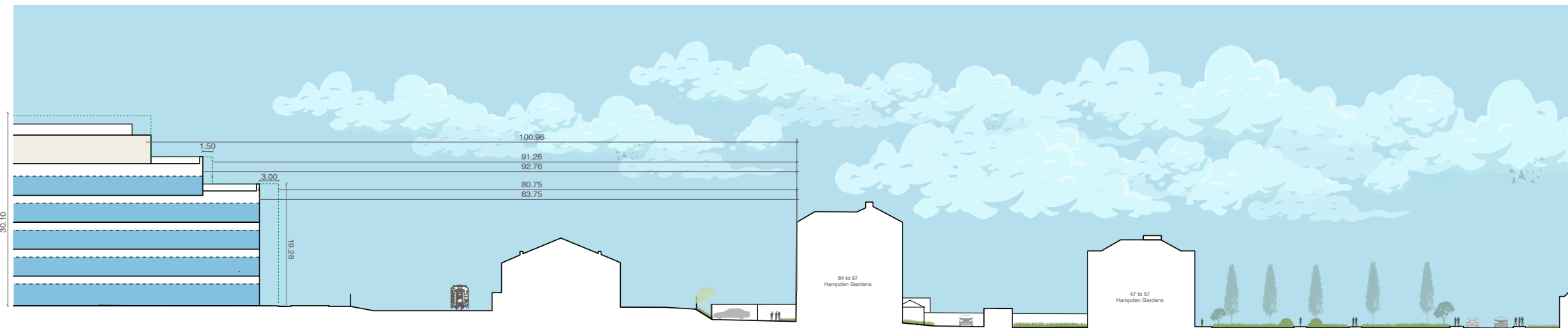
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 4 - Railway to Cromwell Street



- 2.12 The maximum parameter of Plot 4 is 80m away from the facing elevation of Hampden Gardens and is 203m away from the Cromwell Road properties. Upper level massing set-backs reduce the visibility of the building
- 2.13 The building would be obscured from view at various locations by the railway shed and the buildings of Hampden Gardens.
- 2.14 The maximum parameter height parameter for Plot 4 is set 1.3m higher than the illustrative scheme to allow the potential for flexibility of rooftop form to provide further opportunity to address the appearance from Coldham's Common.



Plot 4 Site Section [Illustrative Scheme]
--- Maximum Parameter



Plot 4 Key Plan NTS [Illustrative Masterplan]



Plot 4 Indicative View 1 [Illustrative Scheme]

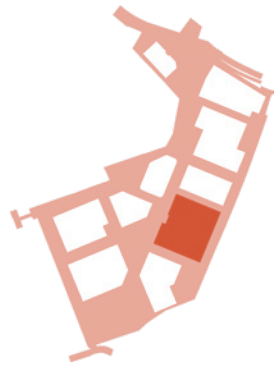


Plot 4 Indicative View 2 [Illustrative Scheme]

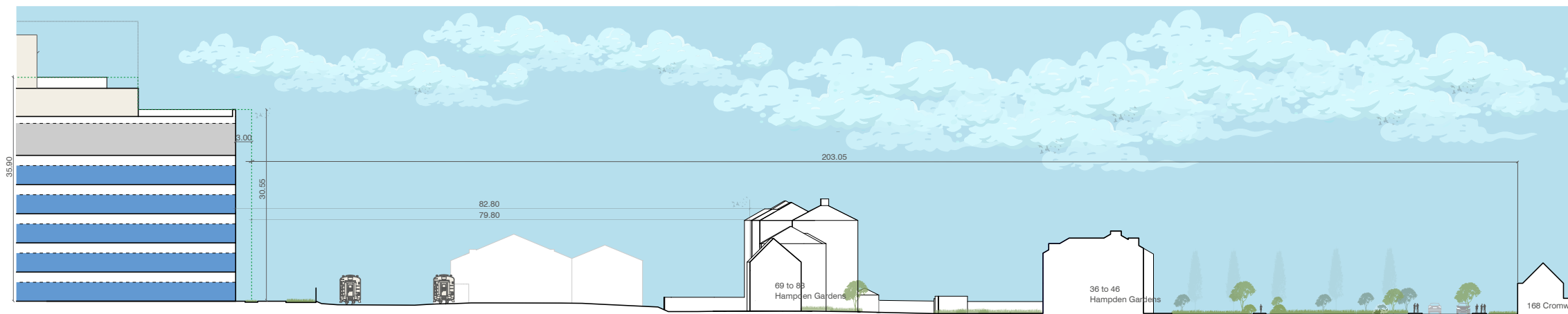
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 5 - Railway to Cromwell Street

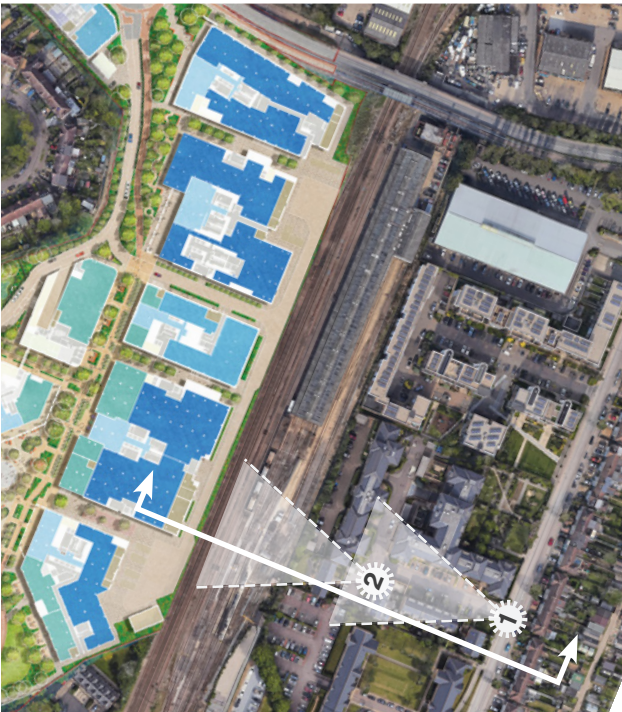


- 2.15 Plot 5 is 80m away from the facing elevation of Hampden Gardens and is 203m away from the Cromwell Road properties.
- 2.16 The building would be obscured from view at various locations by the buildings of Hampden Gardens.



Plot 5 Site Section [Illustrative Scheme]

- Maximum Parameter
- Flue Zone



Plot 5 Key Plan NTS [Illustrative Masterplan]



Plot 5 Indicative View 1 [Illustrative Scheme]

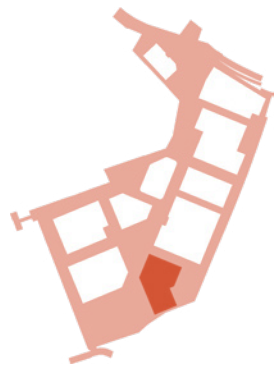


Plot 5 Indicative View 2 [Illustrative Scheme]

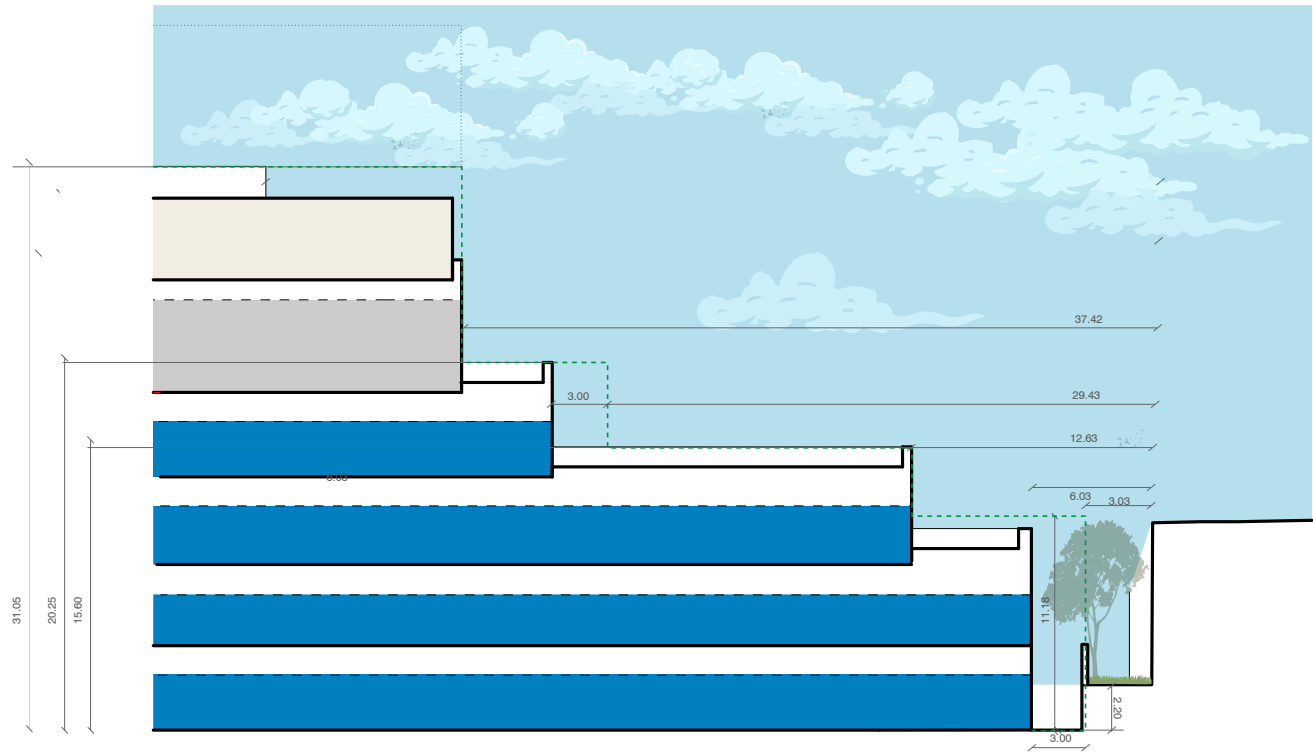
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 6 - Sleaford Street



- 2.17 A neighbouring relationship would be established between two side elevations of Plot 6 and 150 Sleaford Street. The effect that this relationship would have is limited by the massing set-backs at levels 2, 3 and 4 that would be secured by parameter plan.
- 2.18 The massing strategy is supported by Design Codes 5.6.8-5.6.10 which seek to secure:
- Consideration of daylighting and amenity for neighbouring properties which must be demonstrated at reserved matters application stage
 - Demonstration of how overlooking from windows and terraces facing Sleaford Street will be managed and mitigated.
 - Limits on first and second floor windows facing Sleaford Street to only those required to meet the relevant internal lighting requirements that could not be met by any other solution than the inclusion of said windows.
 - Strategies to limit visibility out of any windows required and allowed under DC 5.6.10.
- 2.19 The relationship created between Plot 6 and the properties to the south at Sleaford Street is different to all others within this document in that it creates enclosure to the side of the residential properties and gardens and as such does not directly create a space enclosed by both it and the residential properties. To this end this condition is excluded from the later comparator study. The near elevation of Plot 6 would extend approximately halfway along the length of the Sleaford Street garden perimeter. The gardens to the rear of the Sleaford Street would remain open to the east. This condition is demonstrated by the kinetic view on the next page.



Plot 6 Site Section [Illustrative Scheme]

--- Maximum Parameter
..... Flue Zone



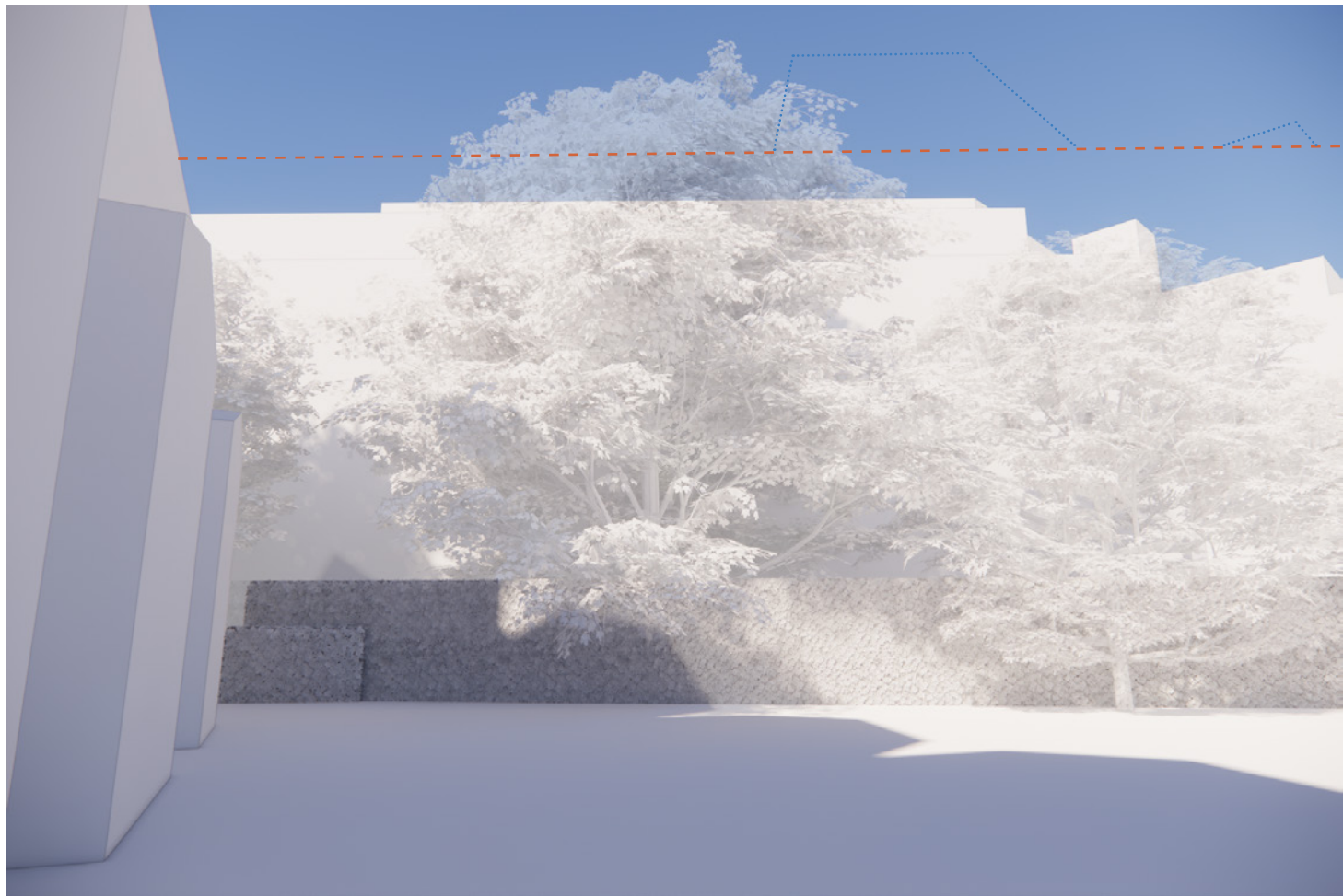
Plot 6 Key Plan NTS [Illustrative Masterplan]

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 6 - Sleaford Street

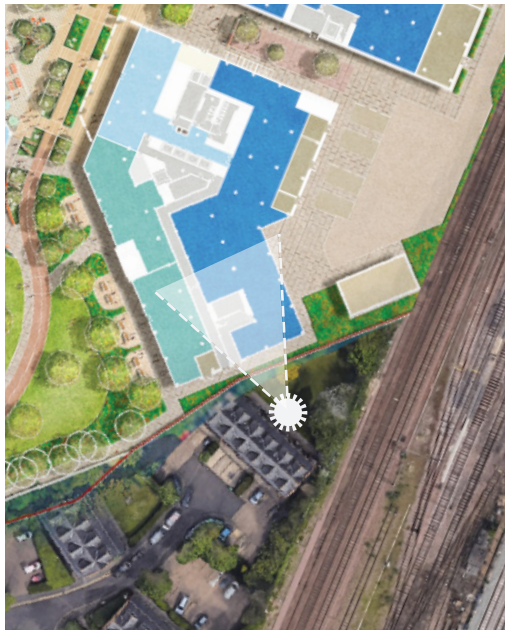
----- Maximum Parameter
..... Flue Zone



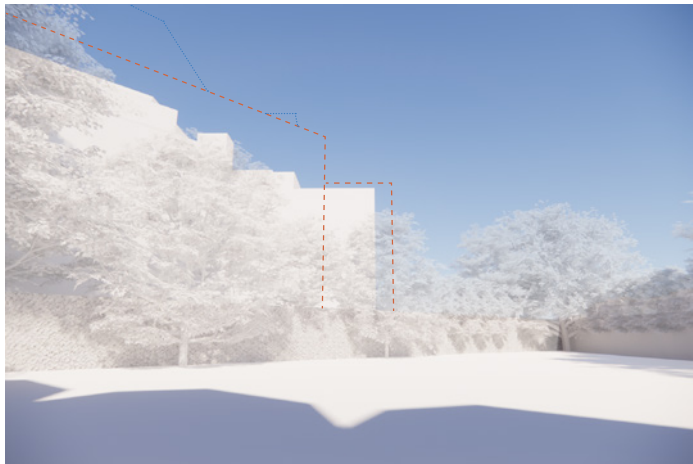
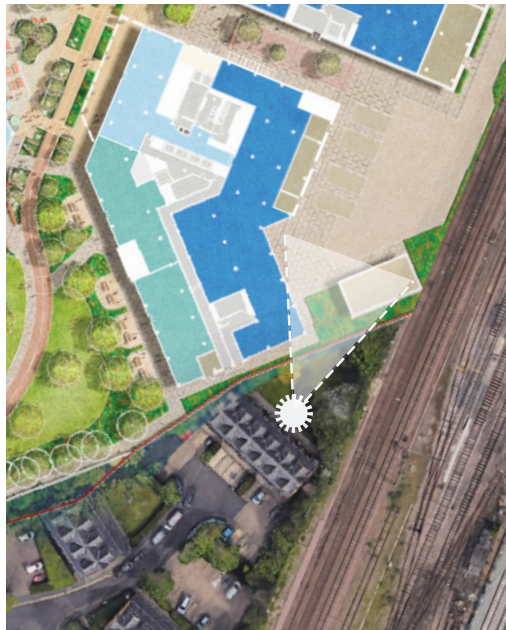
Plot 6 Indicative View from the Garden of 140-160 Sleaford Street, towards Plot 6
[Illustrative Scheme with existing and proposed trees]



Plot 6 Indicative View from the Garden of 140-160 Sleaford Street, 45° right
[Illustrative Scheme with existing and proposed trees]



Plot 6 Indicative View from the Garden of 140-160 Sleaford Street, towards Plot 6
[Illustrative Scheme with existing trees]

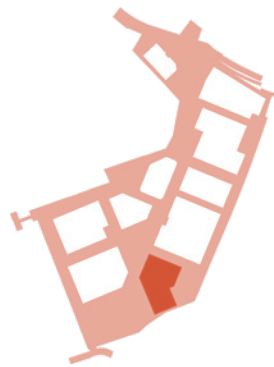


Plot 6 Indicative View from the Garden of 140-160 Sleaford Street, 45° right
[Illustrative Scheme with existing trees]

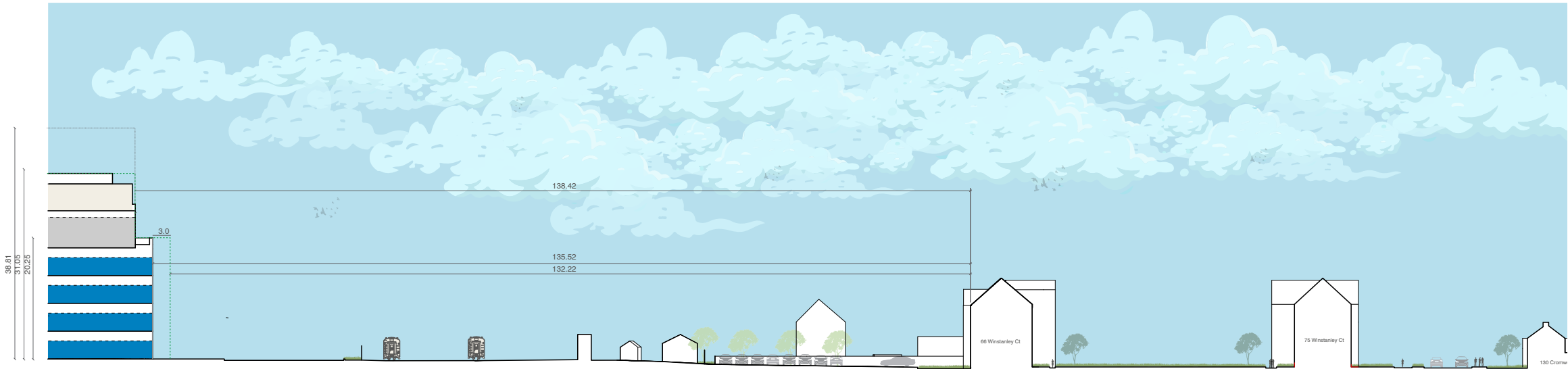
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 6 - Railway to Cromwell Street



2.20 Plot 6 is 132m away from the facing elevation of Winstanley Court and is 226m away from the Cromwell Road properties. The building would be masked from view by the nearest buildings at Winstanley Court



Plot 6 Site Section [Illustrative Scheme]
--- Maximum Parameter



Plot 6 Key Plan NTS [Illustrative Masterplan]



Plot 6 Indicative View 1 [Illustrative Scheme]

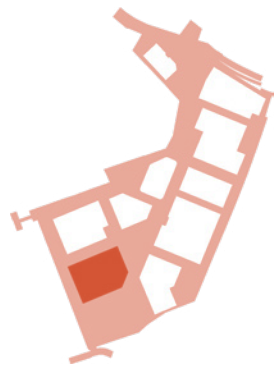


Plot 6 Indicative View 2 [Illustrative Scheme]

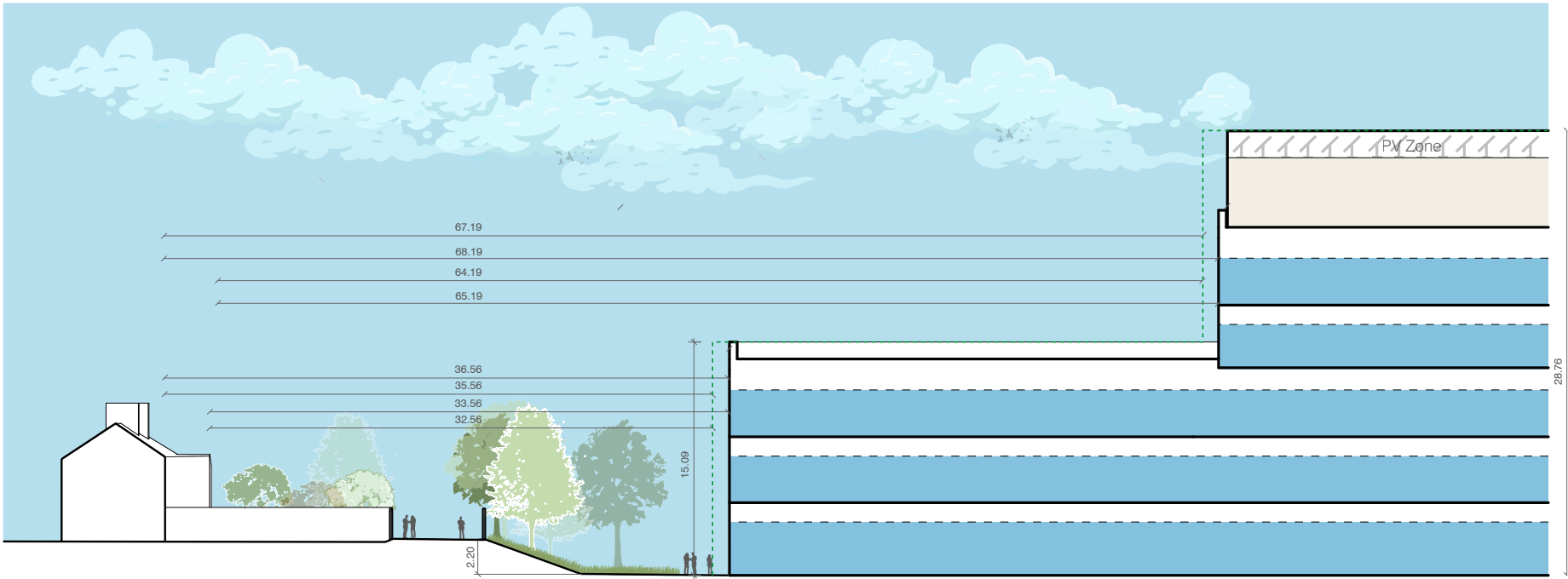
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

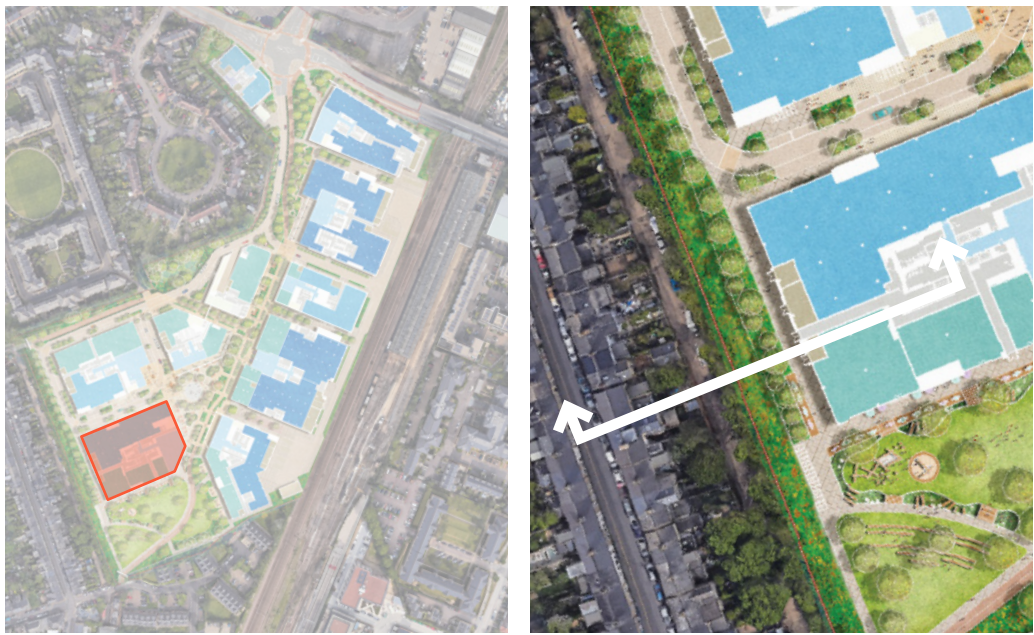
Plot 7 - Ropewalk and York Street



- 2.21 Plot 7 is set away from the boundary with Ropewalk and has a three-storey elevation facing the rear elevation of the York Street terraces. Levels 4-6 are significantly set-back behind the three-storey facing elevation creating visual separation between this element and the York Street terraces.
- 2.22 The nearest elevation creates an enclosure ratio of 1:2.8 and the set back elevation creates an enclosure ratio of 1:2.6.
- 2.23 Design Code 5.7.12-5.7.13 seek to secure:
- Consideration of daylighting and amenity for neighbouring properties which must be demonstrated at reserved matters application stage
 - Demonstration of how overlooking from windows and terraces facing York Street will be managed and mitigated.
- 2.24 Dimensionally, the condition created by the nearest element of the Maximum Parameters is comparable to conditions created between the rear facing elevations of Brooklands Avenue and B1, Brooklands (Comparator B, p30).
- 2.25 The massing of the Maximum Parameters of the set back elevation would create an enclosure ratio comparable to that created between the rear facing elevations of Clarendon Road and the setback elements of B2, Brooklands (Comparator A, p29).



Plot 7 Site Section [Illustrative Scheme]
--- Maximum Parameter



Plot 7 Key Plan NTS [Illustrative Masterplan]

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 7 - Ropewalk and York Street

----- Maximum Parameter



Plot 7 Indicative View from 40 York Street
[Illustrative Scheme, with existing trees]



Plot 7 Key Plan NTS [Illustrative Masterplan]

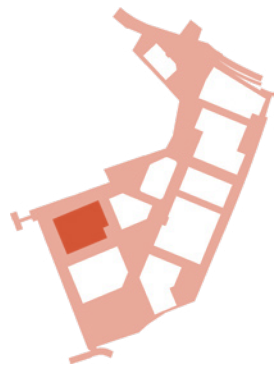


Plot 7 Indicative View from 40 York Street [Illustrative Scheme, with existing and proposed trees]

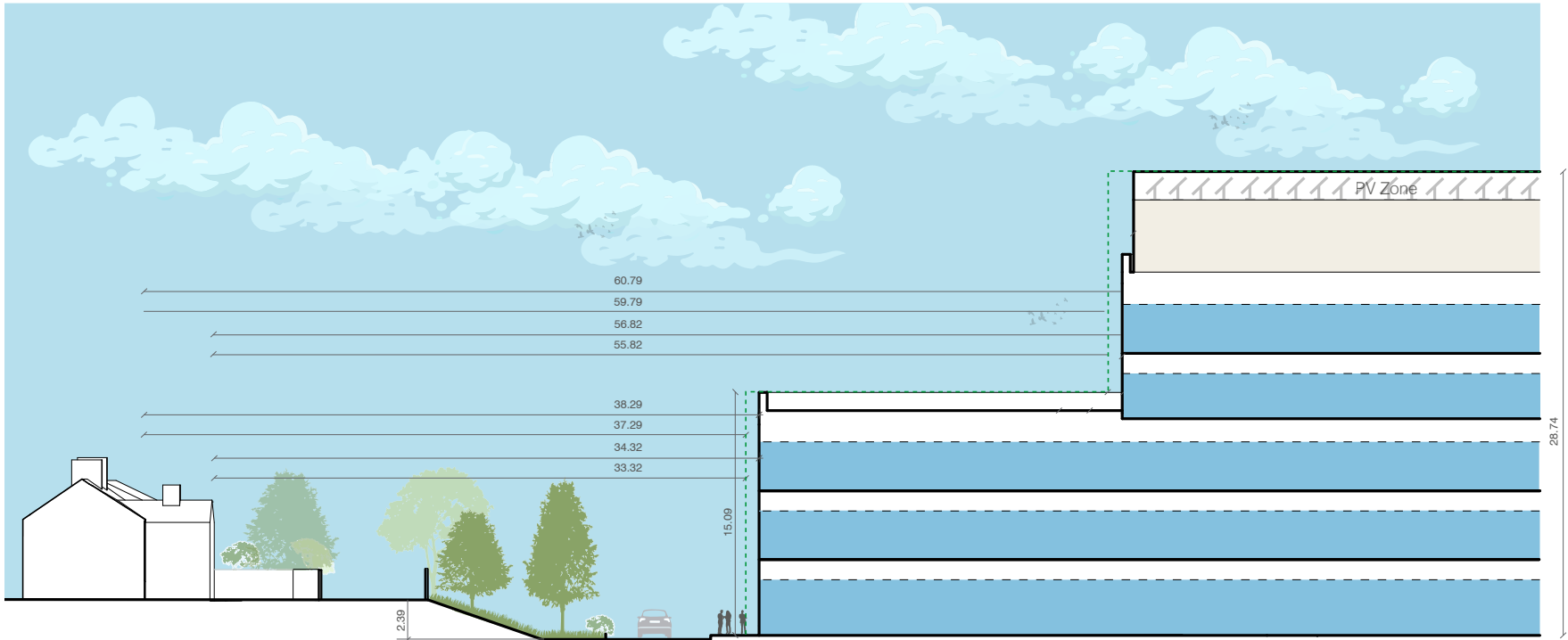
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 8 - Ropewalk and York Street



- 2.26 Plot 8 is set away from the boundary with Ropewalk and has a three-storey elevation facing the rear elevation of the York Street terraces. Levels 4-6 are significantly set-back behind the three-storey facing elevation creating significant separation between this element and the York Street terraces.
- 2.27 The nearest elevation creates an enclosure ratio of 1:2.8 and the set back elevation creates an enclosure ratio of 1:2.6.
- 2.28 Design Codes 5.7.12-5.7.13 seek to secure:
- Consideration of daylighting and amenity for neighbouring properties which must be demonstrated at reserved matters application stage
 - Demonstration of how overlooking from windows and terraces facing York Street will be managed and mitigated.
- 2.29 The massing of the nearest element of the Maximum Parameters would create an enclosure ratio comparable to that created between the rear facing elevations of Clarendon Road and the setback elements of B2, Brooklands (Comparator A, p29).
- 2.30 The massing of the set back element of the Maximum Parameters would create an enclosure ratio comparable to that created between the rear facing elevations of 128 Mill Road and the nearest elevation of Block A, Mill Yard (comparator G, p35).



Plot 8 Site Section [Illustrative Scheme]
--- Maximum Parameter



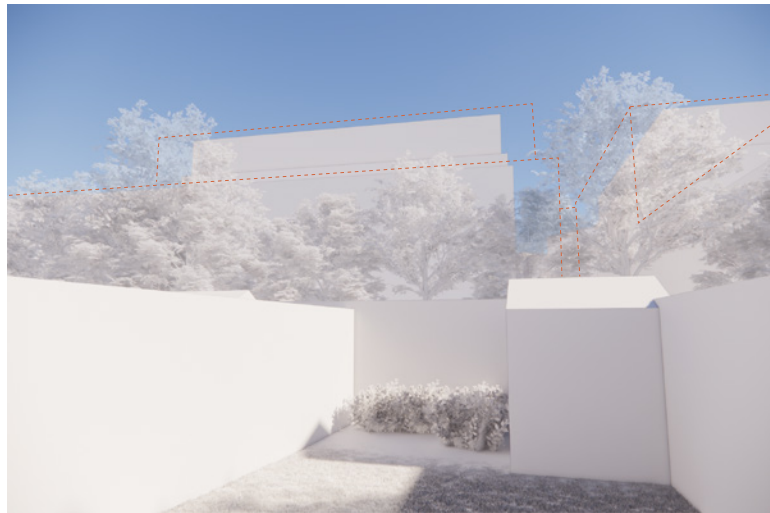
Plot 8 Key Plan NTS [Illustrative Masterplan]

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 8 - Ropewalk and York Street

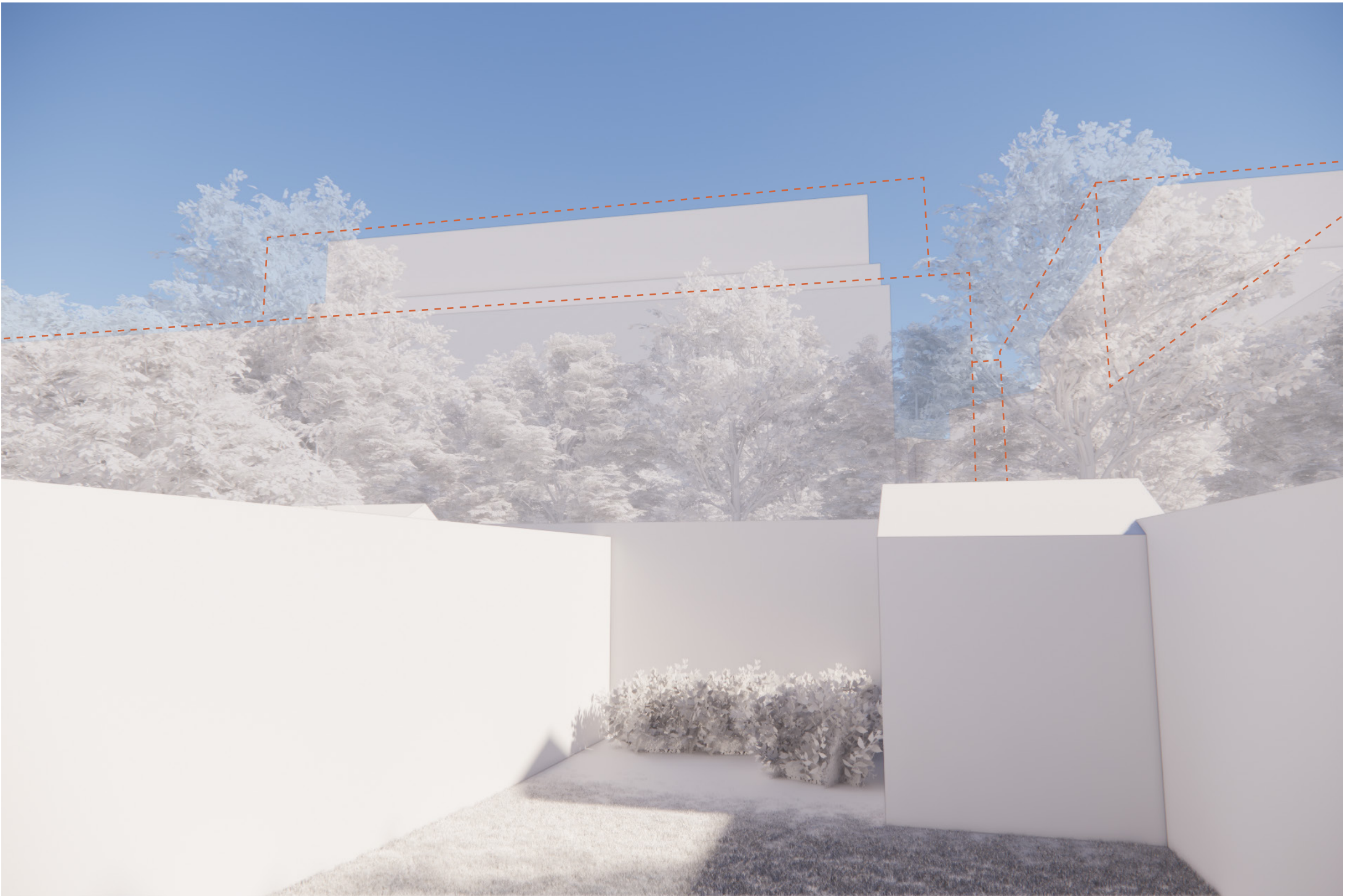
----- Maximum Parameter



Plot 8 Indicative View from 68 York Street
[Illustrative Scheme, with existing trees]



Plot 8 Key Plan NTS [Illustrative Masterplan]

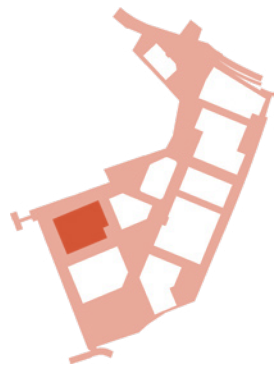


Plot 8 Indicative View from 68 York Street [Illustrative Scheme, with existing and proposed trees]

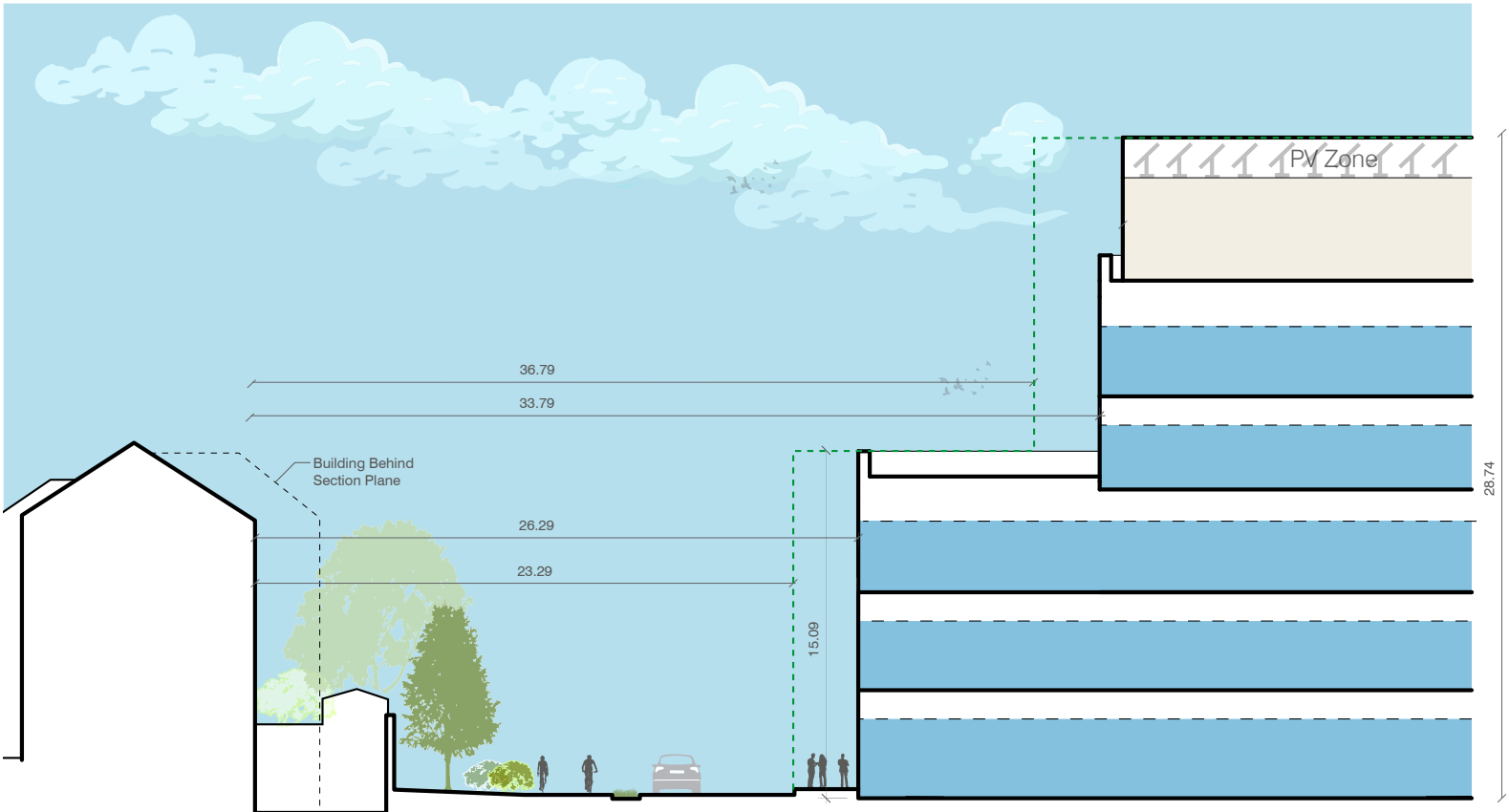
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 8 - St Matthew's Gardens



- 2.31 Plot 8 is set separated from St Matthew's gardens by an enhanced planting buffer and public realm. The upper three storeys are set back from the lower levels by 10.5m.
- 2.32 The nearest elevation creates an enclosure ratio of 1:1.5 and the set back elevation creates an enclosure ratio of 1:1.1.
- 2.33 Design Codes 5.8.4-5.8.8 seek to secure:
- Consideration of daylighting and amenity for neighbouring properties which must be demonstrated at reserved matters application stage
 - Demonstration of how overlooking from windows and terraces facing St Matthew's Gardens will be managed and mitigated.
- 2.34 Dimensionally, the condition created by the nearest element of the Maximum Parameters is comparable to conditions created between the rear facing elevations of 134 Mill Road and the set back elevation of Block B, Mill Yard (Comparator F, p34).
- 2.35 The massing of the set back elevation of the Maximum Parameters would create an enclosure ratio comparable to that created between the rear facing elevations of 63-71 Hills Road and the primary elevation of 10 Station Road (Comparator J, p38)



Plot 8 Site Section [Illustrative Scheme]

--- Maximum Parameter



Plot 8 Key Plan NTS [Illustrative Masterplan]

Appendix A - Neighbouring Conditions
2.0 Proposed Boundary Conditions
Plot 8 - St Matthew's Gardens

----- Illustrative Scheme
- - - - - Maximum Parameter



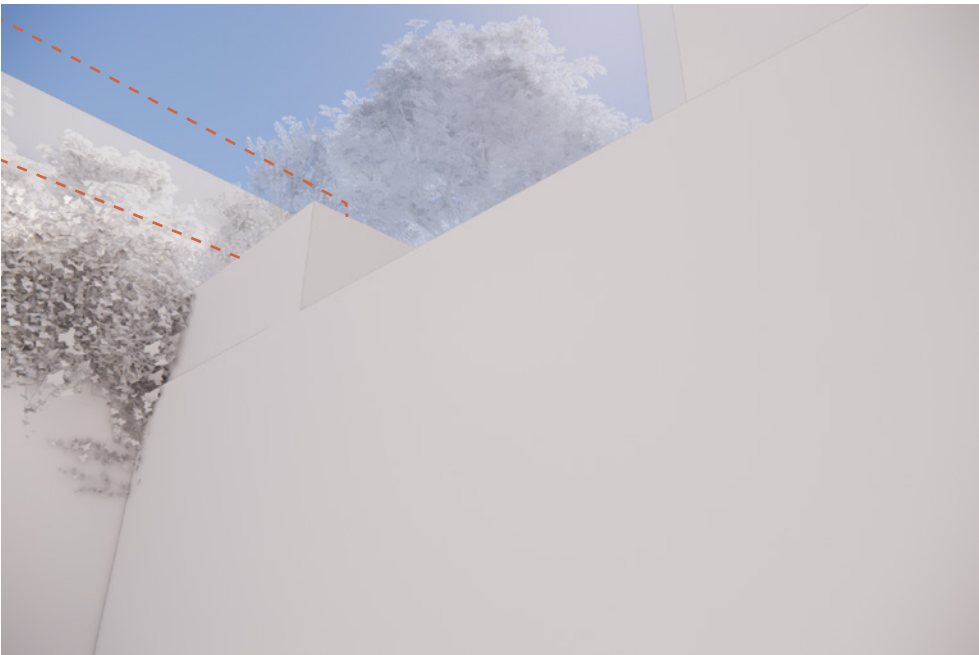
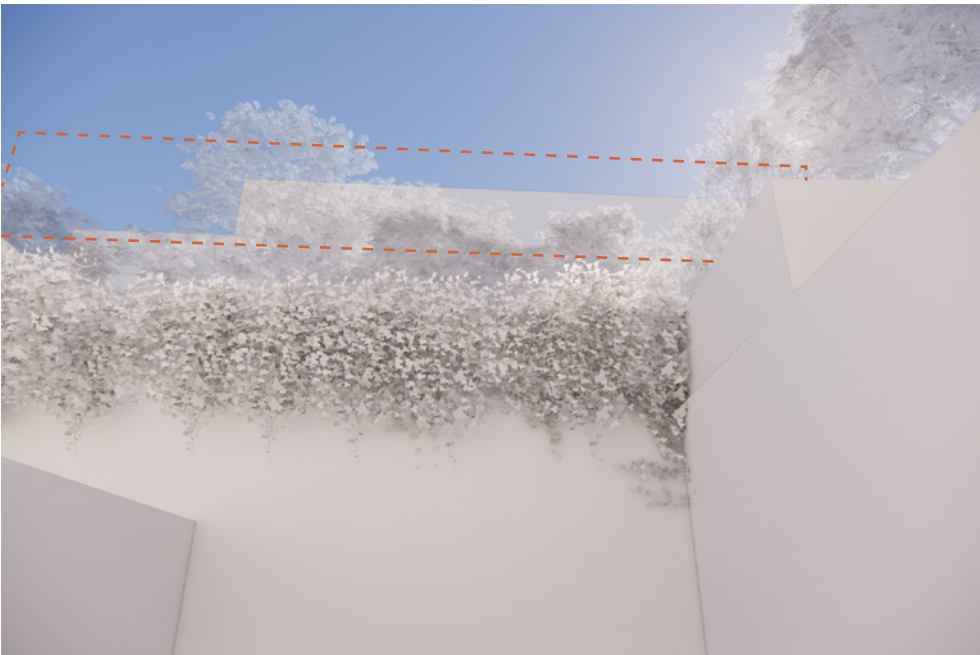
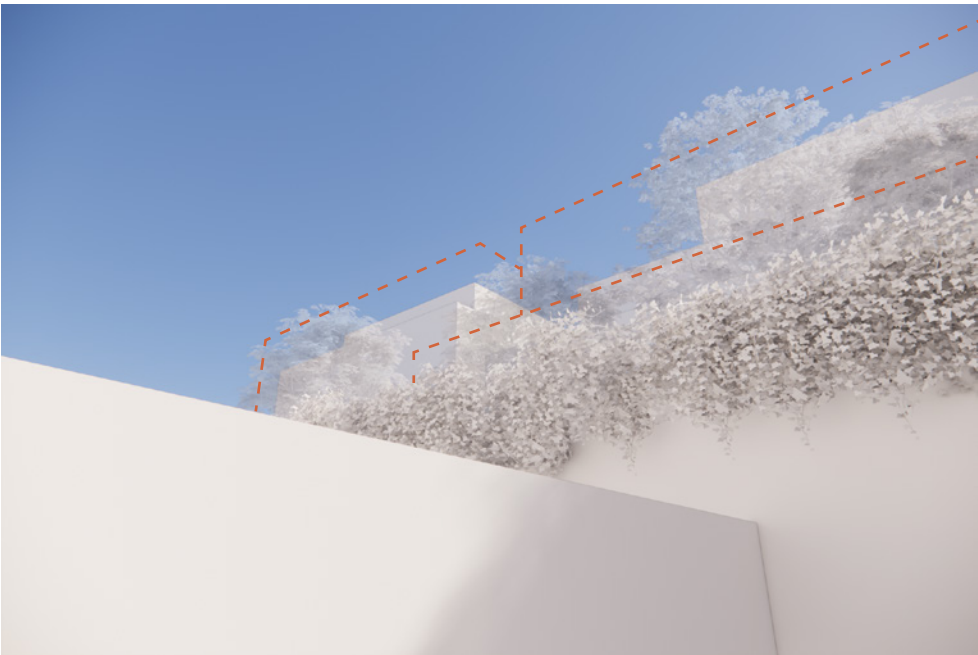
Plot 8 Kinetic View from 175 St Matthew's Gardens, 45° Left, with existing and proposed trees



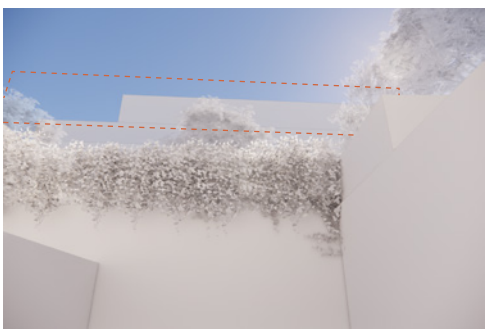
Plot 8 Kinetic View from 175 St Matthew's Gardens, Centre, with existing and proposed trees



Plot 8 Kinetic View from 175 St Matthew's Gardens, 45° Right, with existing and proposed trees



Plot 8 Kinetic View from 175 St Matthew's Gardens, 45° Left, with existing trees



Plot 8 Kinetic View from 175 St Matthew's Gardens, Centre, with existing trees

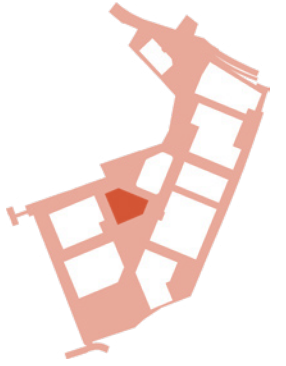


Plot 8 Kinetic View from 175 St Matthew's Gardens, 45° Right, with existing trees

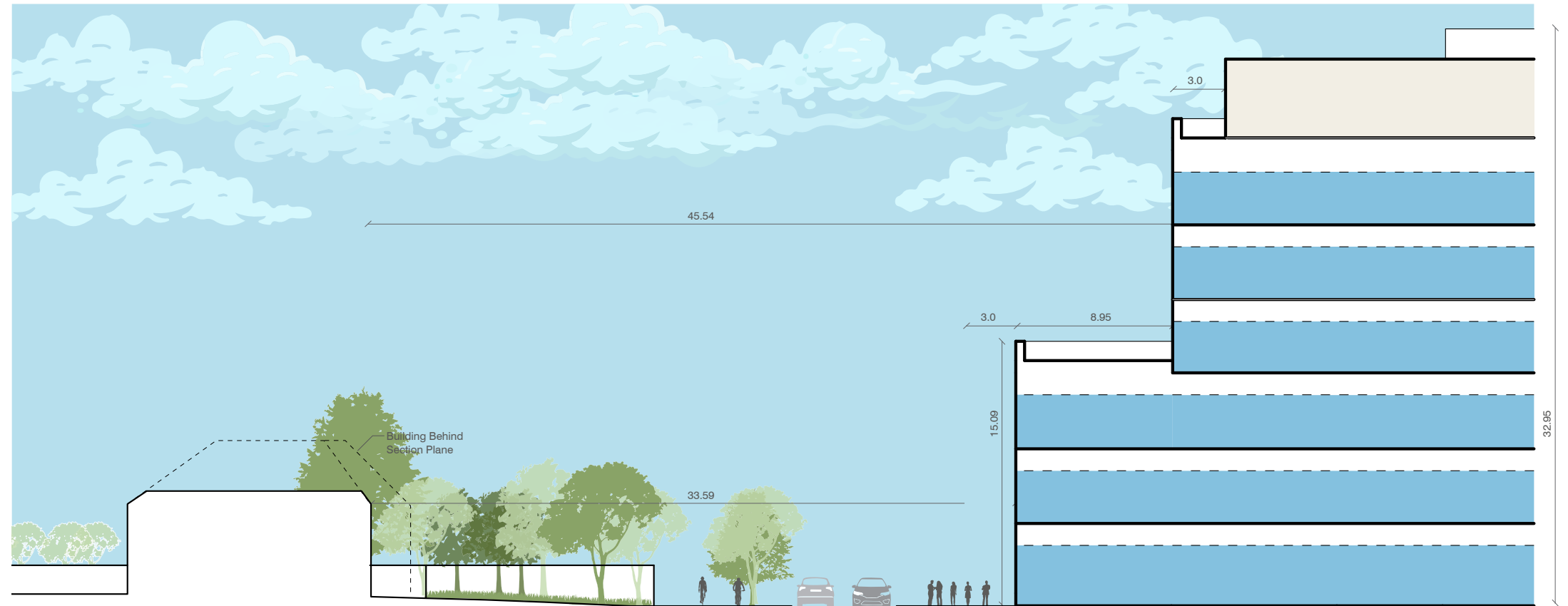
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 9 - St Matthew's Gardens



- 2.36 The leading three storey edge of the maximum parameter of Plot 9 is set 26m from the nearest element of 165-165 St Matthew's Gardens. The facing elevation of Plot 9 at levels 3 to 6 is set identically in plan in the illustrative scheme and maximum parameter such that the tallest part of the building is unable to deviate from the line set out by the illustrative scheme.
- 2.37 The nearest elevation creates an enclosure ratio of 1:2.4 and the set back elevation creates an enclosure ratio of 1:1.4.
- 2.38 Design Code 5.9.5-5.9.7 seek to secure:
- Consideration of daylighting and amenity for neighbouring properties which must be demonstrated at reserved matters application stage.
 - Demonstration of how overlooking from windows and terraces facing York Street will be managed and mitigated.
 - Areas of inaccessible green roof at the third floor set-back to increase visual separation from neighbouring gardens.
- 2.39 The condition created by the nearest element of the Maximum Parameters would create an enclosure ratio comparable to that created between the rear facing elevations of Brooklands Avenue and the primary elevation B1, Brooklands (Comparator B, p30).
- 2.40 The massing of the set back element of Maximum Parameters would create an enclosure ratio comparable to that created between the rear facing elevations of 134 Mill Road and the set back elevation of Block B, Mill Yard (Comparator F, p34).



Plot 9 Site Section [Illustrative Scheme]

--- Maximum Parameter



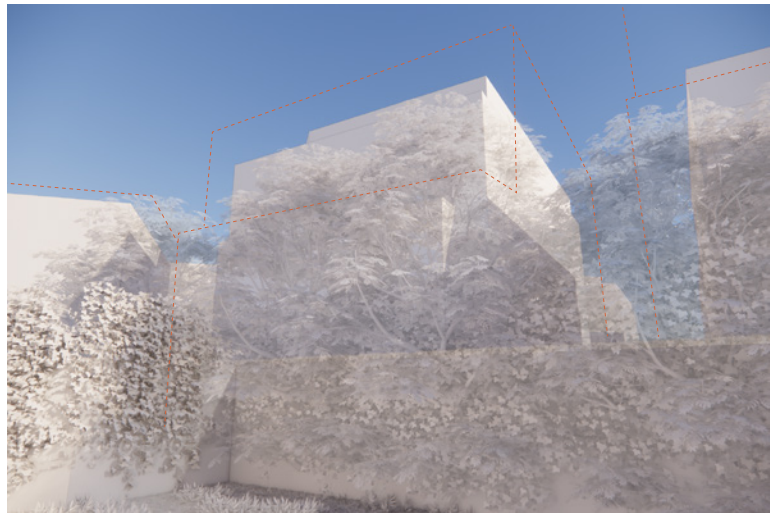
Plot 9 Key Plan NTS [Illustrative Masterplan]

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 9 - St Matthew's Gardens

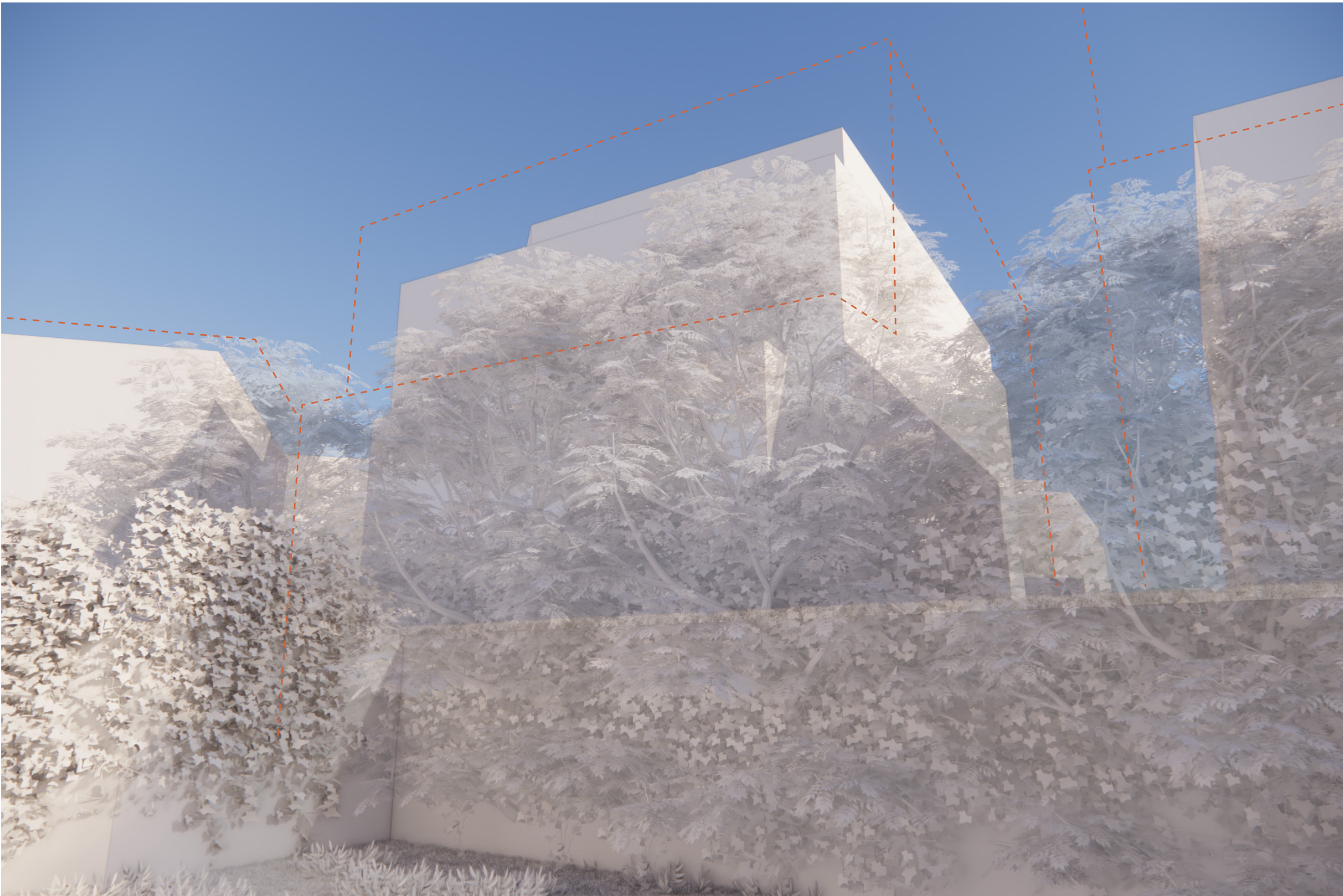
----- Maximum Parameter



Plot 9 Indicative View from 161 St Matthew's Gardens
[Illustrative Scheme, with existing trees]



Plot 9 Key Plan NTS [Illustrative Masterplan]

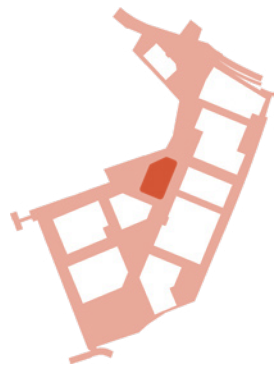


Plot 9 Indicative View from 161 St Matthew's Gardens [Illustrative Scheme, with existing and proposed trees]

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 10 - Silverwood Close



- 2.41 The leading edge of the maximum parameter of Plot 10 is set 27.1m from the nearest element of 36 Silverwood Close (not shown in section). There is no variance between the illustrative scheme and the maximum parameter at the elevation of the Plot 10 that would directly face Silverwood Close. The plot is shaped such that longer views into are appreciable to either side of the nearest facing elevation as shown in the kinetic views.
- 2.42 Section 5.10 of the Design Code acknowledges the necessity for high quality design in this location that would suitably address its prominence in views from the site entrance and relationship with residential neighbours.
- 2.43 The building creates an enclosure ratio of 1:1.3
- 2.44 Design Codes 5.10.7-5.10.14 address neighbouring conditions and seek to secure:
- Consideration of daylighting and amenity for neighbouring properties
 - How overlooking from the upper levels facing St Matthews Gardens and Silverwood Close will be managed and mitigated.
 - A high standard of design quality
 - How light and noise from the car park will be effectively managed.
 - The mitigation of overlooking conditions
- 2.45 The massing of the Maximum Parameters would create an enclosure ratio comparable to that created between the rear facing elevations of 127-159 New Street and the primary elevation of 180-190 Newmarket Road (Comparator J, p38). The length of the facing elevation of the comparator is 116m whilst the facing elevation of Plot 10 is 33.5m and so the overall enclosure in three dimensions would considerably less than that found at the comparator.



Plot 10 Site Section [Illustrative Scheme]

--- Maximum Parameter



Plot 10 Key Plan NTS [Illustrative Masterplan]

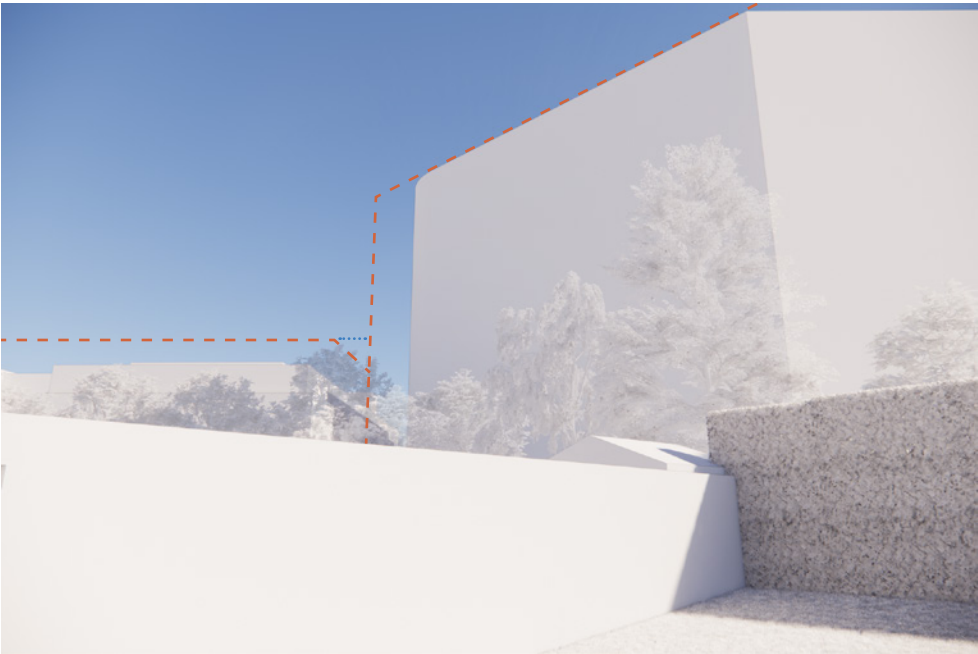
Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 10 - 34 Silverwood Close

Maximum Parameter

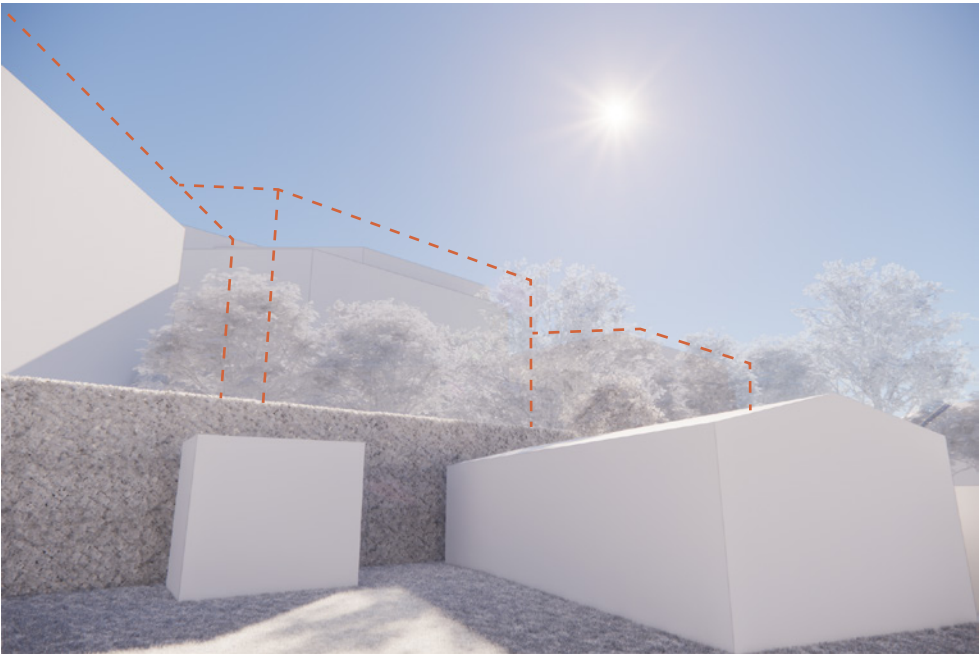
Flue Zone



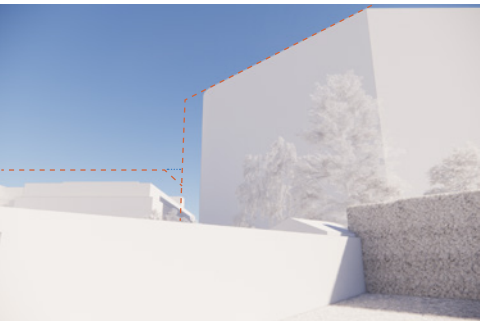
Plot 10 - 34 Silverwood Close - Kinetic View 45° Left, with existing and proposed trees



Plot 10 - 34 Silverwood Close - Kinetic View Centre, with existing and proposed trees



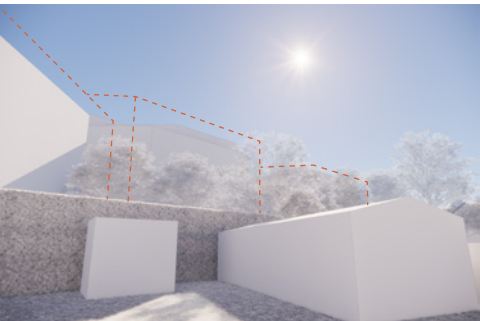
Plot 10 - 34 Silverwood Close - Kinetic View 45° Right, with existing and proposed trees



Plot 10 - 34 Silverwood Close - Kinetic View 45° Left, with existing trees



Plot 10 - 34 Silverwood Close - Kinetic View Centre, with existing trees



Plot 10 - 34 Silverwood Close - Kinetic View 45° Right, with existing trees

Appendix A - Neighbouring Conditions

2.0 Proposed Boundary Conditions

Plot 10 - 39 Silverwood Close

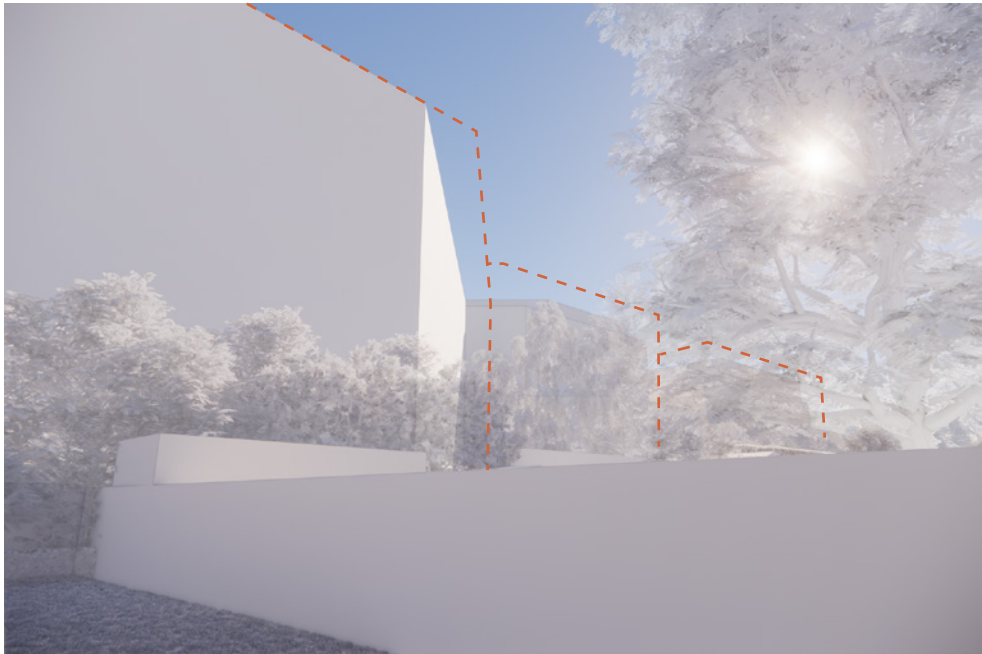
----- Maximum Parameter



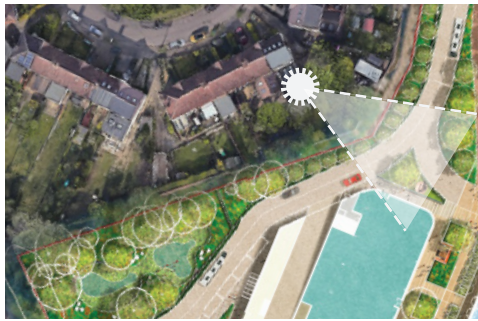
Plot 10 - 39 Silverwood Close - Kinetic View 45° Left, with existing and proposed trees



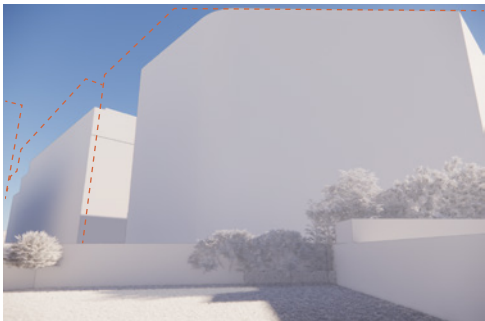
Plot 10 - 39 Silverwood Close - Kinetic View Centre, with existing and proposed trees



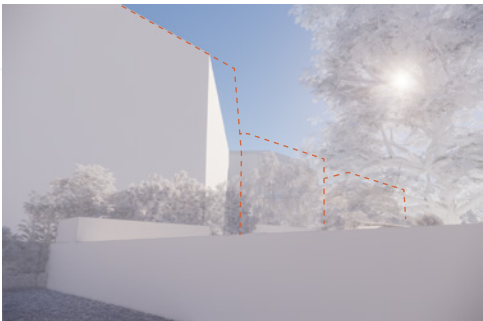
Plot 10 - 39 Silverwood Close - Kinetic View 45° Right, with existing and proposed trees



Plot 10 - 39 Silverwood Close - Kinetic View 45° Left, with existing trees



Plot 10 - 39 Silverwood Close - Kinetic View Centre, with existing trees



Plot 10 - 39 Silverwood Close - Kinetic View 45° Right, with existing trees