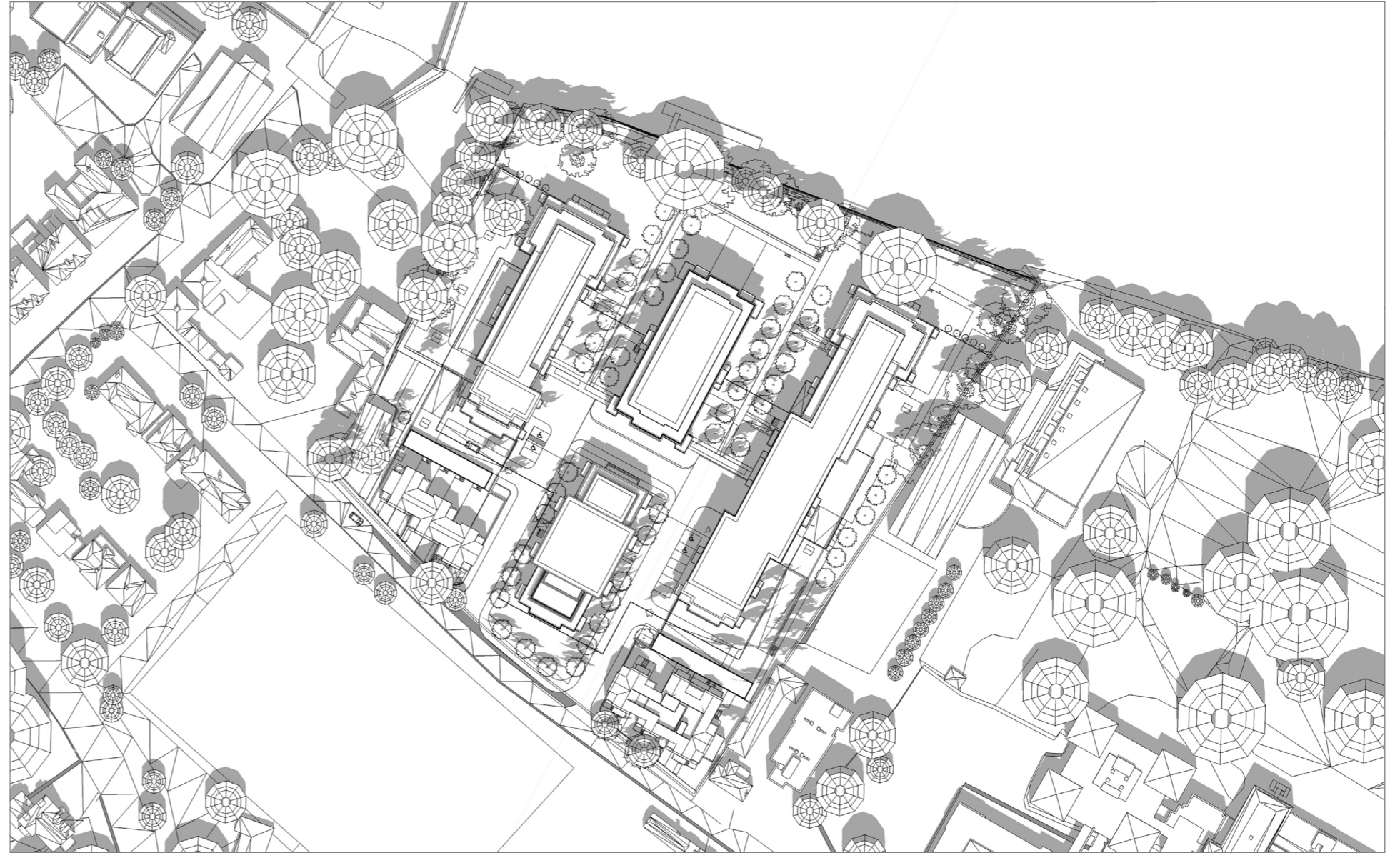


Sunlight Daylight

48

The scheme is well lit and has no impact of neighboring properties which are virtually totally blind on their faces onto the application site as evidenced opposite. The various apartment buildings have well spaced separation to both the boundaries with neighbors and between each on site building. There are no single aspect north facing homes and a high proportion of dual aspect homes (139 out of 219). All rooms are well lit and look out onto sunlight surfaces. A negligible single figure number of rooms are marginally under lit due solely to the presence of balconies over. The sunlight/daylight consultant has given the scheme his full endorsement.

The rear gardens on the main road frontage are supplemented by raised sun decks, over the car ports. These decks are at 9.00 AOD and have timber screens to circa 1.8m high. The sun decks are similar on both sides of the development and form part of the flood risk egress and access plan for those residences.



Above: high summer and midday on 21st June showing shadowing is negligible

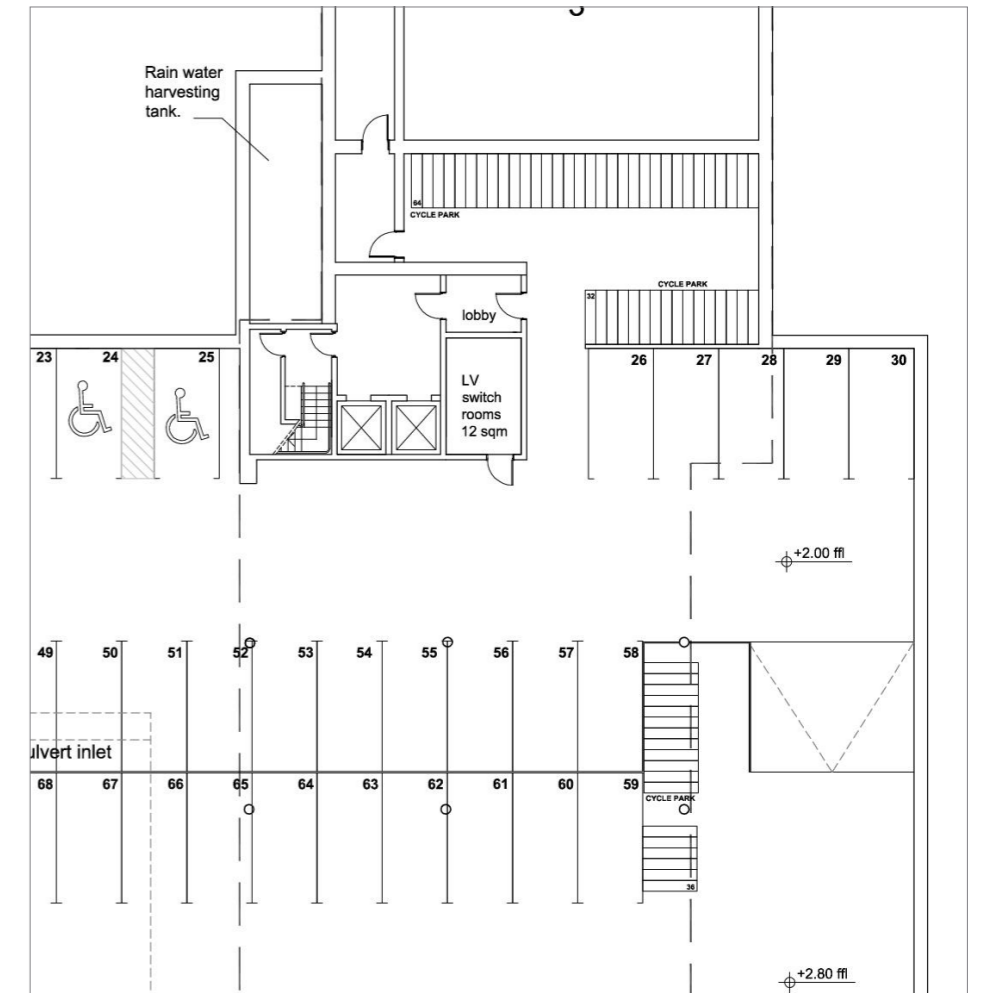
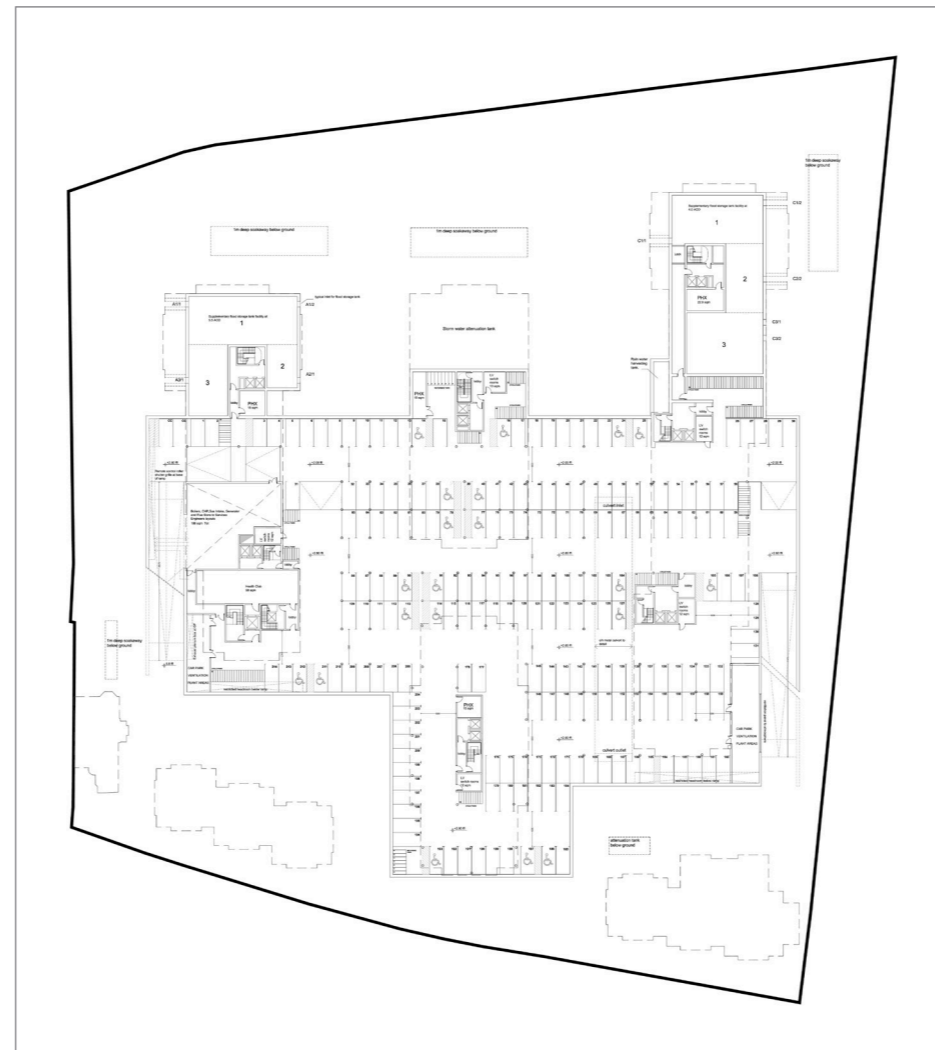
The gardens of the Town Houses onto Broom Road are split level with both front and rear gardens, allied to a sundeck over the car ports, which is endorsed in a timber screen. A similar facility applies in the case of the affordable unit apartments also onto Broom Road, which in addition features a roof level secure play space.

Car Parking & Cycles



Secure Cycle storage is provided in the flood proofed basement, allocated zonally to the various lift and stair cores above. These areas, like the entire car park, are remotely CCTV supervised and occasionally patrolled. They can be accessed via the secure entry ramp which has double control at both top and bottom of ramp. Alternatively they are accessed direct from the lift cores at ground level. Ample allocated provision is integral. One space per one and two bed units and two spaces for larger homes. The townhouses and one Broom Road apartment building have their own cycle storage and garaging facility, again secure and overlooked with excellent passive surveillance.

There are bays for electric and dual fuel vehicles. All allocated bays will have pop up barriers, and 10% of bays will be for blue badge holders. Other areas in the basement have motorcycle parking bays. Headroom will be 2.4m clear of obstruction.



The car park is entirely below ground (not a semi basement as was wrongly attributed by one consultee nor are ventilation grilles visible to pedestrians). As such the car park is fully concealed, secure and flood proof and designed to the very best of Park Mark standards. Again the lifts and stairs are anticipated to be swipe or code controlled.

Drawing Schedule

50

Drawing No.	Revision	Drawing Title	Scale
D Series	P1	Planning Drawings	
A9991 – D – 0001	P1	Site location plan	1:500
A9991 – D – 0002	P2	As proposed site location plan	1:500
A9991 – D – 0003	P2	As proposed site plan	1:250
A9991 – D – 0099	P2	Basement plan	1:250
A9991 – D – 0100	P2	Ground floor plan	1:250
A9991 – D – 0101	P2	First floor plan	1:250
A9991 – D – 0102	P2	Second floor plan	1:250
A9991 – D – 0103	P2	Third floor plan	1:250
A9991 – D – 0104	P2	Fourth floor plan	1:250
A9991 – D – 0105	P2	Fifth floor plan	1:250
A9991 – D – 0106	P2	Sixth Floor Plan	1:250
A9991 – D – 0107	P2	Roof plan	1:250
A9991 – D – 0500	P2	Car park ramp IN	1:100
A9991 – D – 0501	P2	Car park ramp OUT	1:100
A9991 – D – 0200	P2	Proposed elevation 1-1 Proposed elevation 2-2	1:250
A9991 – D – 0201	P2	Proposed elevation 3-3 Proposed elevation 4-4	1:250
A9991 – D – 0202	P2	Proposed elevation 5-5 Proposed elevation 6-6	1:250
A9991 – D – 0203	P2	Proposed elevation 7-7 Proposed elevation 8-8	1:250
A9991 – D – 0204	P2	Proposed elevation 9-9 Proposed elevation 10-10	1:250
A9991 – D – 0210	P2	Comparative elevation 1-1 Comparative elevation 2-2	1:250
A9991 – D – 0211	P2	Comparative elevation 3-3 Comparative elevation 4-4	1:250
A9991 – D – 0212	P1	Perspectives 1 of 2	
A9991 – D – 0213	P1	Perspectives 2 of 2	
A9991 – D – 0300	P2	Section 1-1	1:250
A9991 – D – 0301	P2	Wall section 1-1	1:20/1:50
A9991 – D – 0302	P1	Wall section 2-2	1:20/1:50
A9991 – F – 0200	P1	Existing Elevations 1-1 Existing Elevations 2-2	1:250
A9991 – F – 0201	P1	Existing Elevations 3-3 Existing Elevations 4-4	1:250
2459 – TS - 01		Trees to be retained/removed	1:250
2459 – LA - 01	P3	Landscape layout	1:250
2459 – LA - 02	P2	Illustrative landscape masterplan	1:250
2459 – LA - 07	P1	Green Roof and PV plan	1:250



Above: a more traditional streetscape onto Broom Road, respecting Wier Cottage, enhancing back of pavement lines which are widened across the site.

Below: the parkland riverside setting and opposite the central higher piazza maintaining a safe strategy in flood management terms and beyond the lower level which could hold up to 1.0m or so of flood water, still well below the 7.3 ffr of the apartments.





Above: one of the central boulevards. The northern areas are designed to hold over 1m of flood water as part of the need in policy terms to match the existing flood storage capacity.

