

**11.3.10 CONSULTATIONS WITH STATUTORY
STAKEHOLDERS - JULY 2015**

Quality Review Panel - 15 July 2015:

A summary of comments related to the Southern Residential development made by panel members includes:

- An environmental concern was raised by a member of the Panel in respect overheating and that it will be important to understand how the southern facing apartments will remain cool.
- Clarification required about the wider benefits of the development: how the development would integrate with the community as a whole, both within itself and its surroundings.
- Intended unit mix: Concerns that the local area may have a high level of 1 bed dwellings and therefore adding a large number of 1 bed units would need to be addressed.
- The Panel noted that the analysis was clear and whilst they initially had some concern over the height of the residential towers, they were now of the view that within the context of the stadium, the height was justifiable.
- The Panel were keen to understand how the proposed duplex and triplex town houses would work in context of the rest of the development.
- The Panel noted that the potential for affordable housing would help to connect the development with the wider area but will also boost the area for the longer term.
- Overall, the scheme looked 'fantastic' and the Panel could see the appreciation for detail.



frame grid and inset balcony stacking studies

Members Briefing- 23 July 2015:

A summary of comments related to the Southern Residential development made by Planning Committee Members includes:

- Clarification required regarding the quantum of affordable housing in relation to viability. Stephen Kelly replied that a specialist third party advisor would be employed by the Council to assess viability
- Clarification about whether the drivers for increased height of the residential towers was the need to improve viability or wanting to address housing need
- Support the idea of including wintergardens (ie glazed in balconies, like 'green houses') to allow for year-round use
- Use of 'Building for life' standards being secured in the residential towers
- Requested that the comments of the QRP should be taken on board

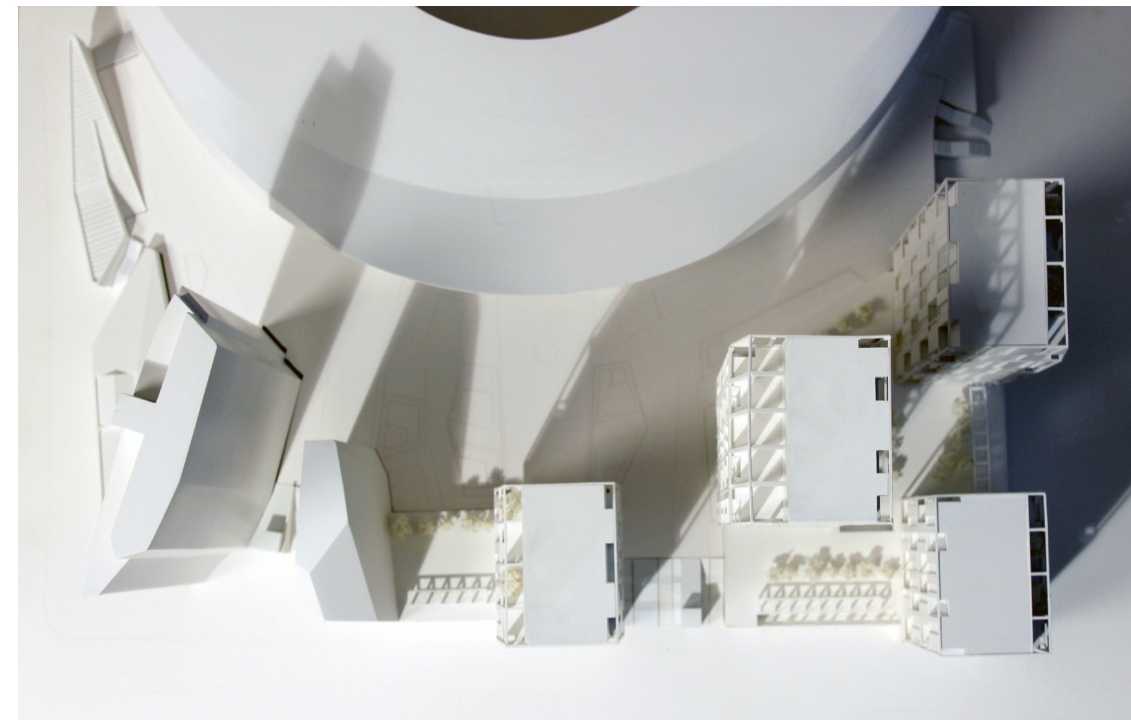
Mayoral Briefing- 29 July 2015:

The Northumberland Development Project was presented (site model and PR aerial views) to Boris Johnson at City Hall. The design of the Southern Residential Towers was positively received, with no comments or queries raised about their height, massing or quality of design.

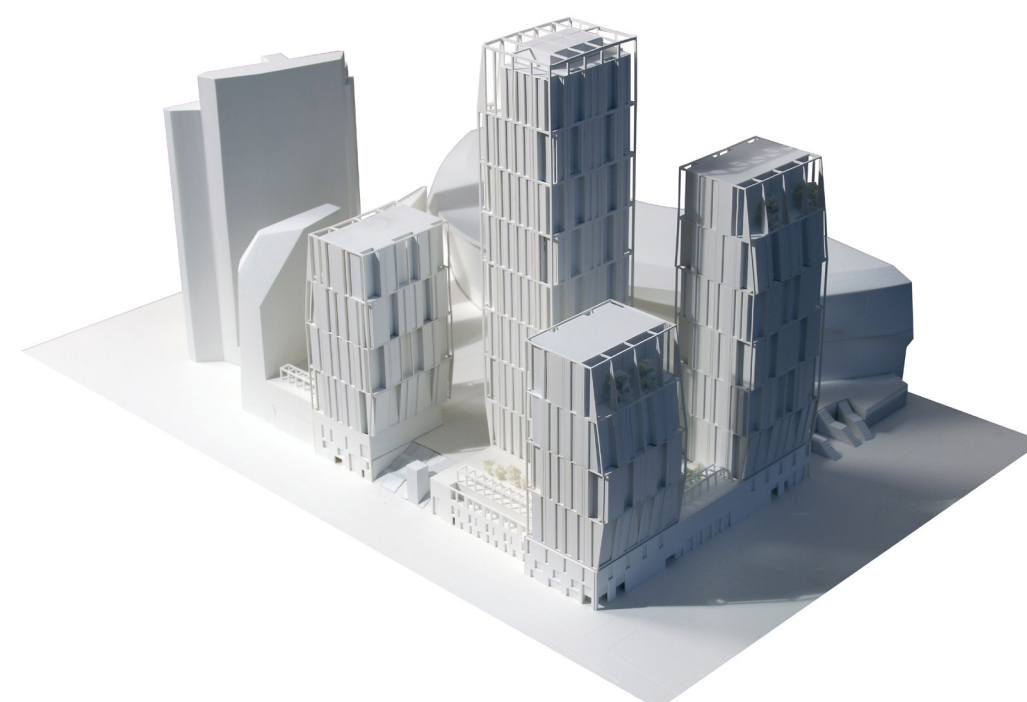
Focus was primarily on the stadium and its associated leisure and recreational facilities



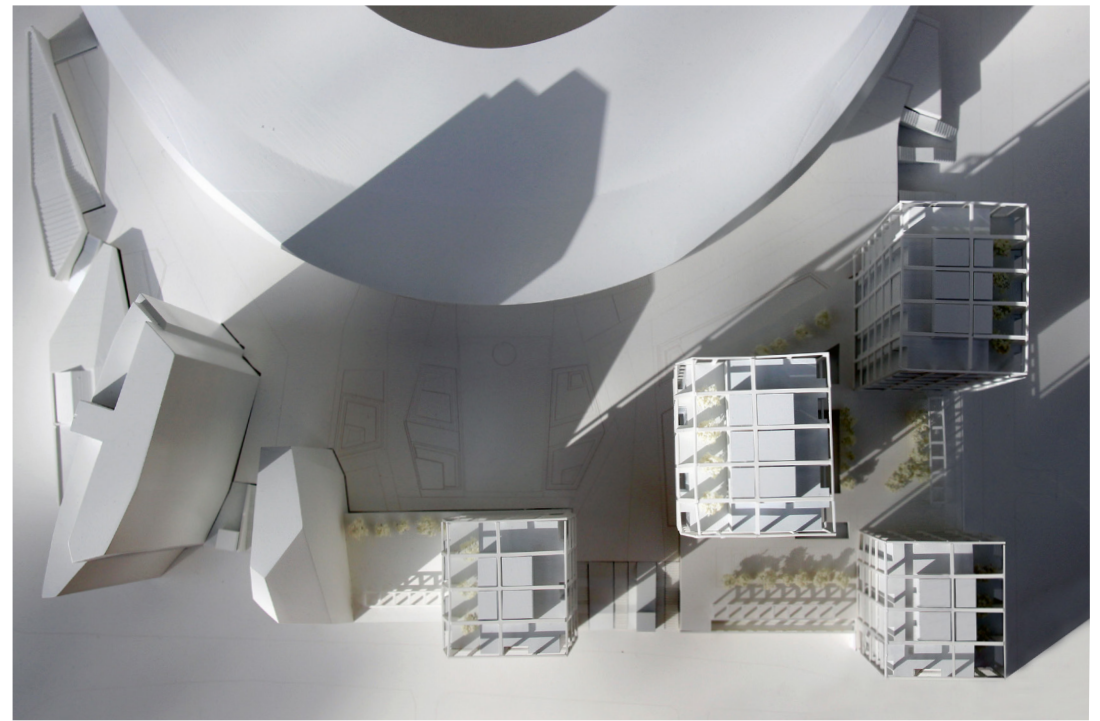
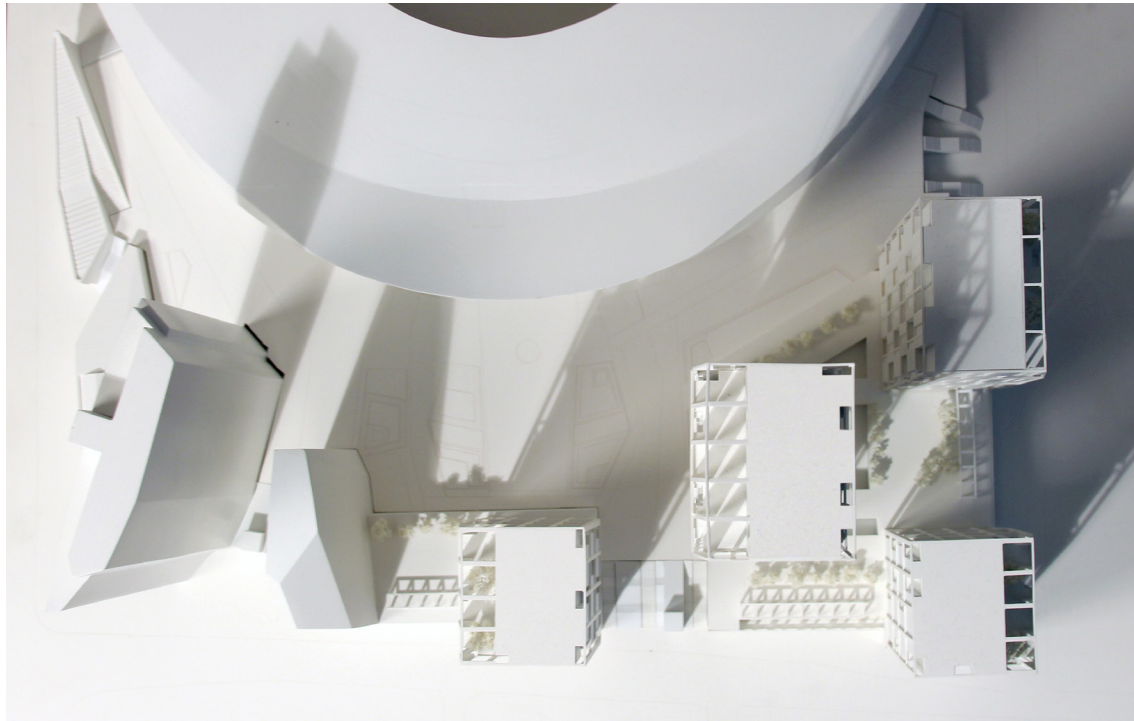
Press Release aerial view from the south, July 2015: the cluster of new towers is appropriate in the context of the new stadium development. In contrast, disparate residential towers are visible to the north



Study model scheme 1:
Four 25m x 30m towers with chamfered base, straight top and staggered balconies



Study model scheme 2:
Four 25m x 30m towers with chamfered base, chamfered top and staggered balconies



Study model scheme 3:
Towers A & C: 25m x 30m towers, Towers B & D: 25m x 25m. All towers with chamfered base and top and staggered balconies
www.alliesandmorrison.com



Study model scheme 4:
Towers A & C: 25m x 30m towers, Towers B & D: 25m x 25m. All towers with chamfered base and top and stacked balconies

11.3.11 PRE-APP PMEETING WITH LBH PLANNERS AND GLA AUGUST 2015

Allies and Morrison provided an update of the latest scheme design for the Southern Residential component of the scheme. Additional CGIs were presented showing long and short distance views of the residential towers. The main focus was a discussion of the emerging Design Codes for the residential development.

A summary of comments and actions related to the Southern Residential development includes:

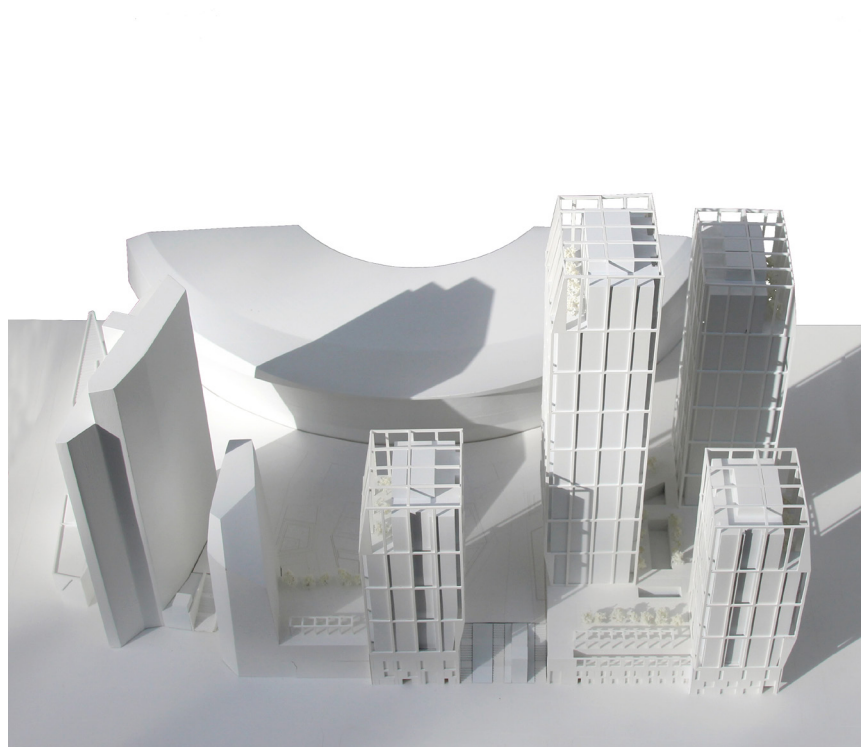
- Agreement of the planning strategy to submit the Southern Residential in outline with matters relating to appearance and landscaping reserved for later approval. The landscaping reserved matters relate to the proposed landscaping on top of the residential plinth.
- LBH requested more definition to the elevations of the plinth: There was an opportunity to create grand civic-scale entrances to the residential lobbies
- LBH suggested that the first floor of the plinth could be described as 'ground floor mezzanine level': the first two floors should be designed as a unity, which relates to the two storey scale of the context to the south.
- The taller top storey above stadium podium level could therefore be of a more formal civic scale generally along Park Lane and Worcester Avenue
- The planners gave helpful feedback on the draft design Codes, including advice on front gardens, well-designed appearance of the car parking entrance, duplex units at plinth level, direct access to each apartment from the communal gardens, wind mitigation measures at plinth level to ensure safety and comfort of amenity spaces
- The planners confirmed that they were happy with the overall progress made on the development of the design.



East elevation



South elevation



Study model: southern views including stacked inset balconies, pergola structures and planting for wind mitigation to plinth and rooftop gardens