

## 3.0 Consented scheme

## 3.1 Outline Planning - Illustrative masterplan

The wider master plan was granted outline planning permission in 2015 and principles were established for the residential element of the site. The maximum heights and mass locations for the blocks were set in accordance with the wider masterplan.

The outline planning permission allowed for up to 190 parking spaces located on street and within a podium. Offstreet parking was restricted to 10%.

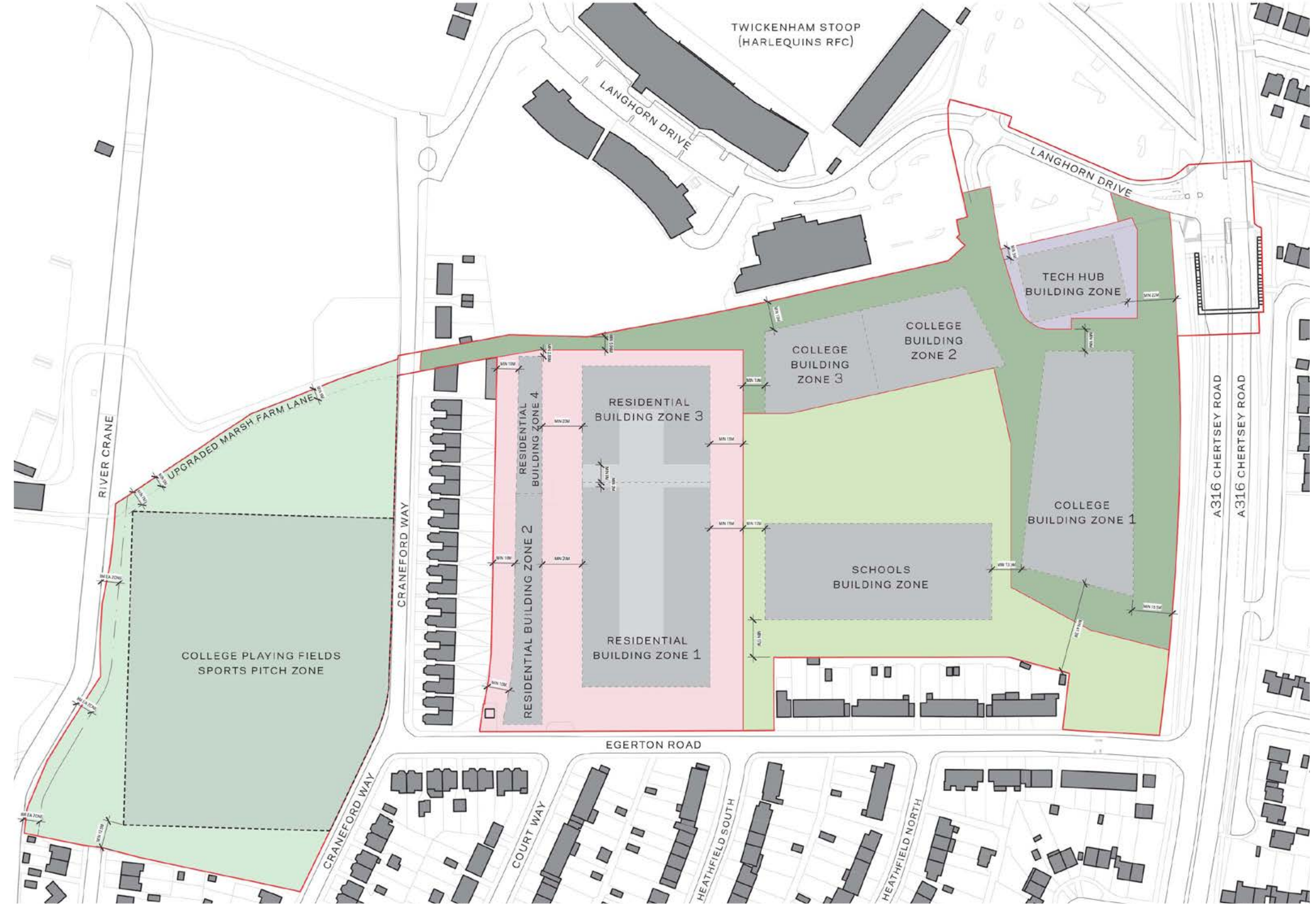
- KEY TO DRAWING**
- APPLICATION SITE BOUNDARY
  - EXISTING BUILDINGS
  - BUILDING ZONES
  - ROADWAYS
  - PREDOMINANTLY HARD LANDSCAPE
  - PREDOMINANTLY SOFT LANDSCAPE
  - PREDOMINANTLY GRASS SPORTS
  - PREDOMINANTLY ALL-WEATHER SPORTS
  - PREDOMINANTLY PRIVATE GARDENS
  - PREDOMINANTLY SOFT LANDSCAPE INCLUDING PLAY AREAS FOR CHILDREN & YOUNG PEOPLE; WITH PODIUM PARKING UNDERNEATH
  - EXISTING TREES
  - NEW TREES





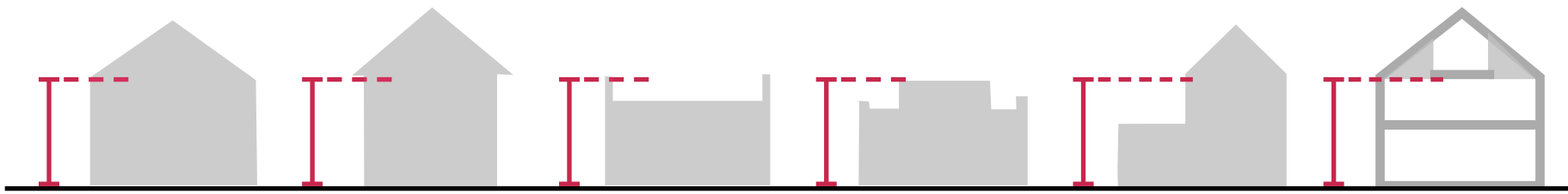
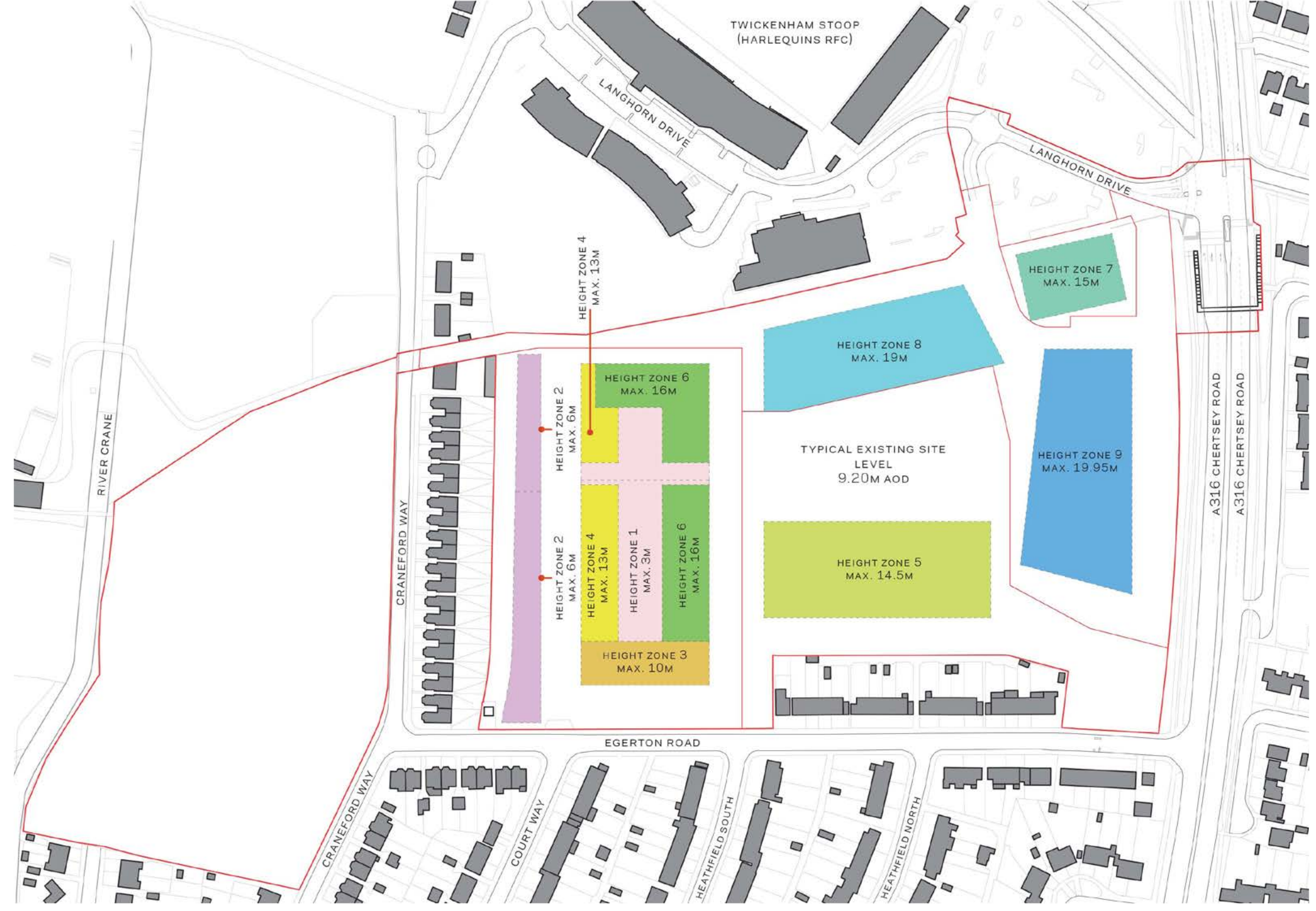
### 3.2 Building zones

- KEY TO DRAWING**
- APPLICATION SITE BOUNDARY
  - DEVELOPMENT ZONE BOUNDARIES
  - EXISTING BUILDINGS
  - BUILDING ZONE
  - BUILDING ZONE - PODIUM AREA
  - SPORTS PITCH ZONE
  - COLLEGE DEVELOPMENT ZONE
  - SCHOOLS DEVELOPMENT ZONE
  - COLLEGE PLAYING FIELDS DEVELOPMENT ZONE
  - RESIDENTIAL DEVELOPMENT ZONE
  - TECH HUB DEVELOPMENT ZONE
  - 8M CLEAR ZONE ADJACENT TO THE RIVER CRANE



### 3.3 Building heights

- KEY TO DRAWING**
- APPLICATION SITE BOUNDARY
  - EXISTING BUILDINGS
  - BUILDING ZONES
  - ROADWAYS
  - PREDOMINANTLY HARD LANDSCAPE
  - PREDOMINANTLY SOFT LANDSCAPE
  - PREDOMINANTLY GRASS SPORTS
  - PREDOMINANTLY ALL-WEATHER SPORTS
  - PREDOMINANTLY PRIVATE GARDENS
  - PREDOMINANTLY SOFT LANDSCAPE AND/OR PRIVATE GARDENS INCLUDING PLAY AREAS FOR CHILDREN & YOUNG PEOPLE; WITH OR WITHOUT PODIUM





### 3.4 Constraints plan

This diagram brings together the constraints established in the outline permission and examines whether the outline stipulations were met. Some areas were not met based on this analysis:

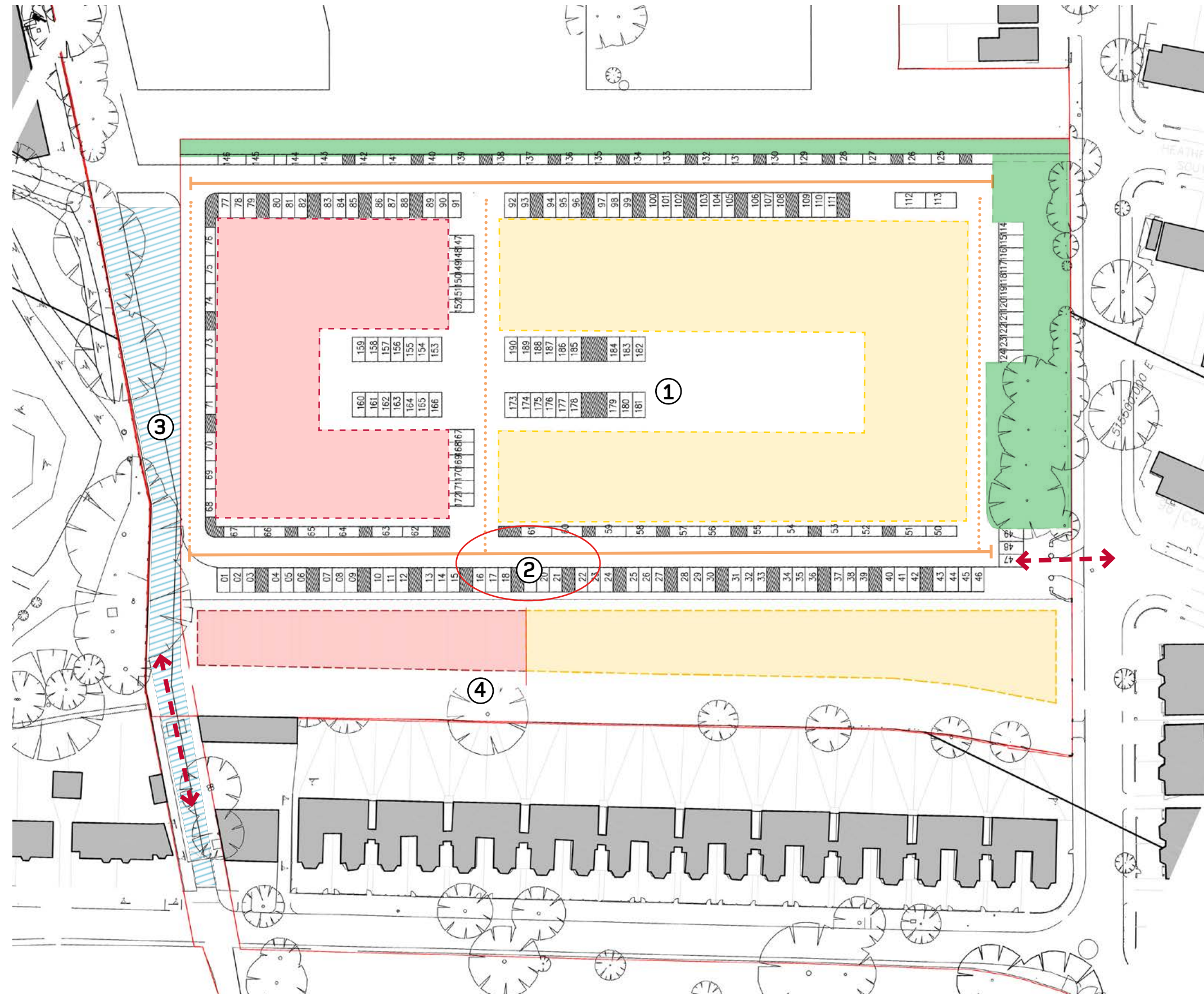
- > Assuming that podium parking is not considered off-street parking then the scheme provided 10% off street parking
- > Using the separation distances between facing windows provided by the outline consent a distance of 20 metres could not be achieved, we therefore needed to consider setting the blocks back from the boundaries of the Residential Building Zones contained within the Design Code

Notes:

- > 1. Outline parking provision provides 17% off-street parking, compared to 10% stipulated.
- > 2. Outline minimum horizontal separation for facing windows is 18.2m, compared to 20m stipulated.
- > 3. Pedestrian path to the north, to be partially upgraded to allow vehicular access from the north.
- > 4. Garden buffer set at minimum 10m.

Key

- Phase 1 Construction
- Phase 2 Construction
- Green Space
- Pedestrian path to be upgraded
- Cycle path
- Primary residential street
- Secondary residential street



### 3.5 Layouts

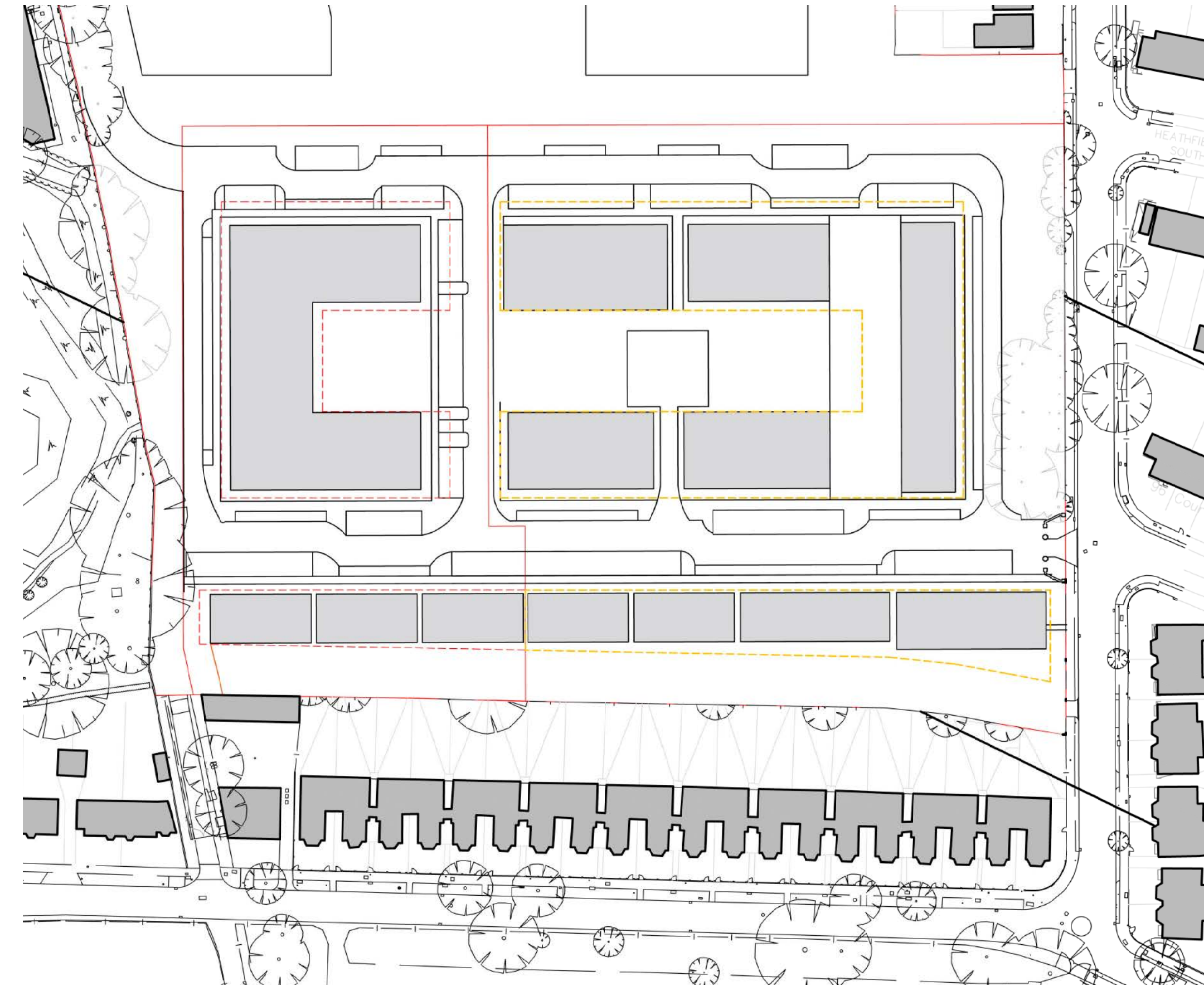
#### Proposed update

Having analysed the indicative layout presented at the outline stage we considered that some improvements could be made whilst remaining within the outline constraints.

- > Split the central arms to add additional permeability within the site
- > Remove the podium that creates dead spaces within the site – instead introduce all surface parking integrated into a landscaped approach.
- > Removing the parking from the green space on Egerton road and making more of this as an amenity space
- > Moving the massing that faces onto the green space and Egerton road further back to sit closer to the existing building location. This will give more space to the amenity space.
- > Through discussions with the Council we agreed that the layout of the road should be chicaned to add interest and reduce speed within the site
- > Reduce overall parking numbers to 160 spaces
- > Through consultation with the council we were requested to introduce a 4m ecological corridor to the northern boundary

Notes:

- > Indicative layout shown with additional break to provide views across the site
- > Removal of podium allows for more ordered amenity spaces associated with blocks
- > Eastern Terrace arranged in line with the existing building line to increase the space for the public amenity onto Egerton Road.

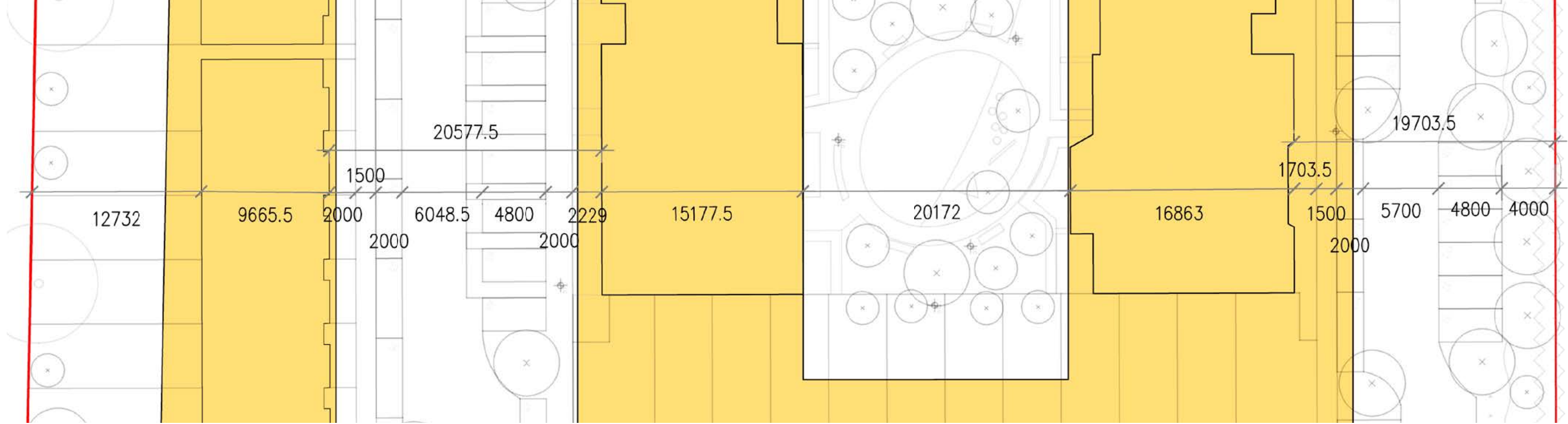
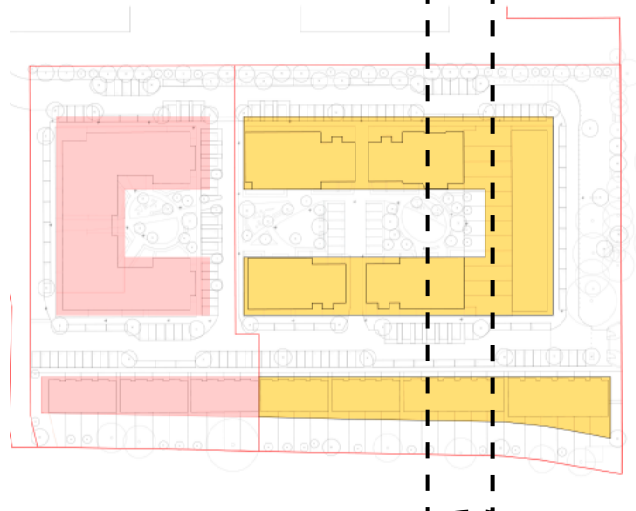
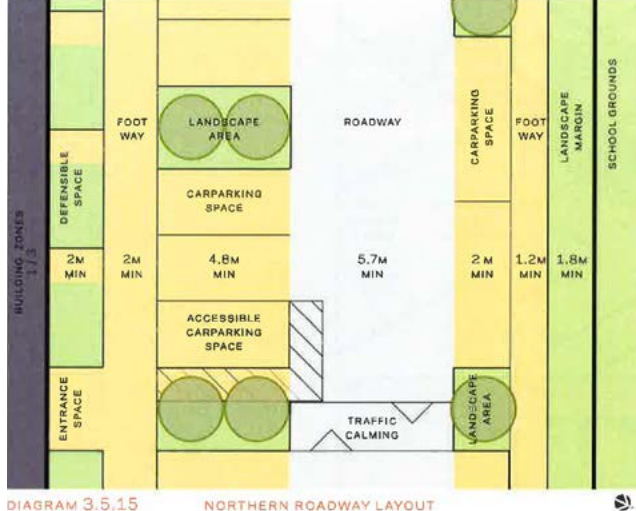
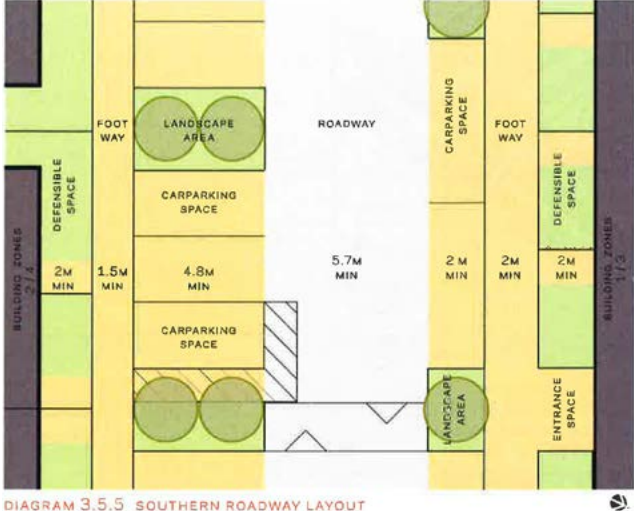




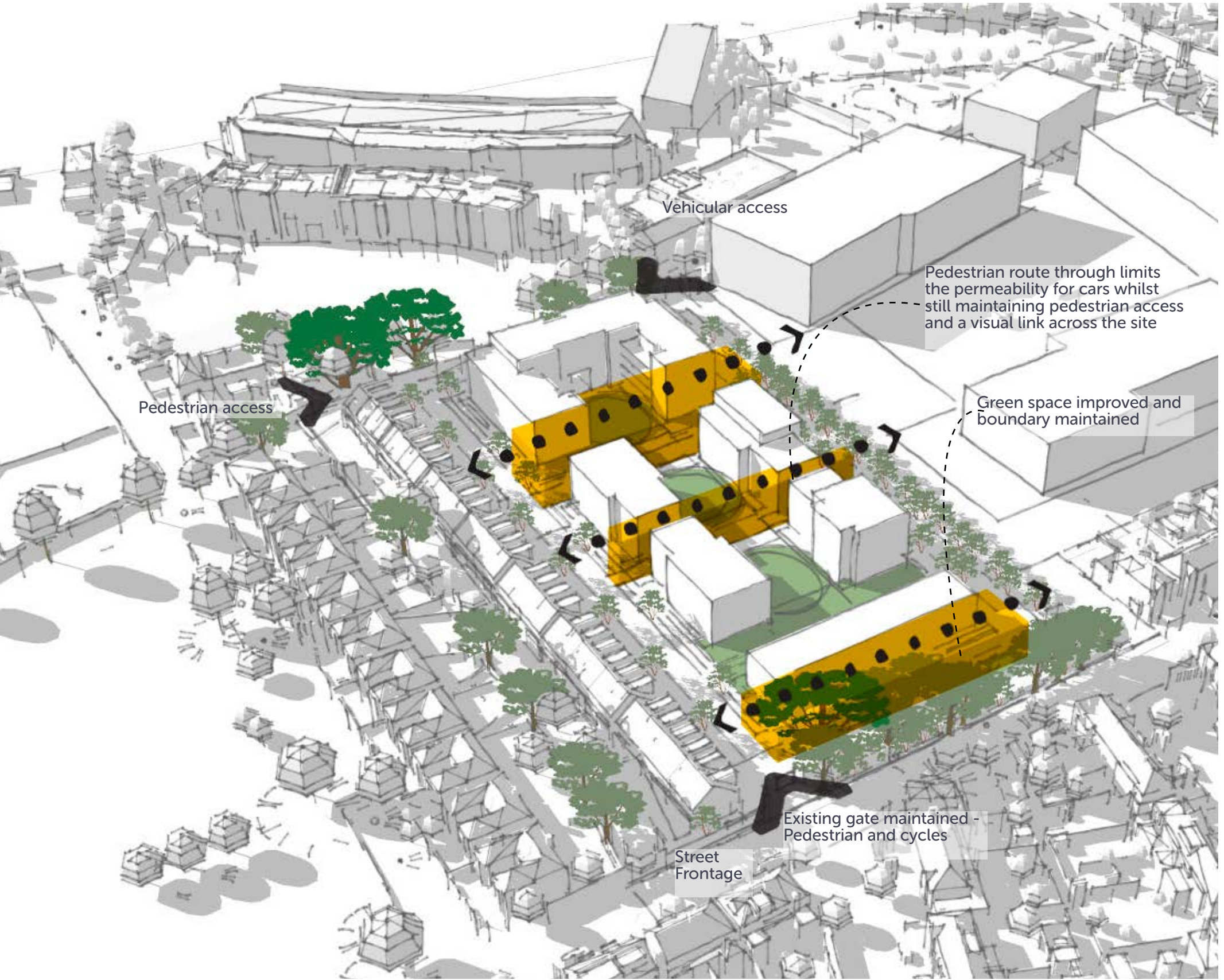
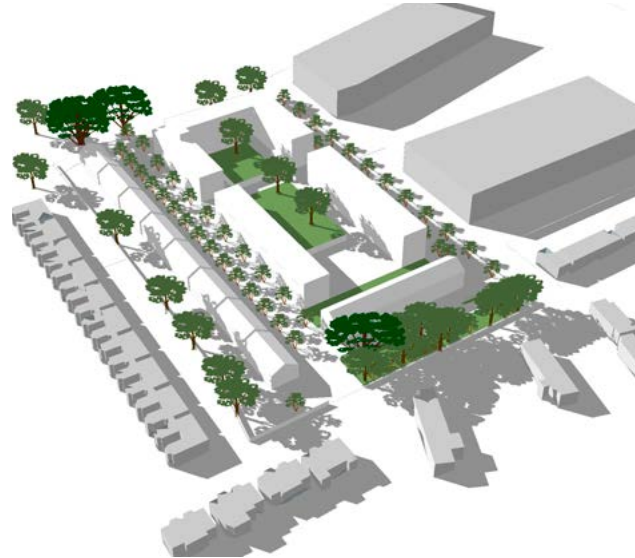
### 3.6 Ecological corridor

Through the consultation process with the Council we were requested to introduce a 4m ecological corridor on the northern boundary with the school and future sports centre. This had the following impacts on other design principles of the scheme:

- > The removal of a formal path on the northern edge of this road instead we have introduced a permeable strip to allow people to exit their vehicles safely without impinging on this area.
- > Reduced defensible space to blocks 3 & 4



### 3.7 Massing concept



- Improvements:**
- > Achieves the building to building distances
  - > More permeability in site
  - > Increased public amenity space
  - > Increased private amenity space
  - > More efficient building layouts to achieve the required number of units

Proposed massing