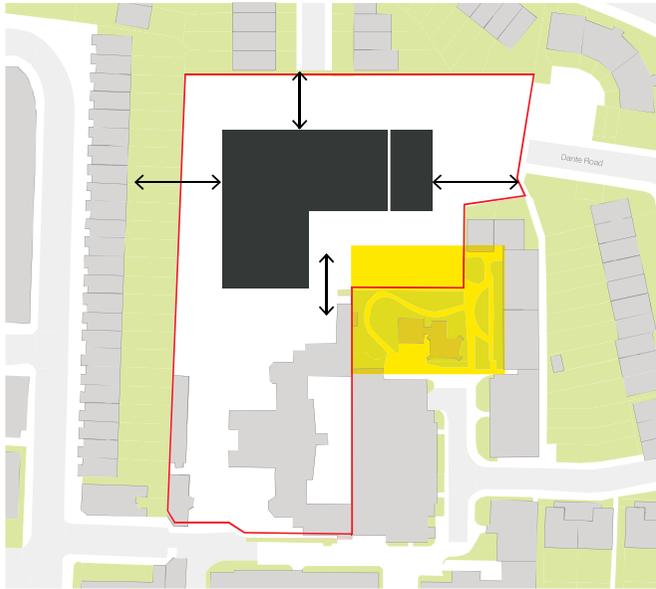


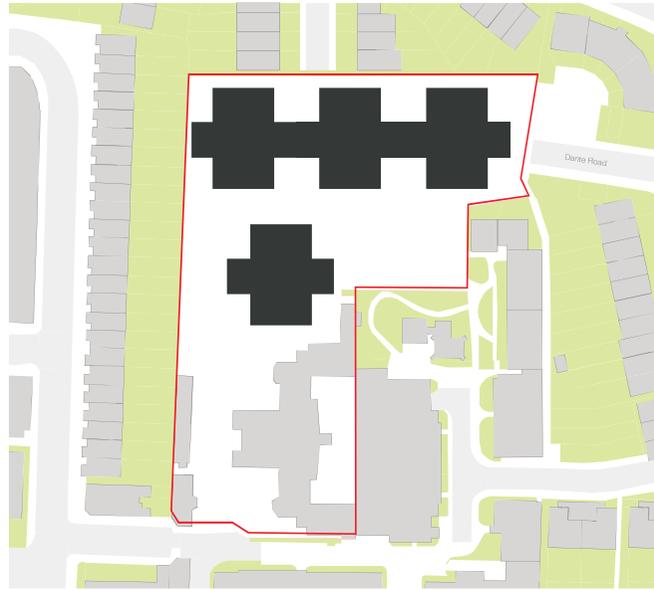
## 03 Developing a logical plan

## Options Tested



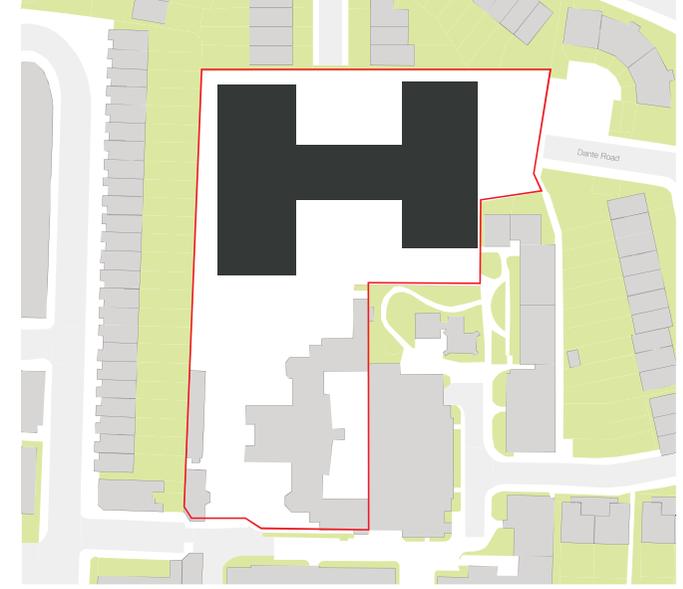
### Mass in the centre of the site

- Locates all the footprint in the centre of the site away from the neighbours
- Achieves low footprint (1500m<sup>2</sup>)
- Max 19m depth blocks limit footprint coverage
- Results a high proportion of single aspect flats
- Creates one large mass, which will dominate the surroundings
- Access routes will go round the outside which minimises possibility of private space



### Dual Aspect Pavilion Blocks

- Uses interconnecting pavilion blocks
- Achieves 100% dual aspect
- Achieves a medium footprint (1900m<sup>2</sup>)
- But geometry doesn't work with the site
- Doesn't create opportunity for through route or reasonable external spaces



### 'H' Block

- Two main 19m deep wings close to the boundary with a connecting bar in the centre
- Achieves high footprint (2100m<sup>2</sup>)
- Results a high proportion of single aspect flats
- Difficult to achieve through route
- Lots of dwellings looking into neighbouring gardens

## Options Tested



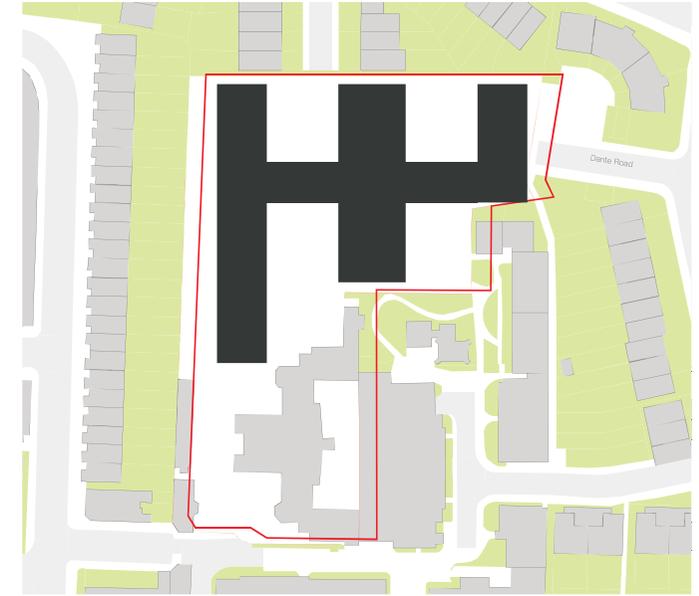
### Layout based on Historic Footprint

- Two thin wings based on hospital footprint with a connecting bar in the centre, and low bar to the west
- Achieves low footprint (1700m<sup>2</sup>)
- Results in a lots of dual aspect flats, but thin blocks are very inefficient
- Difficult to achieve through route



### Interlocking 'L' shapes

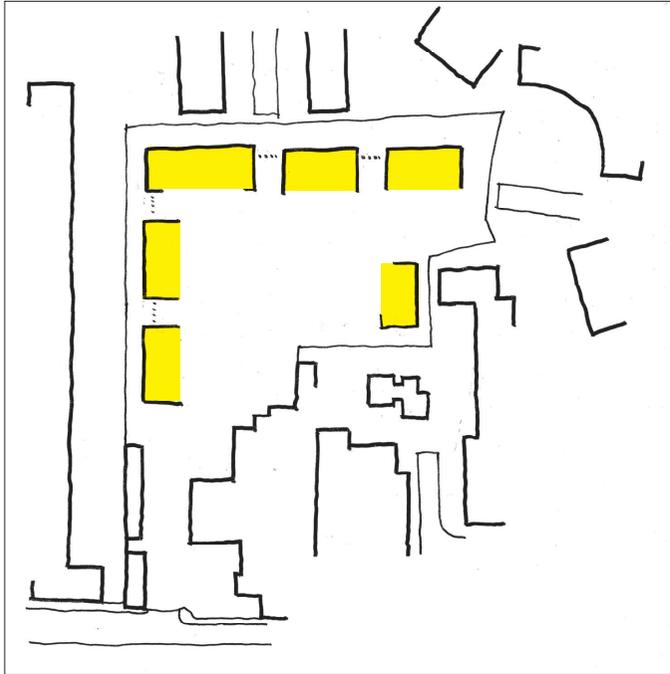
- Two interconnecting 'L' shaped blocks
- Achieves medium footprint (1950m<sup>2</sup>)
- Results a reasonable number of dual aspect flats, but thin blocks are inefficient
- Difficult to achieve through route
- Most of the mass is around the perimeter which will impact on neighbours



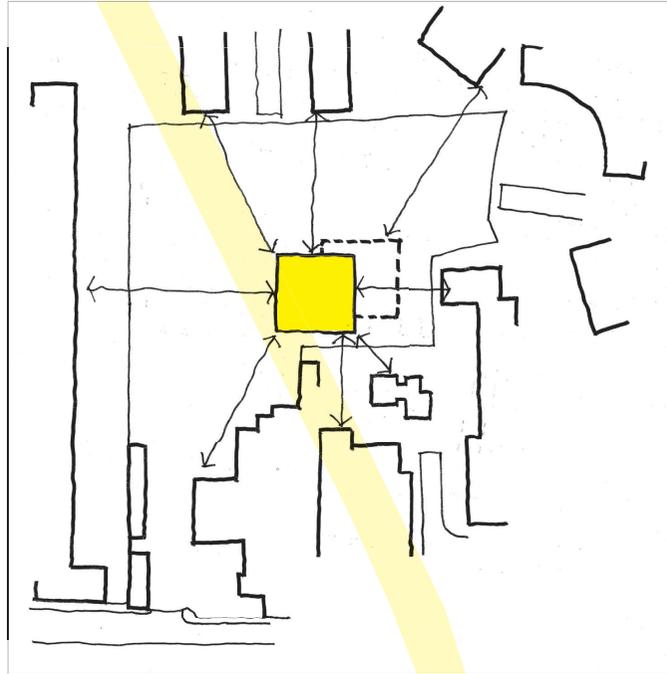
### Maze block

- Thinner dual aspect blocks on perimeter and 19m block down the centre
- Achieves high footprint (2150m<sup>2</sup>)
- Results a reasonable number of dual aspect flats
- But 'T' shaped blocks are inefficient to plan
- Impossible to achieve through route or good servicing access

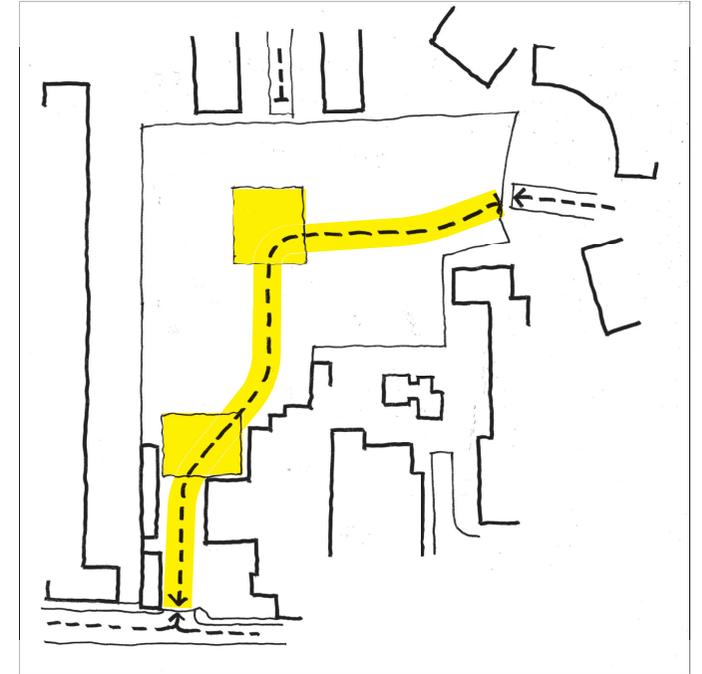
## Proposed Strategy



Locate lower buildings (3-5 storeys) around the boundary, but with living rooms facing into the site



Locate the tallest elements in the middle of the site, away from neighbours, and avoiding the tube tunnel



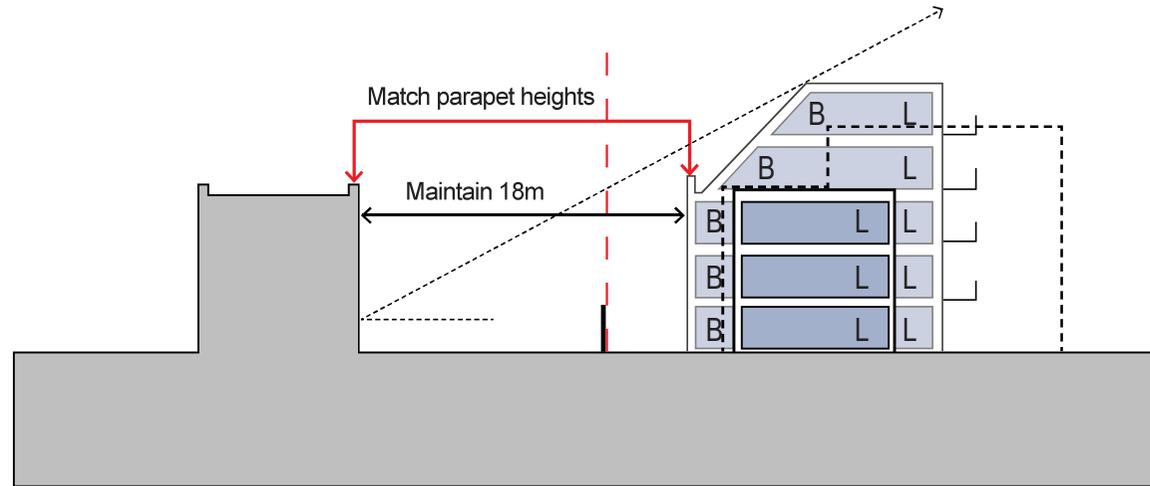
Connect the two access points to the site and creating high quality pedestrian friendly open space

# Masterplan

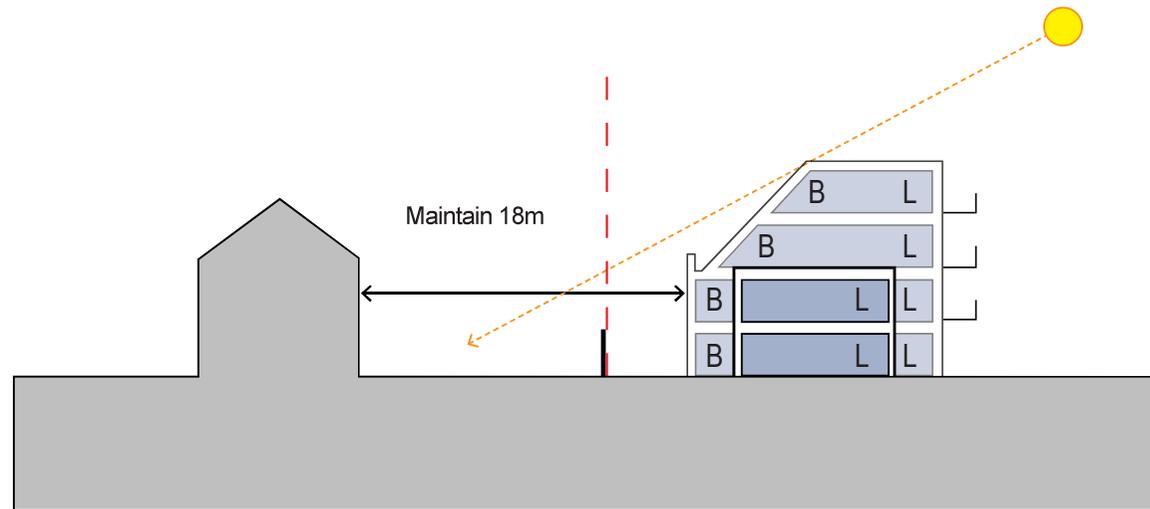
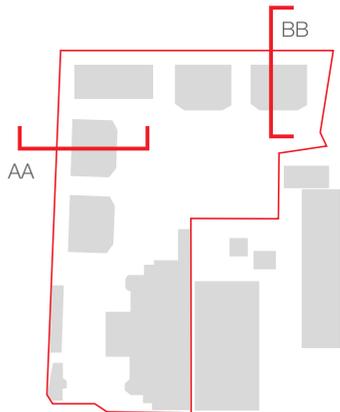


# 04 Setting Appropriate Heights

# Building Heights along the Boundary

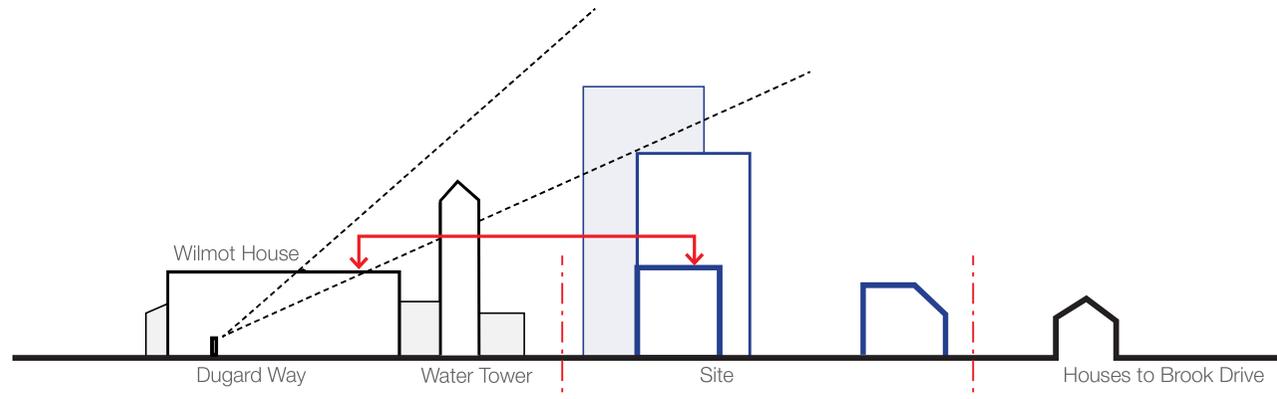


AA Western Boundary

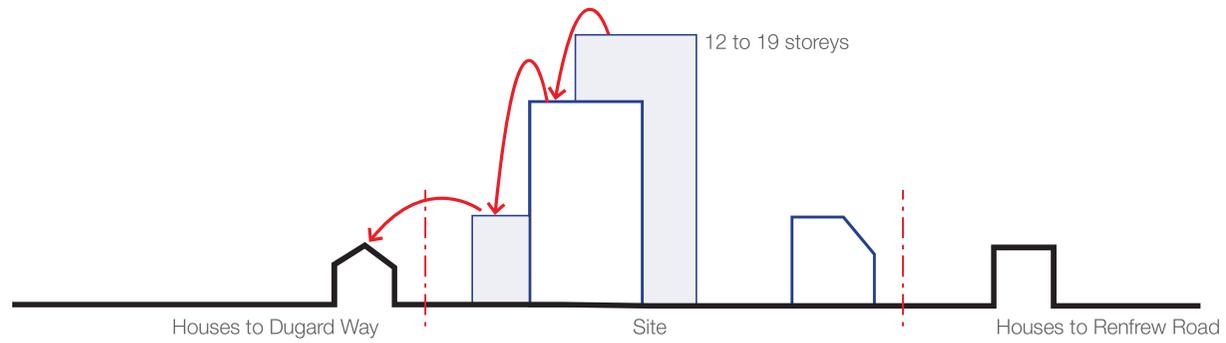


BB Northern Boundary

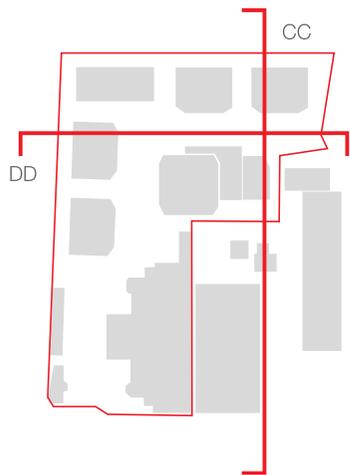
# Building Heights in the middle of the site



Section CC



Section DD

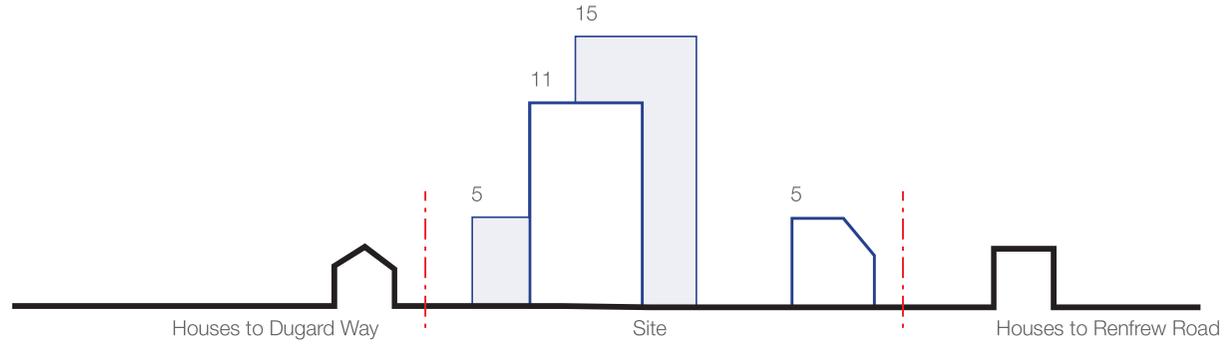


# Building Heights at First Pre-app

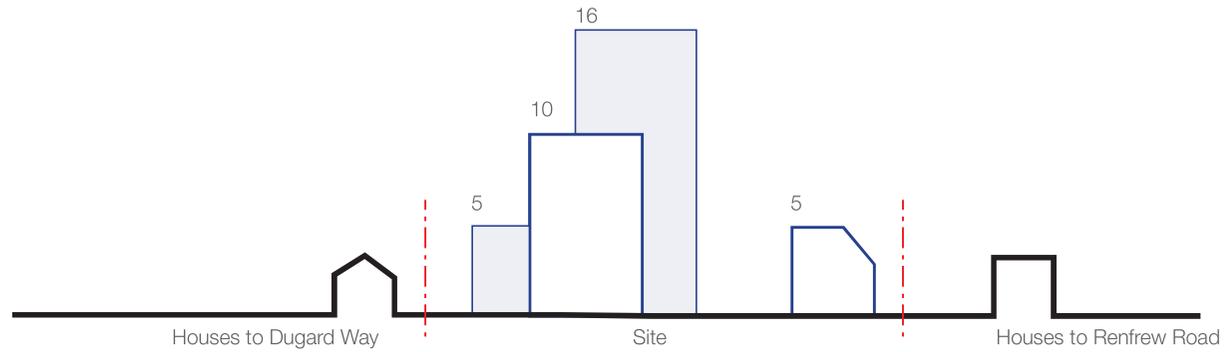


# Heights Options Tested at Pre-app 2

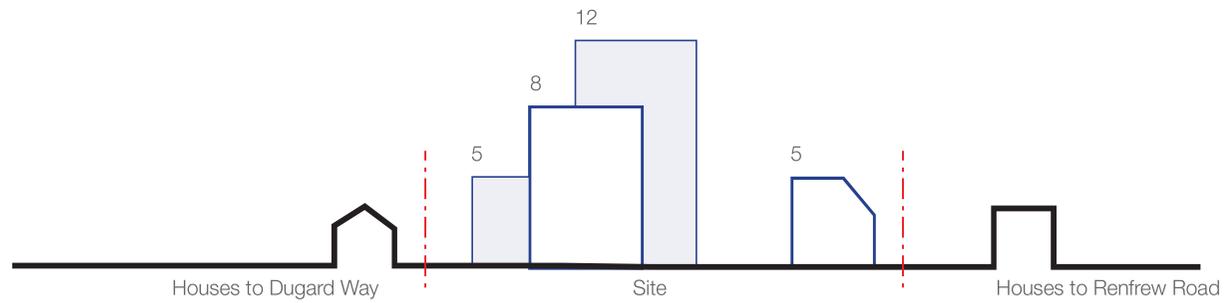
Pre-App 1 - 15 storeys



Pre-App 2 - 16 storey option



Pre-App 1 - 12 storey option



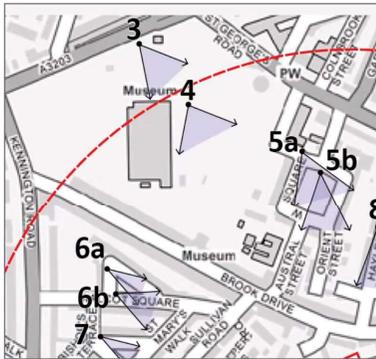
### Heritage: 3. Geraldine Mary Hemsworth Park (Imperial War Museum Gardens) Entrance



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme



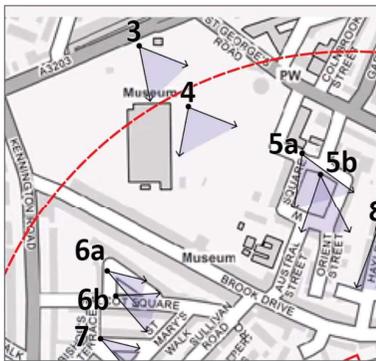
# Heritage: 5A. West Square



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme



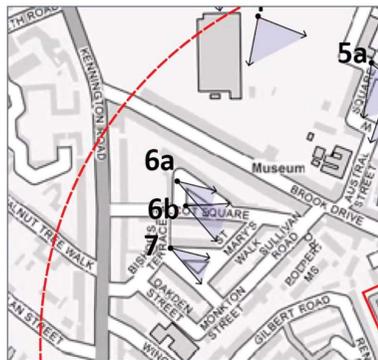
# Heritage: 6A. Walcot Square



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

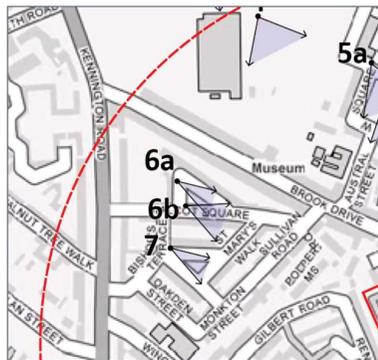
# Heritage: 6B. Walcot Square



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

# Heritage: 7. St Mary's Garden



Proposed height - 16 storeys



Alternative height - 12 storeys

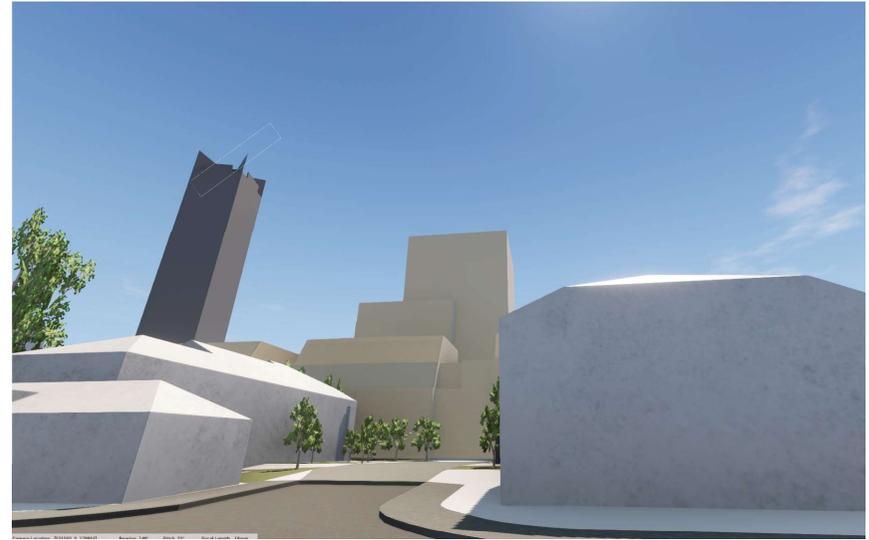


Appeal Scheme

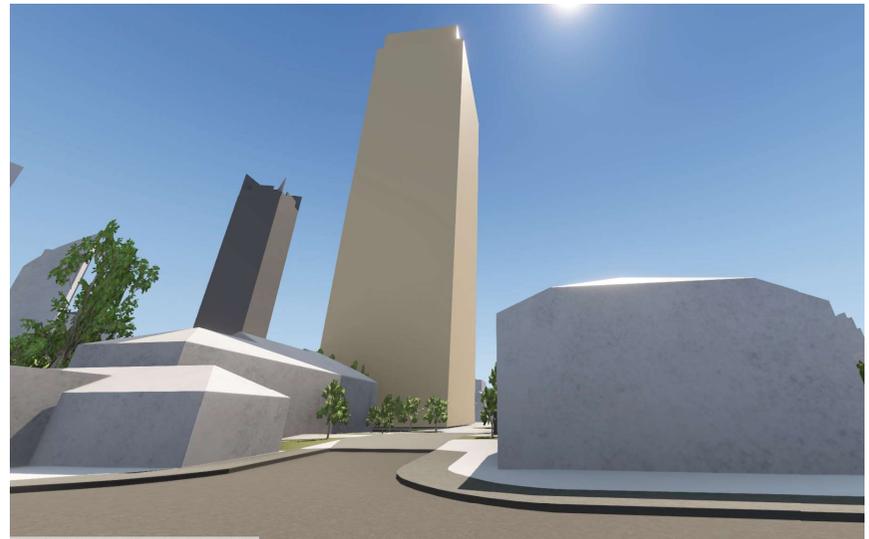
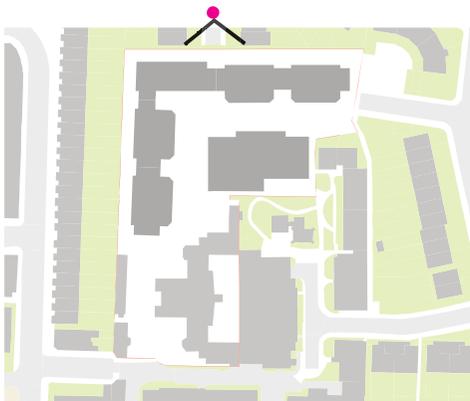
Townscape: Castlebrook Close looking south



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

Townscape: Gilbert Road looking east



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

Townscape: Dante Road looking west



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

Townscape: Brook Drive looking south west



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

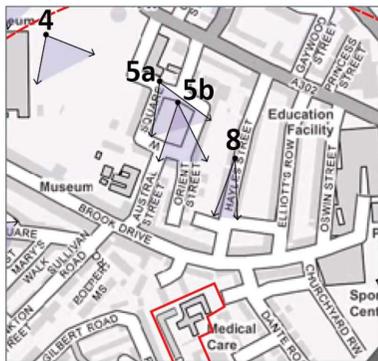
# Heritage: 8. Hayles Street



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

Townscape: Hayles Street looking south west



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

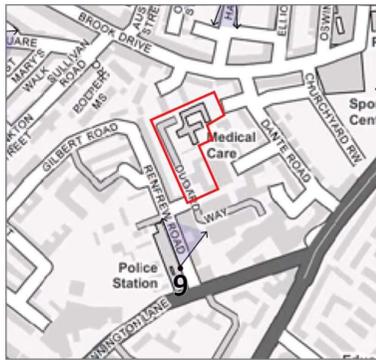
# Heritage: 9. Renfrew Road



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

Renfrew Road - Proposed



Proposed height - 16 storeys

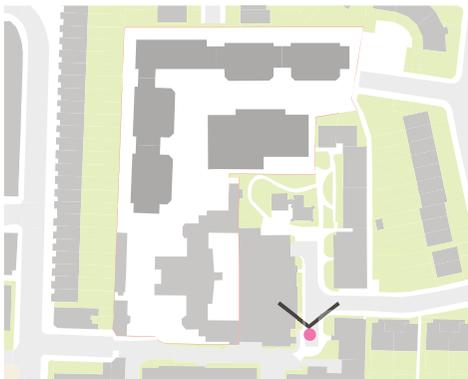
Townscape: George Mathers Road looking north



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

George Mathers Road looking north - Proposed



Proposed height - 16 storeys

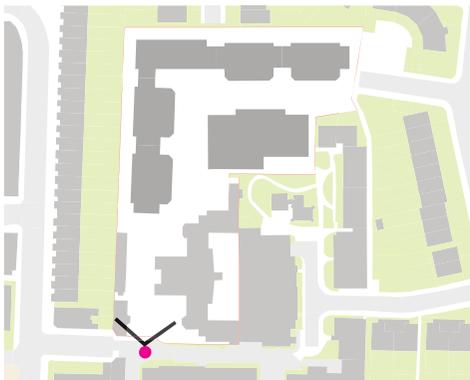
Townscape: Masters House entrance looking north



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal height - 28 storeys

Masters House entrance looking north - Proposed



Proposed height - 16 storeys