

1 Scheme Evolution

Following comments received from residents at the recent set of consultation events, we have made a number of changes to further address potential concerns of residents to the north of the site.

Massing

Following discussions with residents, we received a number of comments that the massing of the buildings closest to the site boundary was still imposing. To try and address this we have removed massing from the aspects of Block 5C which are closest to residential properties to the north of the site and replaced it on building 5B set further back.

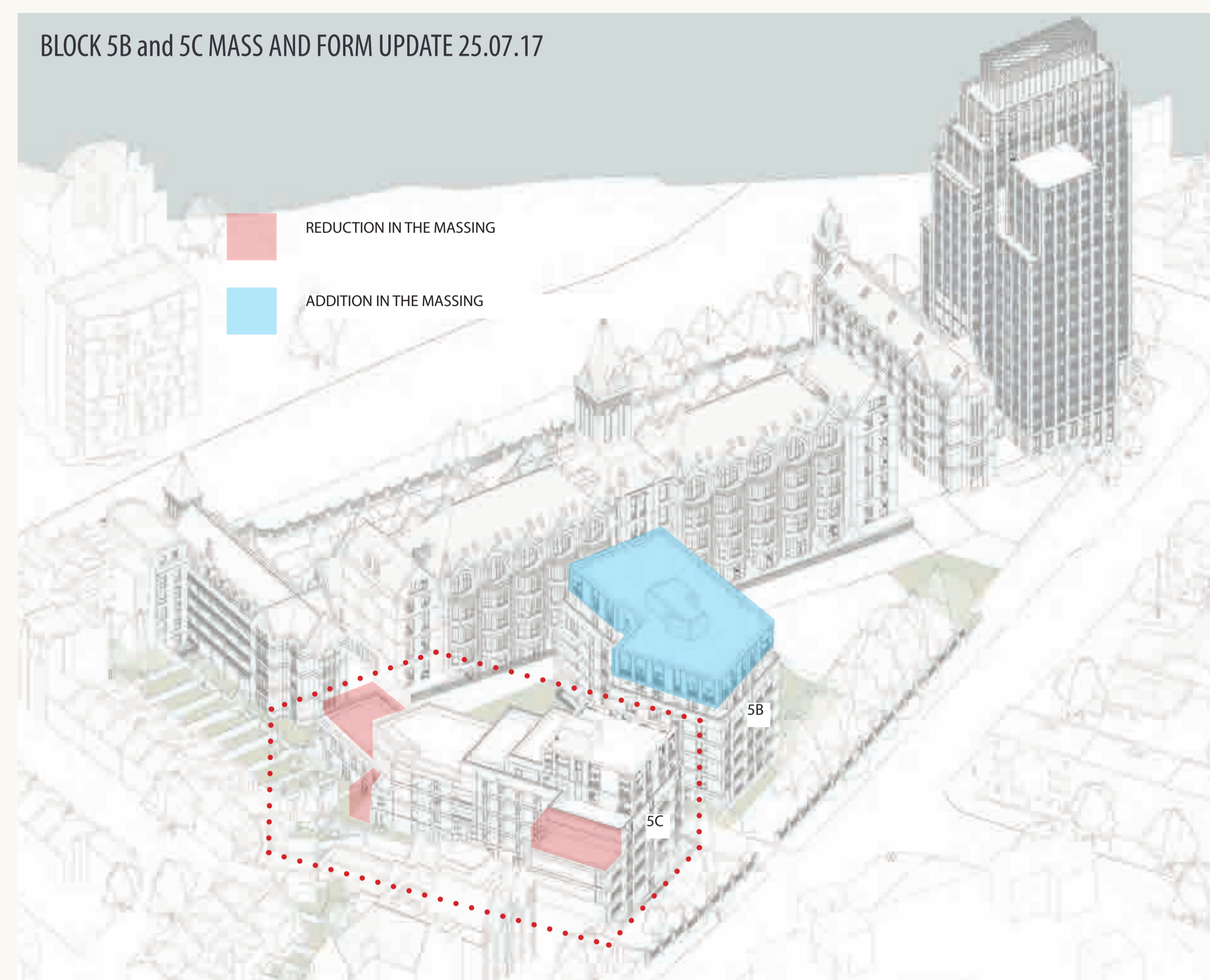
This aims to improve view lines from these properties on the northern boundary and set the higher points of the nearby buildings further back.

Facade treatment

A number of residents had concerns about privacy and overlooking from the buildings on the north of the site. We have made a number of suggested amendments to the facade of building 5C since we presented the scheme in July in response to concerns of overlooking. These are set out in more detail later in the boards.

North wing gallery

Concerns were raised with the open gallery proposed for the north wing which was previously proposed to be open. We have come up with a number of options for how screening can be provided to prevent overlooking. We would like to hear your views on which of these options you would prefer.



Consultation events November 2015

- 5B proposed as 8 storeys across
- 5C proposed as ranging from 4, 5 and 7 storeys



Consultation events July 2017

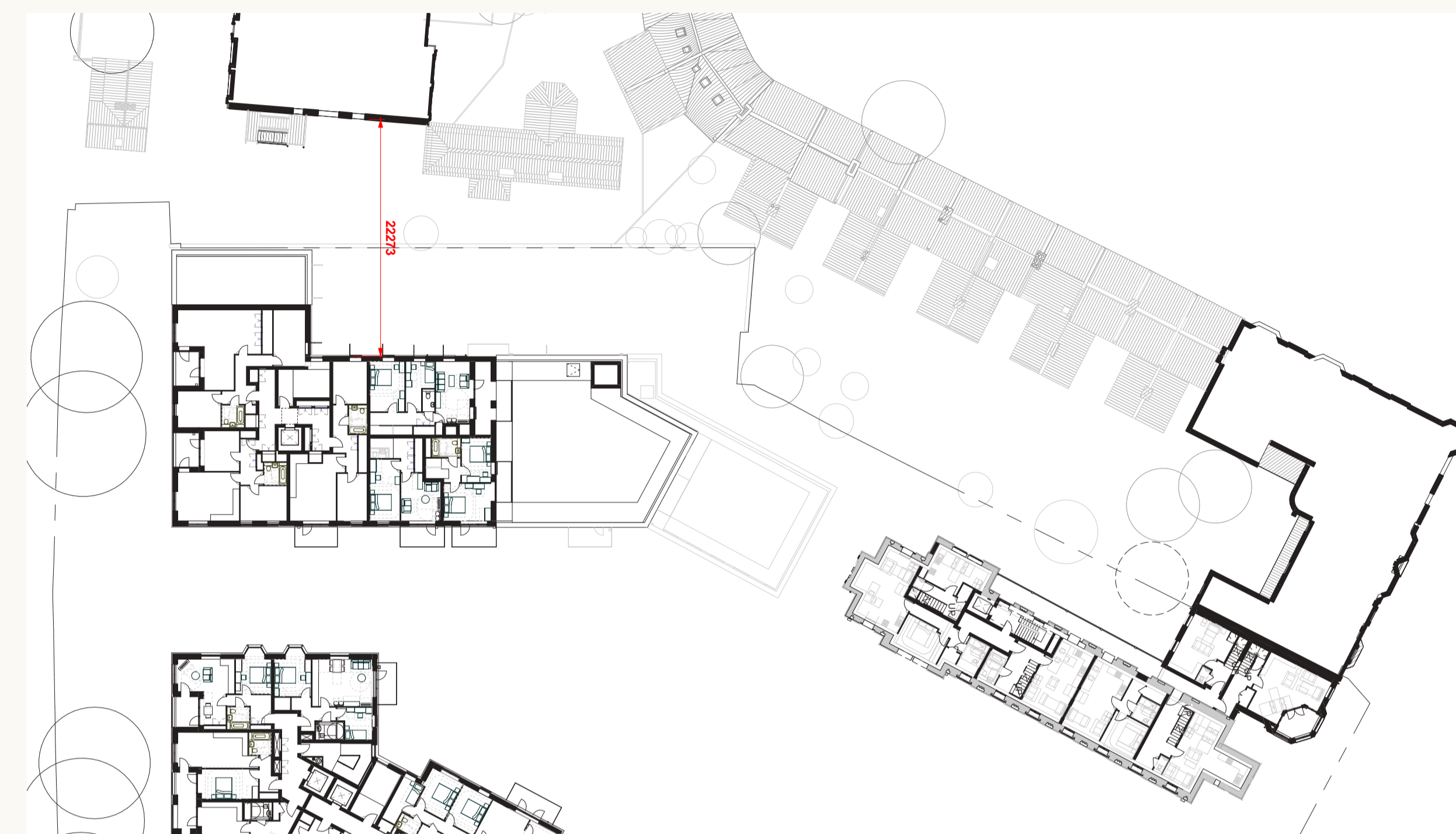
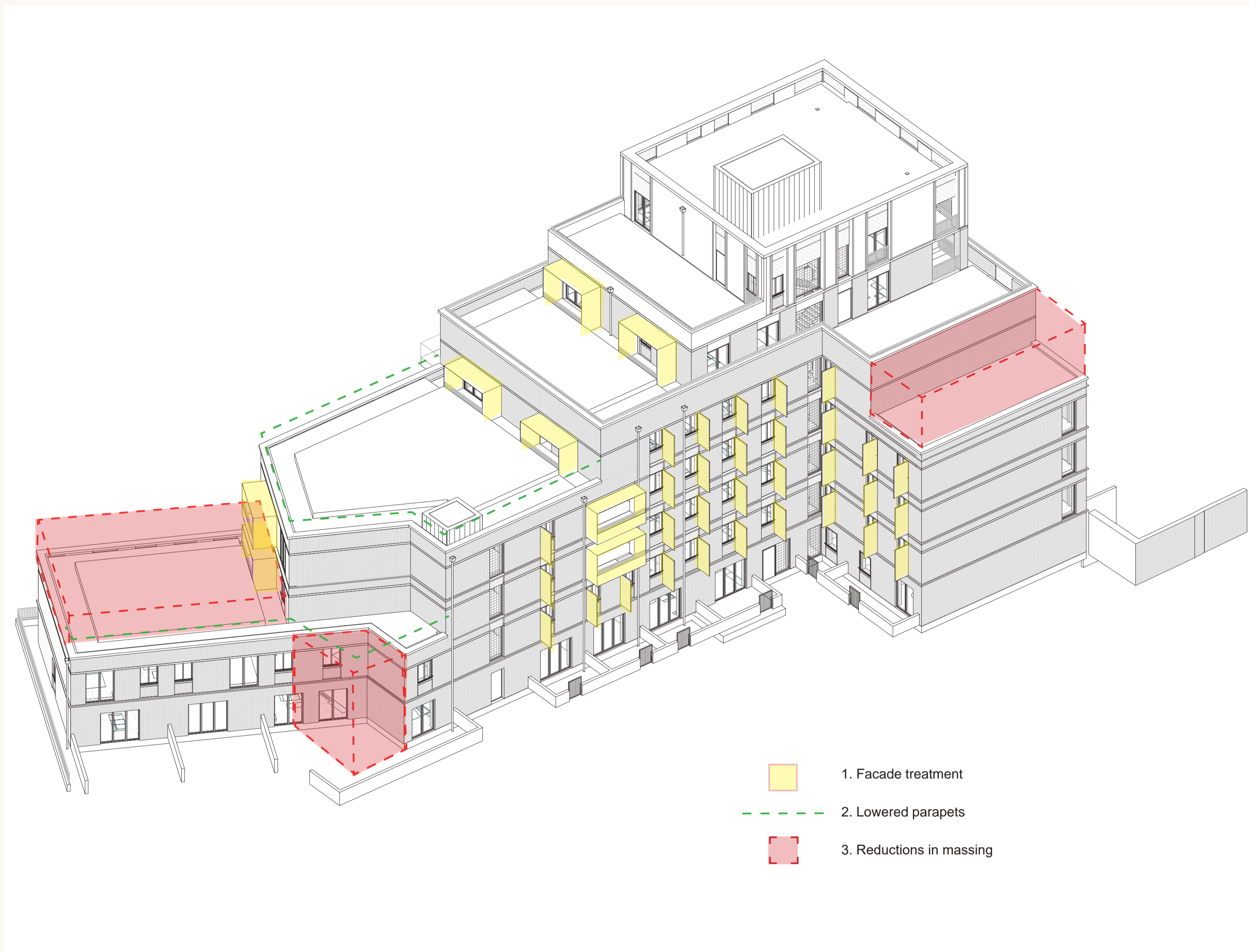
- 5B proposed as 7 storeys
- 5C proposed as staggered from 2 to 7 storeys



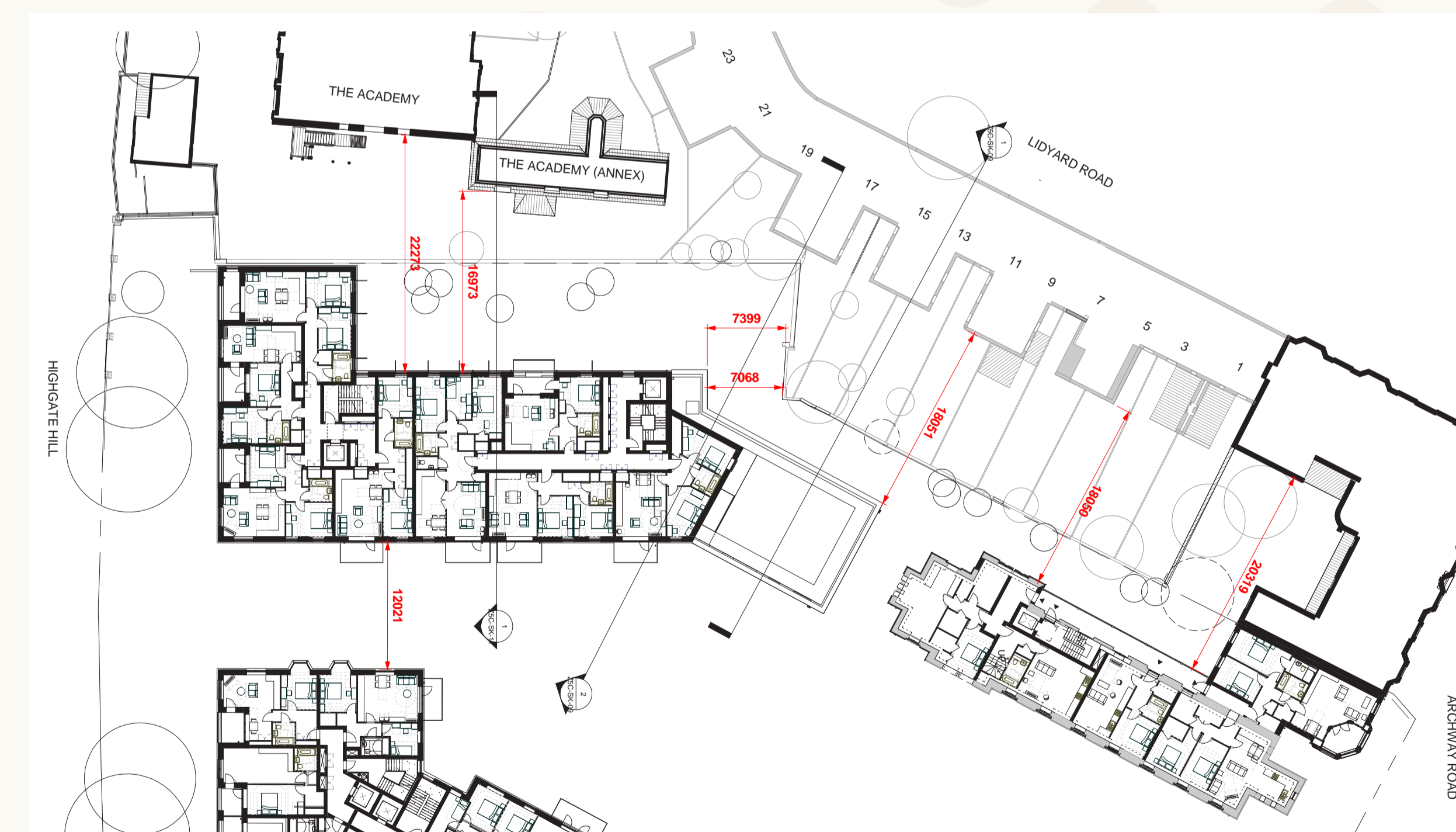
2 Northern Boundary

The sketch below shows the revised plans for building 5C. The yellow additions show the efforts made to add screening to ensure there is added privacy for the neighbouring residential addresses.

The red sections show where massing has been removed to limit the impact on the properties facing onto the site. As shown below, the proposed parapets have also been lowered to reduce their impact on properties to the north.



Block 5C G+4 Plan



Block 5C G+2 Plan

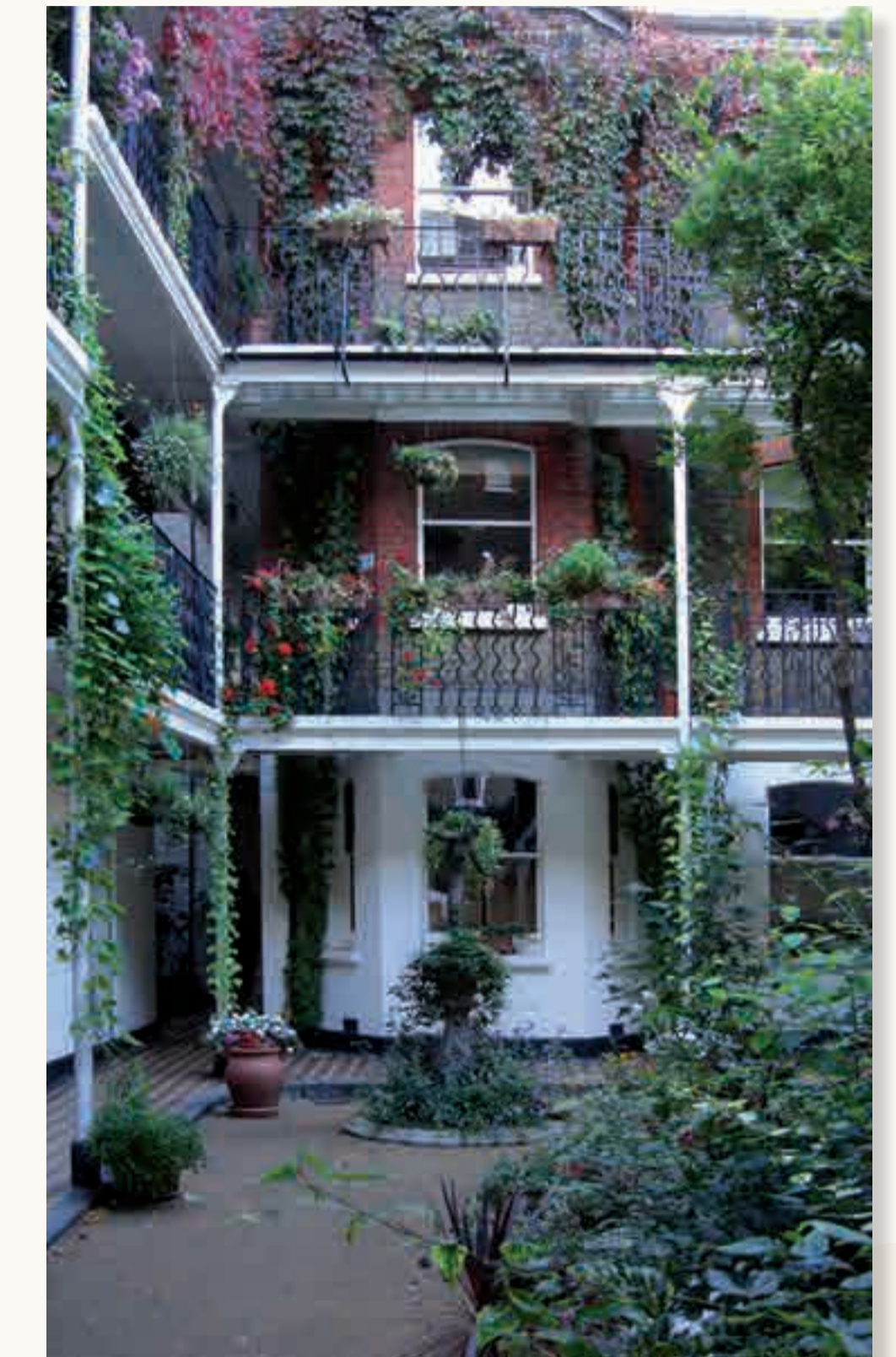
3 North Wing



Proposed Addition to North Wing - view looking north



North wing elevation showing gallery design without any visual screening



Open Walkway precedent

In relation to the new north wing extension, we received comments on the new access gallery facing out to the north of the site. The new access gallery on the north wing was previously designed as a steel framed structure with planting boxes and was intended to be open above balustrade height. The intention was to allow views out from the walkway and also views back to the historic building facade from the neighbouring residential homes and gardens.

In response to feedback, we have come up with a number of options for potential screening and would like to hear your views on these.



Option 01 - Obscured Panel



Option 02 - Timber Louvre



Option 03 - Partially Louvered