

Proximity of buildings - Buildings 6, 7 and 8

- All facing units are dual aspect
- Living/ kitchen/ dining rooms in B6 have been located so that they benefit from view towards waterfront
- Residential units face each other at 1st, 2nd and 3rd floor level only – above this B7 and B8 units benefit from views to South
- By obscuring glazing, overlooking is entirely mitigated



Proposed typical floor plan of Buildings 6, 7 and 8 - proposed layout

BUILDING 6

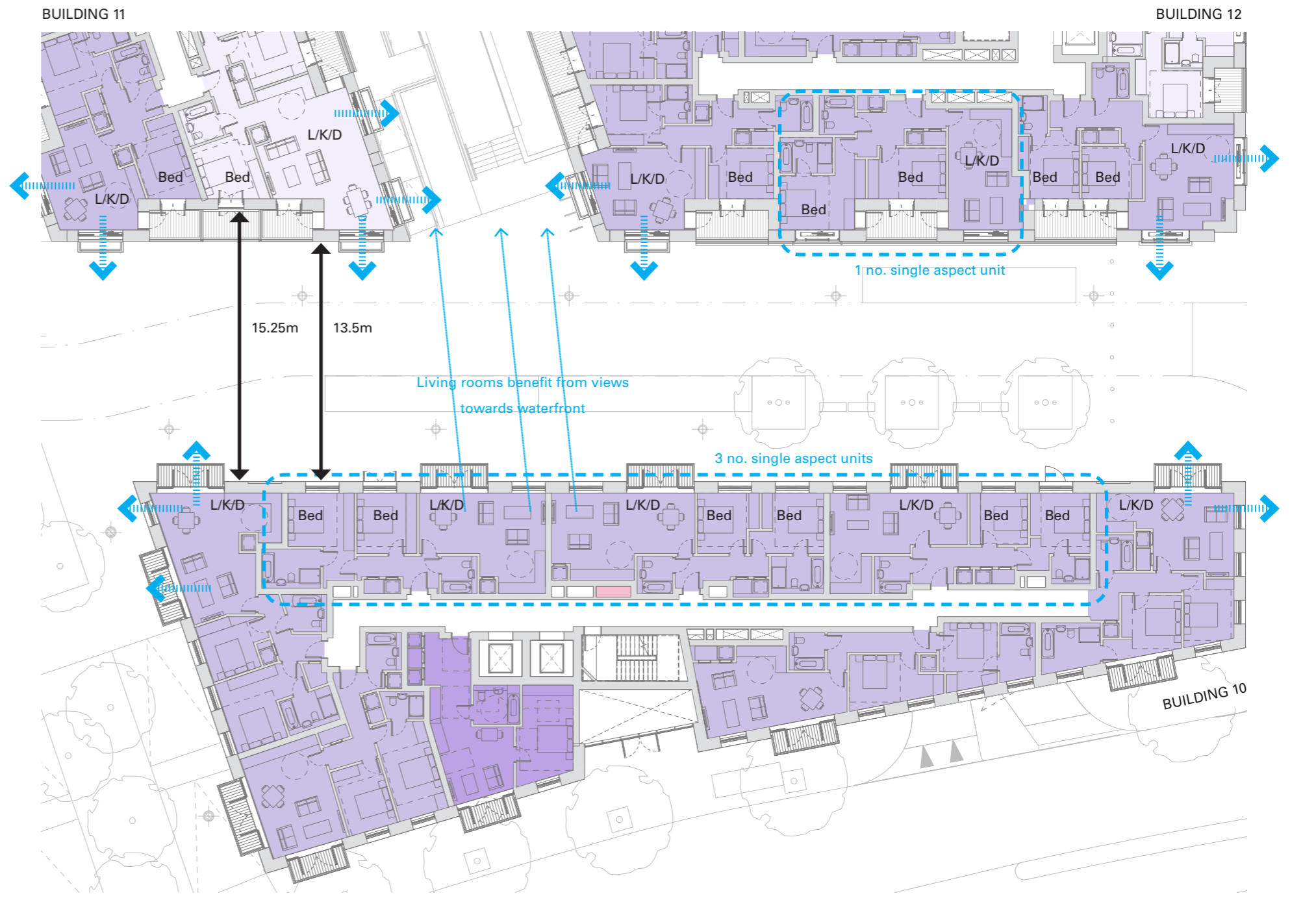


Proposed typical floor plan of Buildings 6, 7 and 8 - suggested mitigation

- No overlooking issues
- Bedroom to bedroom and living room to living room overlooking only

Proximity of buildings - Buildings 10, 11 and 12

- Living/kitchen/dining rooms are located on corners for dual aspect and/or increased daylight provision wherever possible
- Bedrooms are set back for privacy
- By obscuring glazing, overlooking can be mitigated in some units
- Other units will have bedroom to bedroom facing and living to living facing configurations
- Three units that have living rooms facing bedrooms – these units would need to adopt partial obscured glazing and or curtains/blinds as privacy control



Proposed typical floor plan of Buildings 10, 11 and 12 - proposed layout

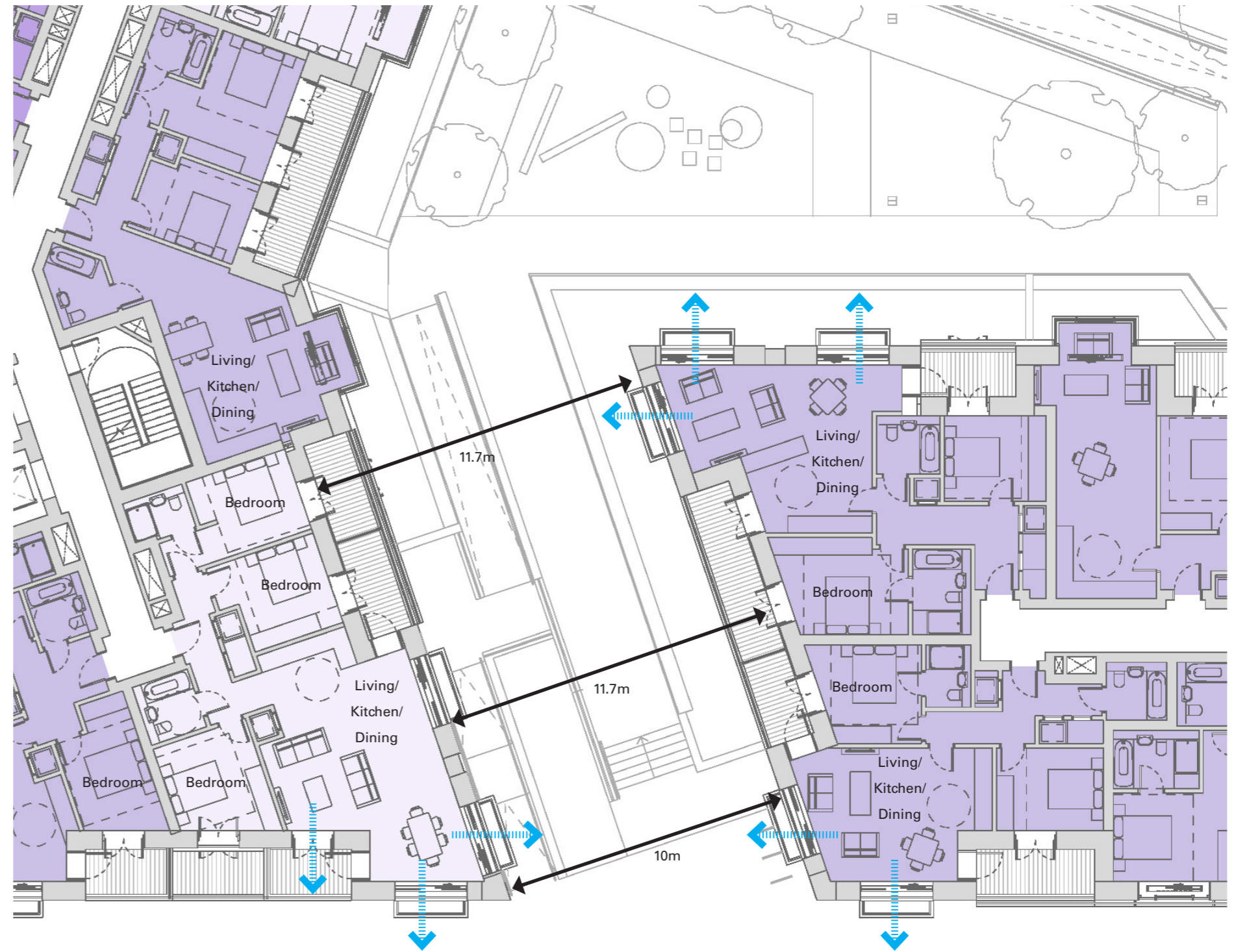


- No overlooking issues
- Bedroom to bedroom and living room to living room overlooking only
- Overlooking between living and bedrooms

Proposed typical floor plan of Buildings 10, 11 and 12 - suggested mitigation

Proximity of buildings - Buildings 11 and 12

- All facing units are dual aspect
- Living/kitchen/dining rooms are located on corners for dual aspect and/or increased daylight provision
- By obscuring glazing, overlooking is entirely mitigated



Proposed typical floor plan - Buildings 11 and 12



- No overlooking issues
- Bedroom to bedroom and living room to living room overlooking only

Proposed typical floor plan - Buildings 11 and 12

Proximity of buildings - detailed analysis and summary

The drawing overleaf shows that when categorised and mapped on the site plan, overlooking issues can be largely mitigated with the exception of in 8 units, which have some rooms that are subject to close overlooking.

These 8 apartments constitute 1.8% of the 439 total proposed apartments within Development Area 1. While we recognise that these units will be compromised in terms of overlooking, we feel it would be very unfortunate to limit the views from living and bedrooms within these units to mitigate the overlooking issues. The following pages should serve to demonstrate that there are circumstances in the local and wider context of facing windows in similar (and even tighter) proximities to one another.

