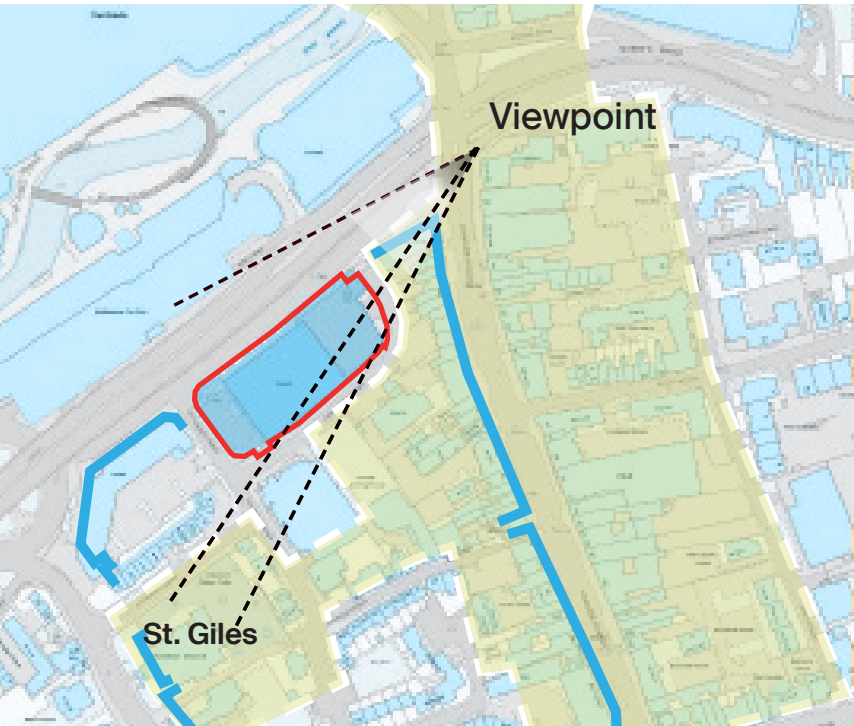


3.8 View Point - Mill Lane Looking West



Viewpoint



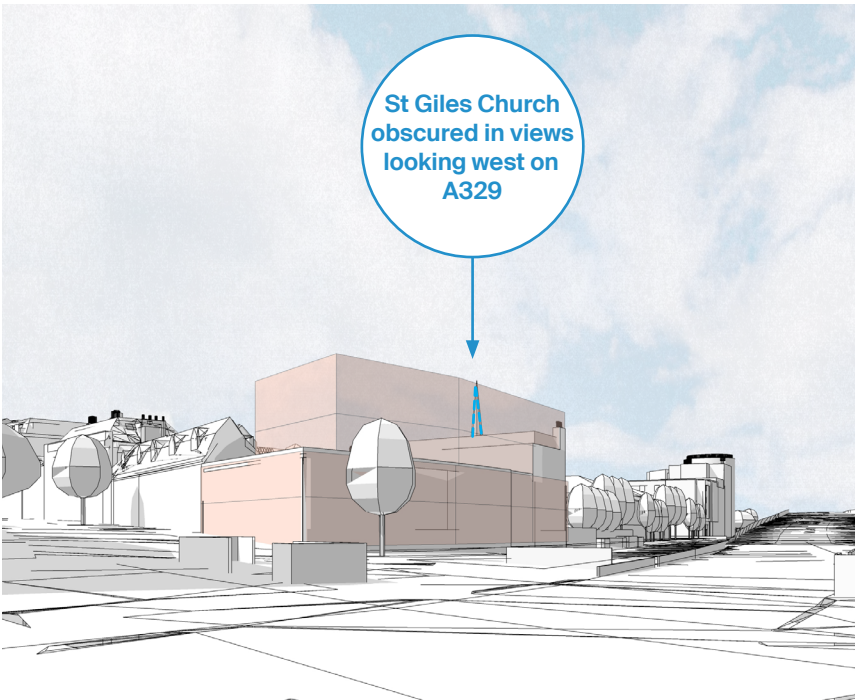
Viewpoint



St Giles Church



Viewpoint - Looking West A329



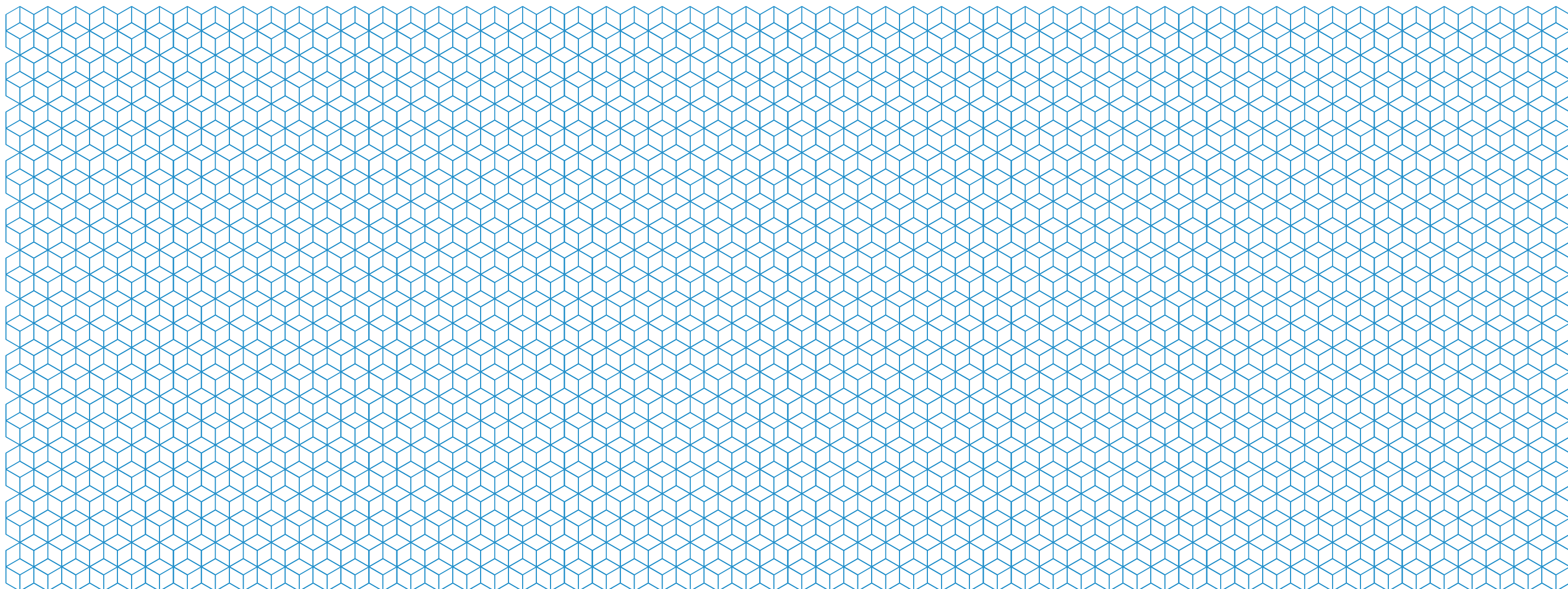
Viewpoint - Consented Central Club (2213264) obscures views towards the church.



Viewpoint - As the development site sits behind the consented Central Club (2213264) the site cannot alter views towards the church from this view point.

4.0

Design Evolution



4.1 Project Timeline



Pre Application 01 - December 2020

- c.11 storeys
- Could be arranged in 3nr wings
- Prominently visible above roofline from London Street Conservation Area



Pre Application 02 - December 2021

- Refinement of massing
- Depressing to the east and optimising to the west
- Distinct step to south to emphasise primary frontage on IDR
- Articulation of north facade



Pre Application 03 - August 2023

- Scale reduced across whole site
- Fine grain expressed through articulation of wings
- Step in scale to provide contextual scale to south
- Roofline refined to add interest in medium-range views



Pre Application 04 - October 2023

- Fire strategy reviewed to comply with fire safety guidance
- Set back to the 10th floor to reduce the height along Mill Lane
- Transition in height from the East to West along Mill Lane



Pre Application 05 - November 2023

- Massing revised to provide better transition to the London Street Conservation Area.
- Increased set backs to south facade.
- Reduced height to west facade.



Pre Application 06 - January 2024

- Improved elevation strategy based on character area analysis.
- Improved landscape strategy and greening to Mill Lane.



Public Consultation & DRP - January 2024

- Pre Application 06 Scheme presented to the public and Design Review Panel

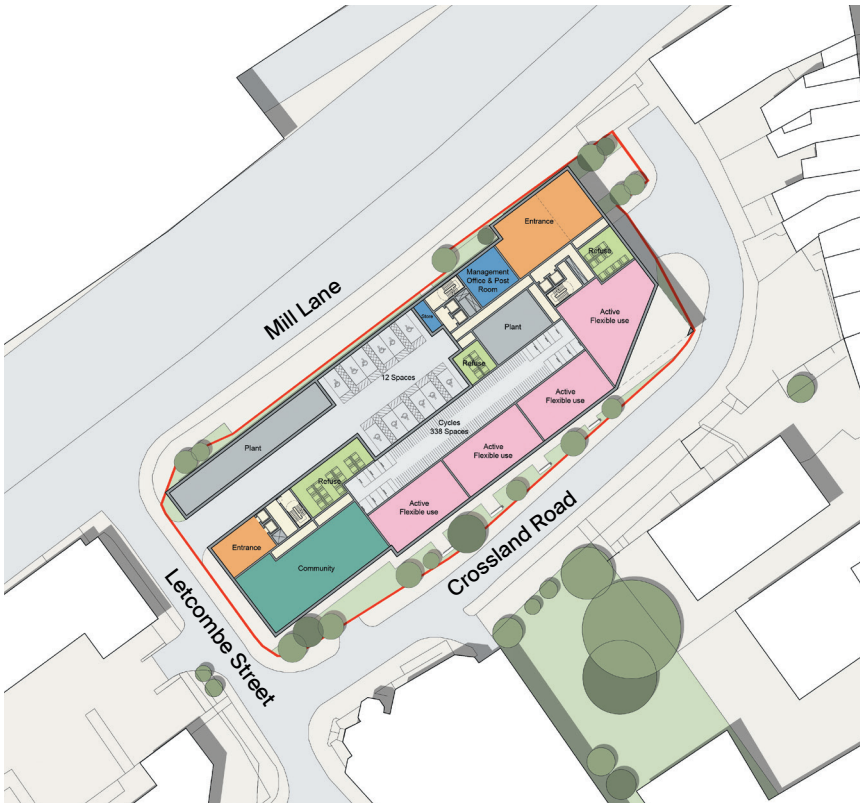


Pre Application 08 - March 2024

- Massing redistributed across the scheme
- Access decks introduced to provide dual aspect units to the central parts of the building
- Neighbourhood & Wellness Gardens sizes increased to provide additional external amenity space for residents & the local community

Scheme Summary

Levels	-	16
Units	-	245
Internal Amenity	-	605m ²
Flexible / Co working space	-	565m ²
Community	-	285m ²
Car Parking	-	12 spaces



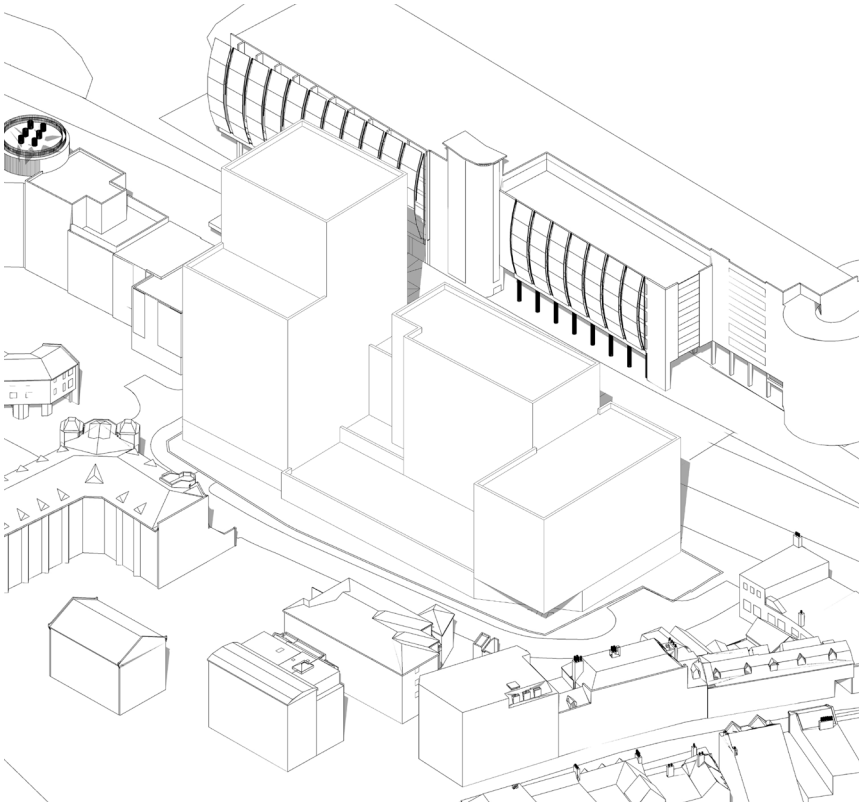
Ground Floor Plan



Typical Floor Plan

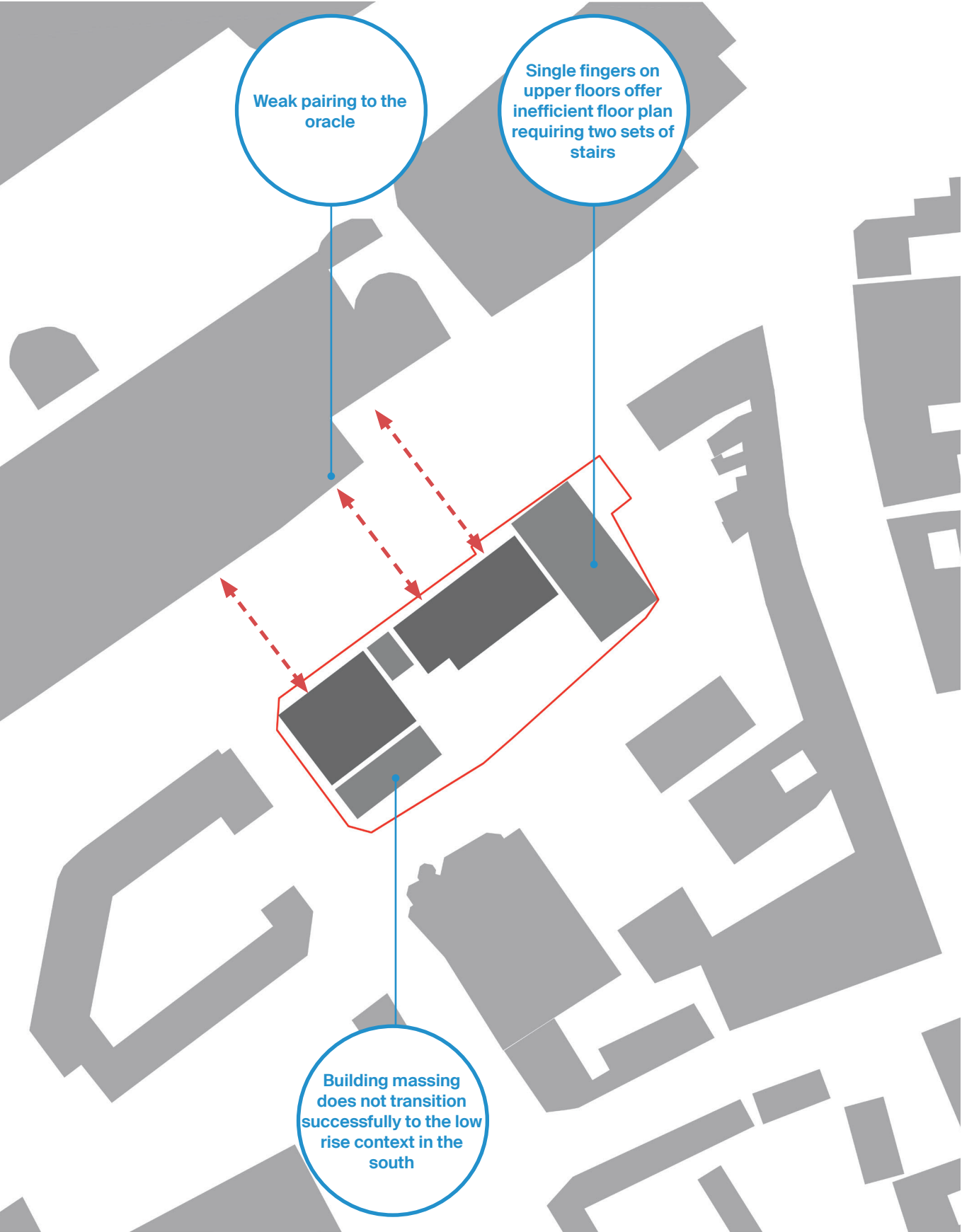


Roof Plan

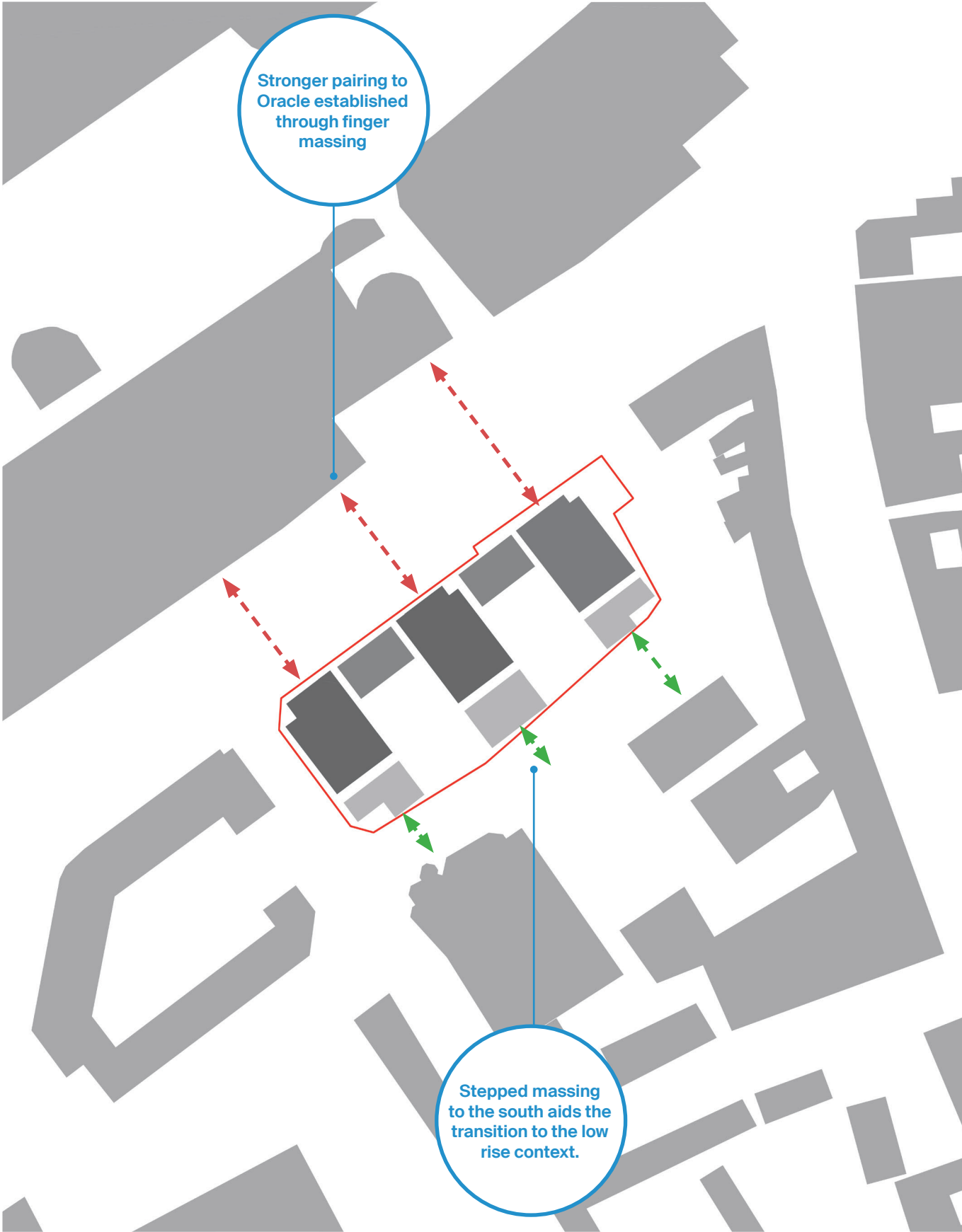


Pre App 02 Massing

4.3 Ground Floor Evolution Pre Application 02 to Pre Application 03

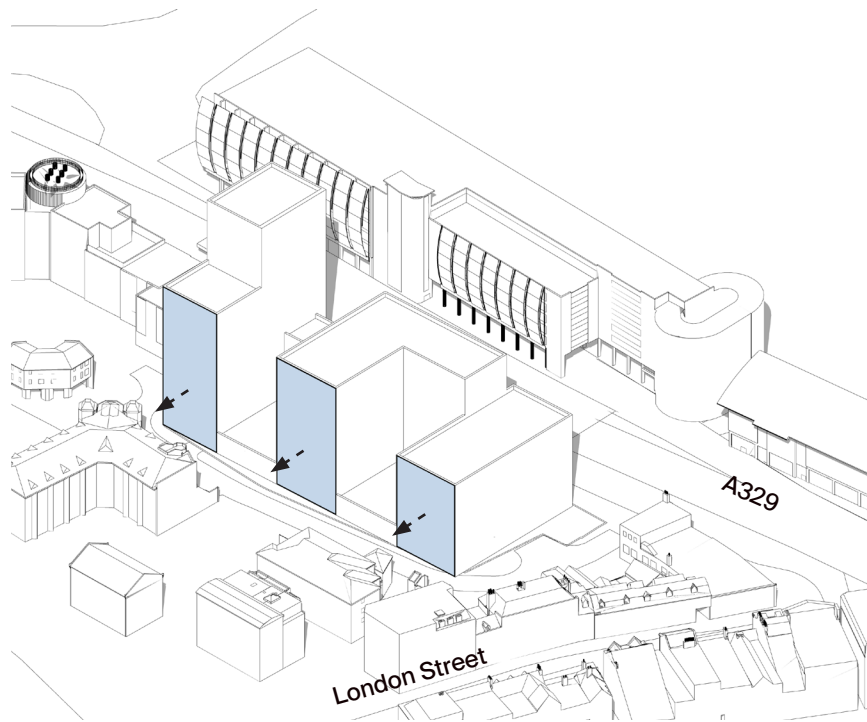


Pre Application 02 Figure Plan

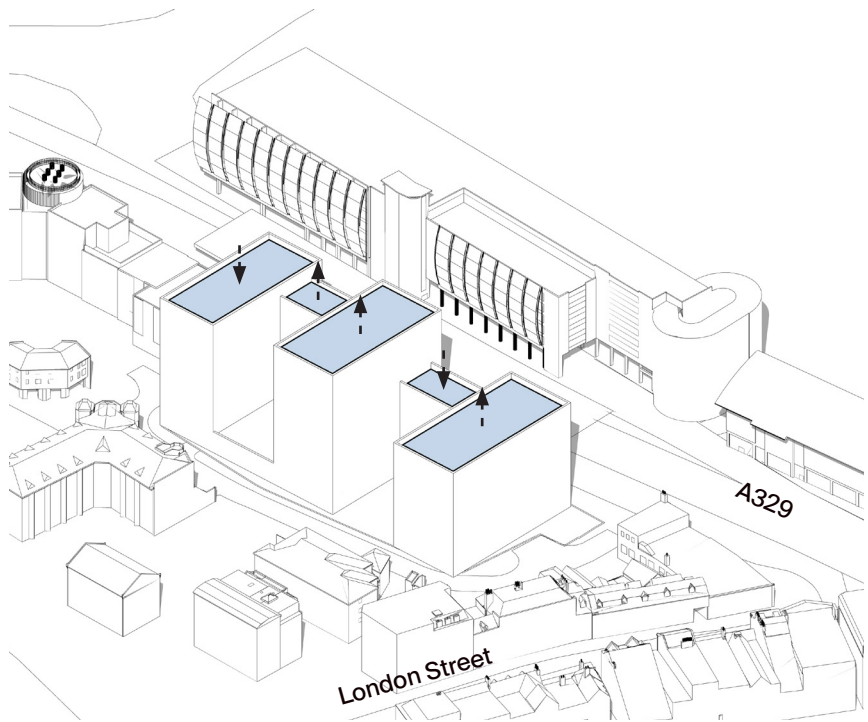


Pre Application 03 Figure Plan

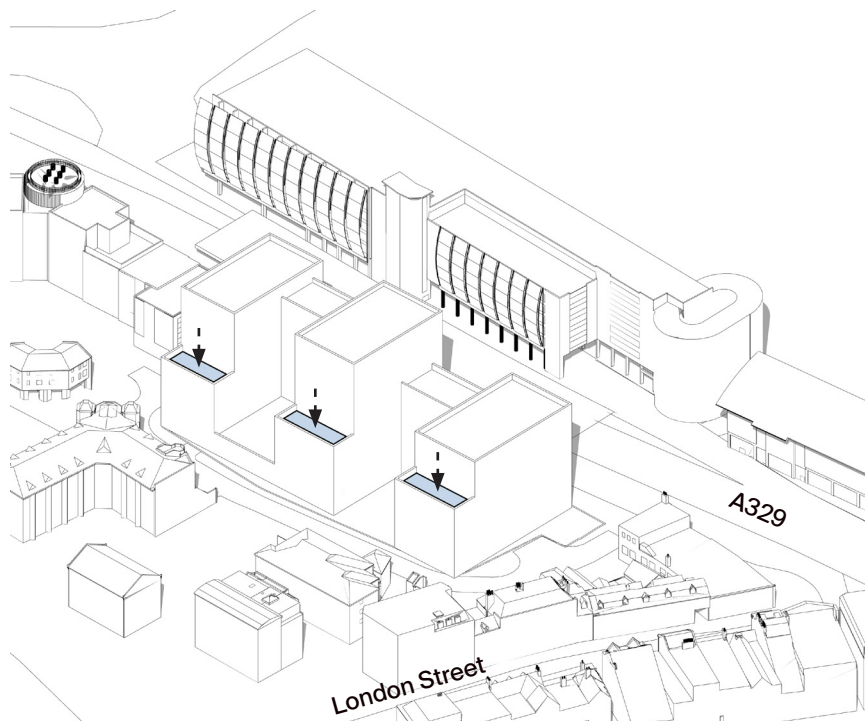
4.4 Massing Evolution Pre Application 02 - 03 Pre Application



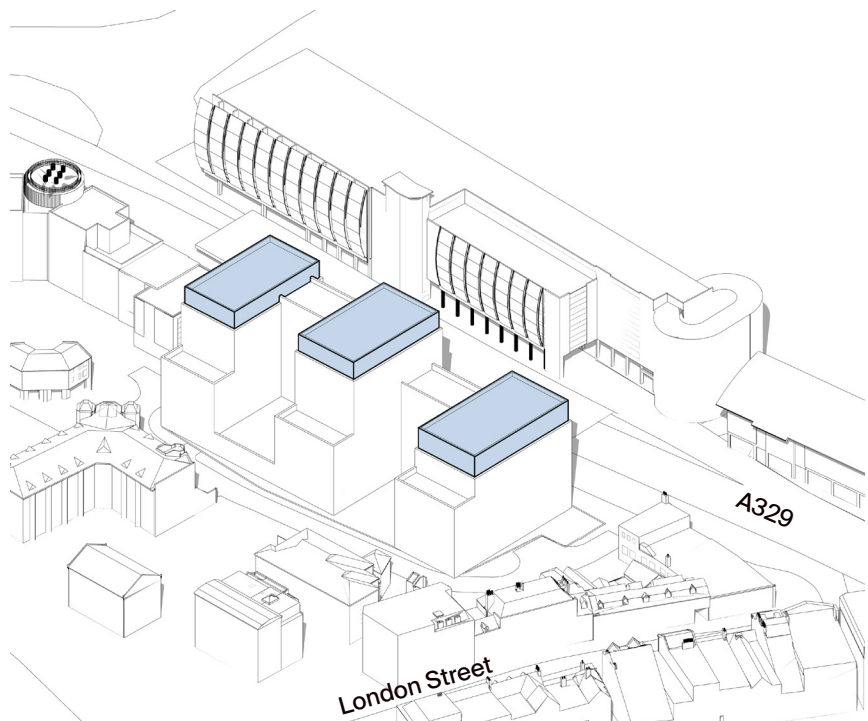
Massing Move 01 - Layout revised to adopt three fingered massing approach with two separate courtyard amenity spaces.



Massing Move 02 - Overall height and scale reduced across the site.



Massing Move 03 - Massing reduced to the south in response to the adjacent conservation area.



Massing Move 04 - Articulation provided to upper levels to break down scale along Mill Lane