

MDA Review 3: Specific comments to address

Residential quality

- Thoroughly support the removal of Building E
- Review overlooking of apartments in link buildings
- Consider overheating/shutters/glazing ratio (this can be designed further in stage 3)



Landscape

- Unconvincing vines growing over the arches at the entrance to the site



Other

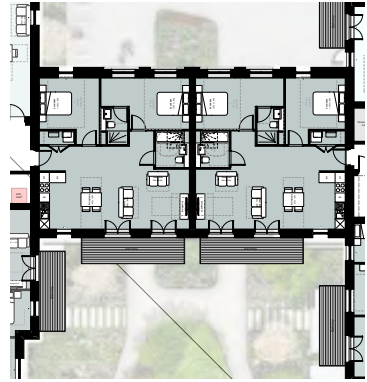
- Clarity required over the servicing strategy to commercial units



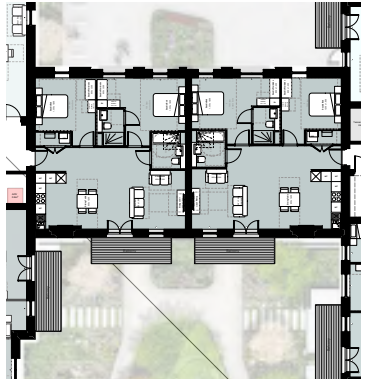
MDA Review 3: Our response

Residential quality

- Balconies on link building resized
- Additional window into kitchen/dining room removed to minimise overlooking of adjacent balconies




Apartment arrangement
November 2019 amendments




Apartment arrangement
Amended proposed development

Landscape

- Vines over arches removed



Overhanging vines on entrance arches
November 2019 amendments



Entrance arches
Amended proposed development

Other

- Servicing to commercial units along Manor Road reviewed. Decision taken to retain servicing strategy from rear due to the following;
 - Proximity of commercial frontages to road
 - Restricted parking along Manor Road
 - Proximity to level crossing and safety measure associated with this
 - Conflict of pedestrian movement and vehicle movement if servicing was on Manor Road

Key:

- Vehicle route into site
- Emergency vehicle only
- Emergency vehicle access
- Waste collection point
- Bin stores
- Bin holding area
- Deliveries
- Bus access

