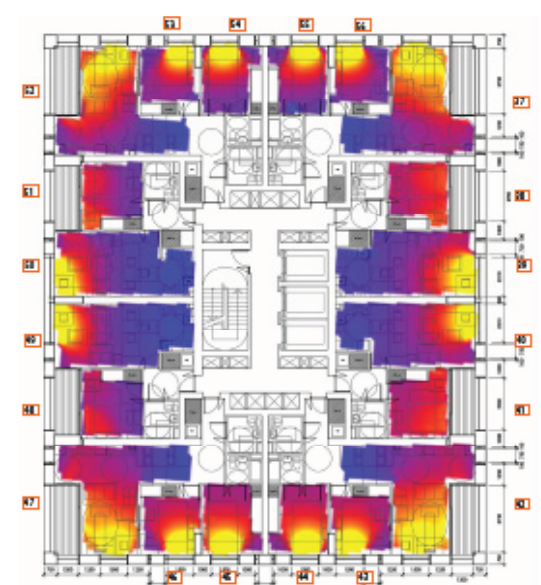
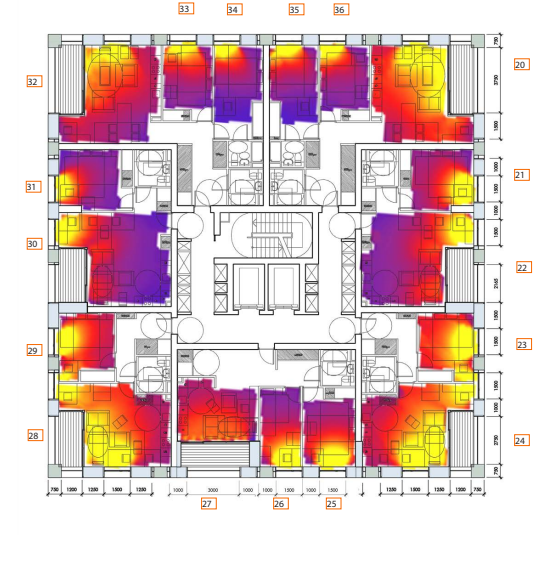


Studies carried out during July and August 2015

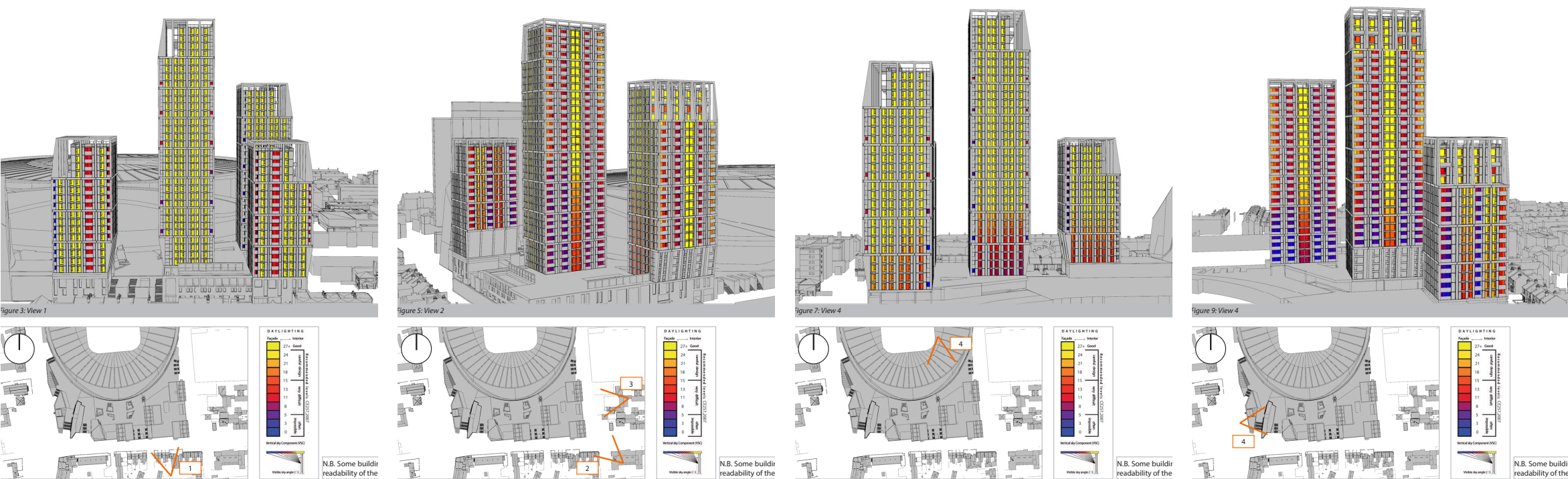
- Stacked balconies: following thermal analysis and an assessment of the impact of the new Part L of the Building Regulations coming into effect in October 2015, a decision was taken to provide stacked rather than staggered balconies. The study model was updated to review recessed balcony positions in the context of daylight and sunlight feedback.
- The facade designs of the plinth were developed to create grand two-storey high entrance lobbies for each tower.
- At second floor a series of repetitive large-scale windows introduced to provide a civic scale on both street frontages
- Pergola structures, wind screens and planting was modelled at plinth level in response to wind mitigation measures recommended following the wind tunnel testing session (see previous page and model photographs).



Tower C: Daylight assessment



Tower D: Daylight assessment

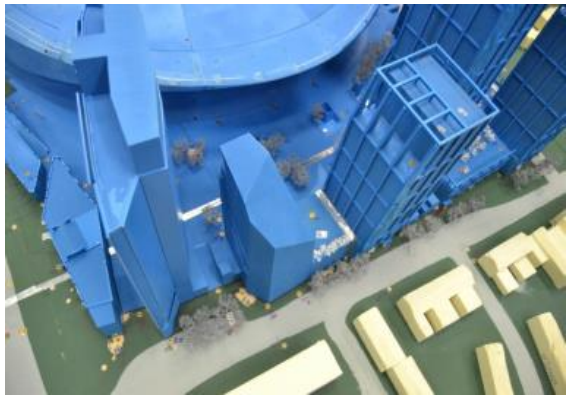
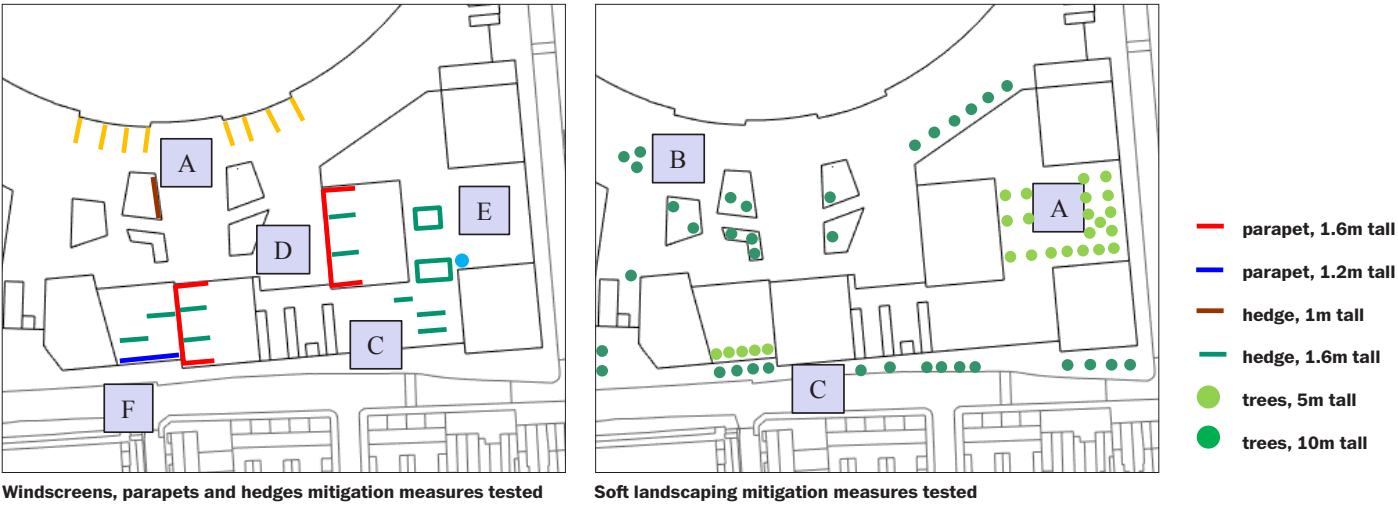


Daylight potential and internal daylight and sunlight assessment, Gordon Ingham Associates, July 2015

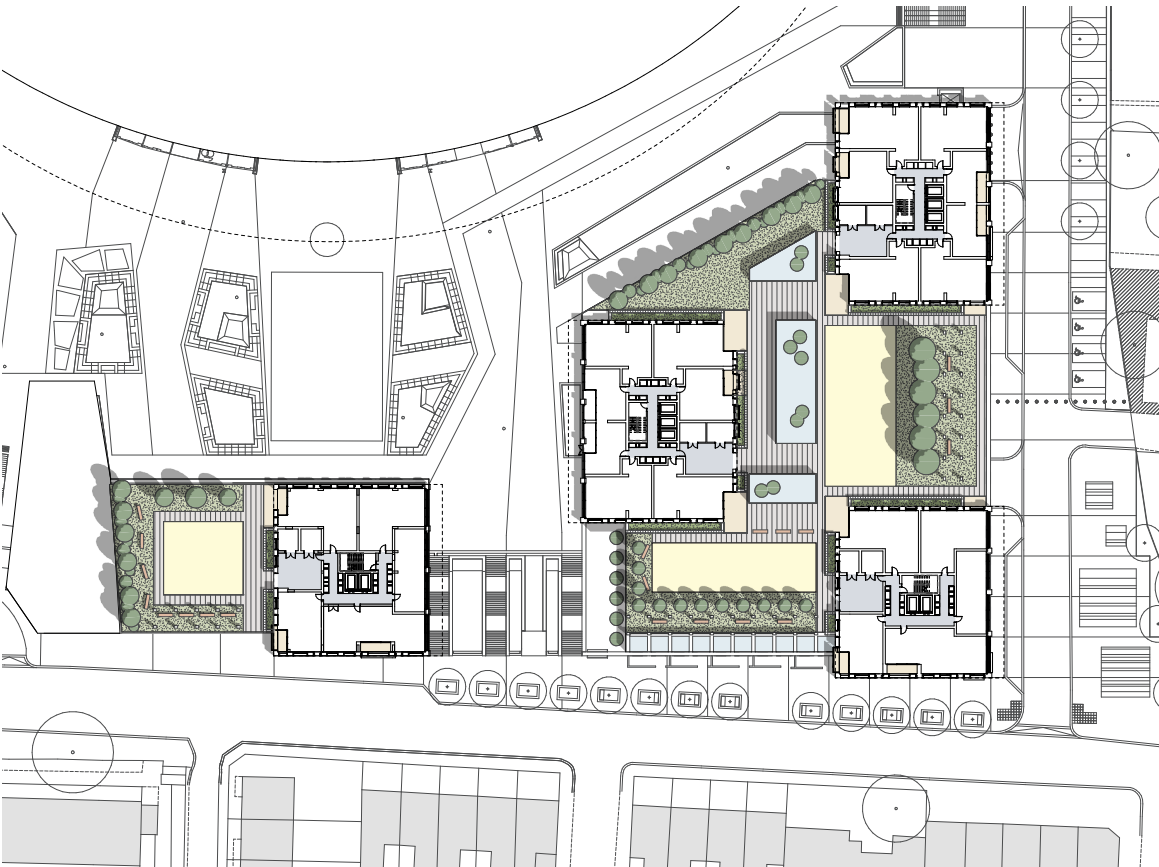
11.3.12 DESIGN DEVELOPMENT STUDIES

JULY - AUGUST 2015-

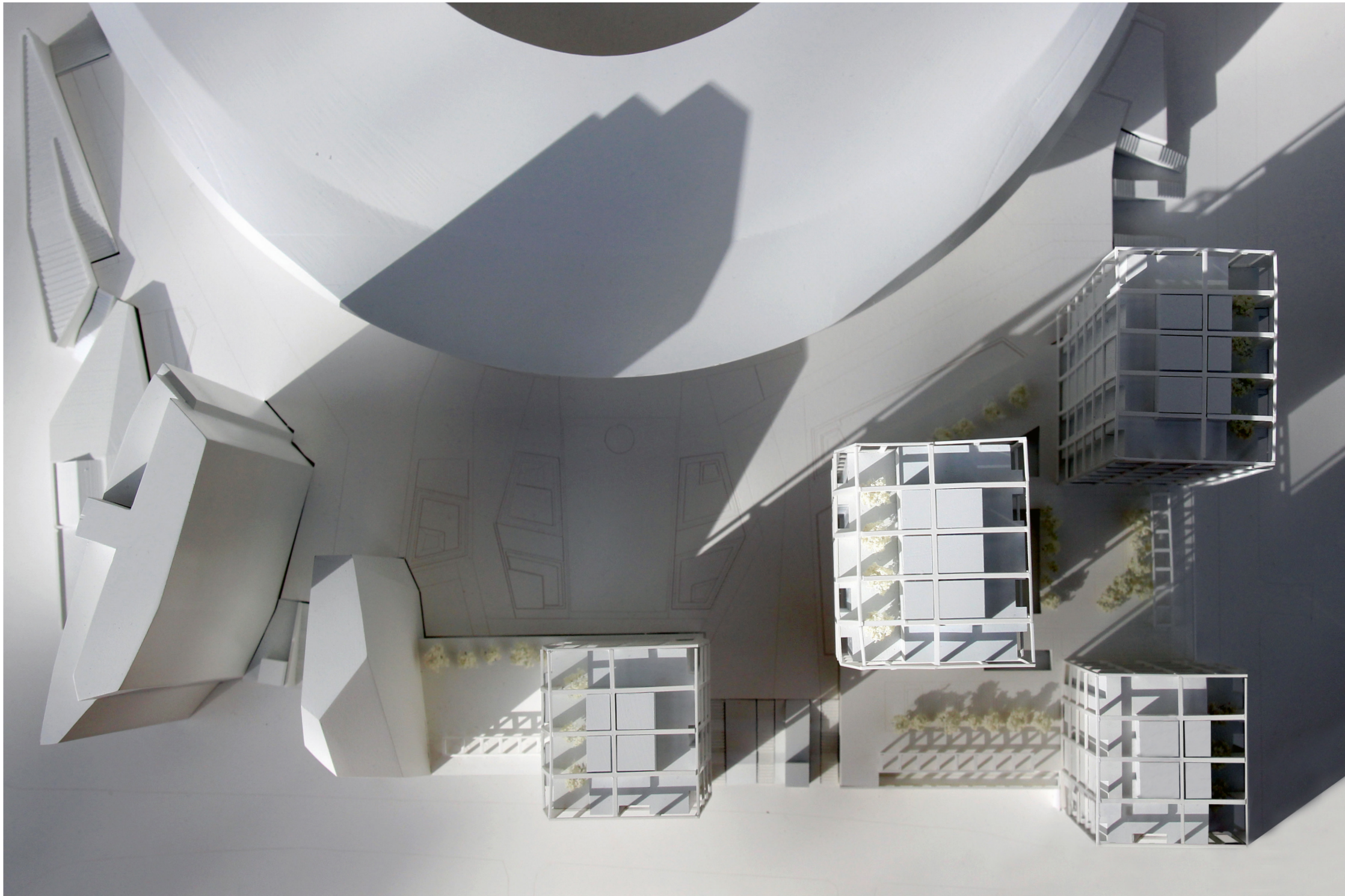
- Tower Floorplate size reduction of Towers B & D: now approximately 25m x 25m square to improve privacy between towers, improve daylight/ sunlight/ overshadowing, to resolve truss structure cantilever limitations of Tower D over retractable football pitch.
- Wind tunnel studies carried out which begin to inform landscape design and pergolas as mitigation for southwesterly prevailing winds
- Mitigation should include soft landscaping and/or localised screening between the towers of the residential development and raised parapets on the balconies of the residential development



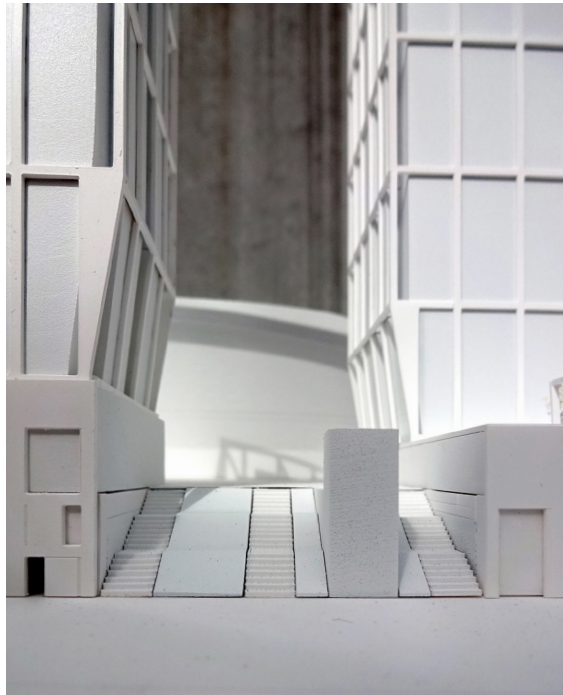
Wind tunnel testing model: soft landscaping (Area A), August 2015



Illustrative plinthtop garden layout for wind tunnel testing, July 2015



Final illustrative study model, plan view



View of the access to podium level between tower C and D



View of the south elevation towards the townhouses and tower B



South elevation



View of the plinth corner towards the south elevation

www.alliesandmorrison.com



View of the east elevation of plinth with tower B and A



East elevation

11.4 Use and Amount of Development

11.4.1 COMMERCIAL AND COMMUNITY

The current buildings on the site support a footprint of up to 4000 msq of commercial (B1) and / or community use (D1 - D2) space. The aim is to introduce new high quality community facilities, which may include a youth centre with indoor recreational uses, start-up incubator business uses, or other commercial uses.

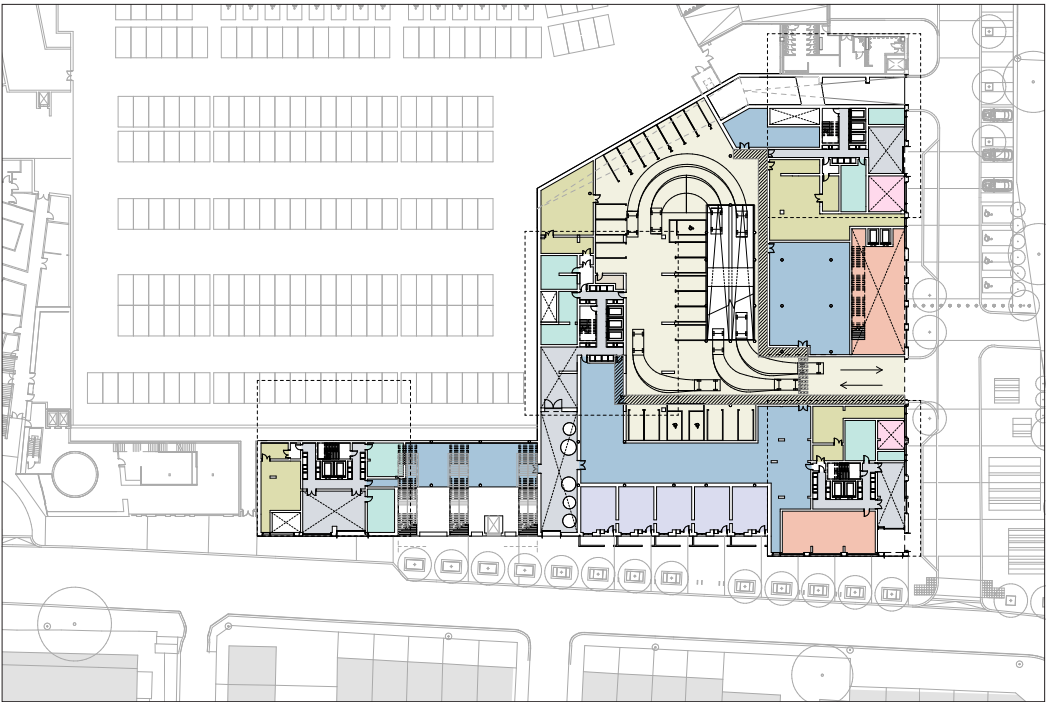
Further detail on the business model is provided in the Planning Statement and the Socio-economic chapter of the Environmental Statement.

11.4.2 RESIDENTIAL

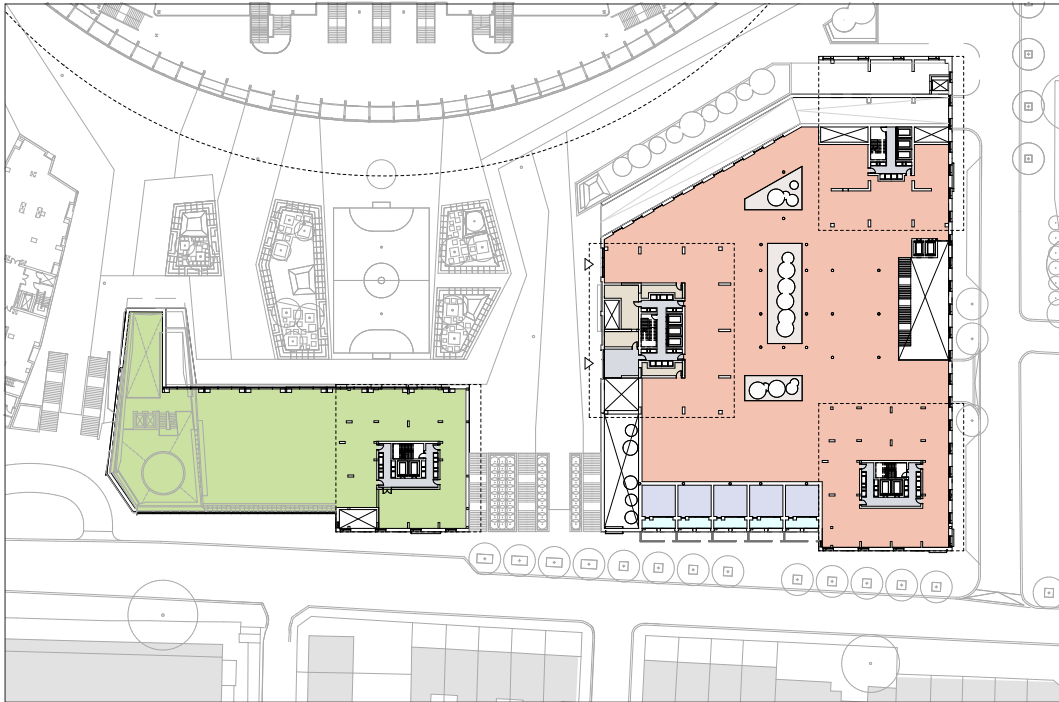
The residential accommodation proposed has been defined by the Design Codes and site constraints and contextual analysis described above. All accommodation is designed to comply with the Mayor’s Housing Design Guide and Draft Interim Housing Supplementary Planning Guidance (May 2015). The units have been designed to be tenure-blind.

There is provision for 10% adaptable wheelchair units in Towers B and D, including 1bed/ 2 person and 2bed / 3 person unit sizes, with private amenity space.

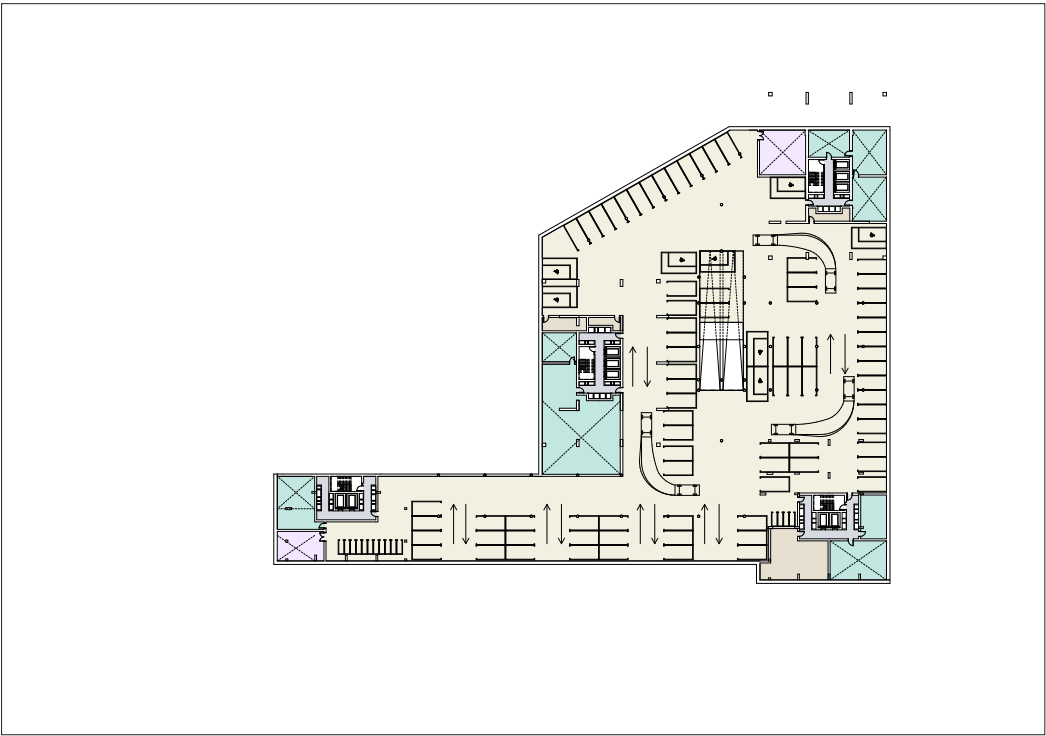
The mix of unit types has been defined according to overall location and character of the site.



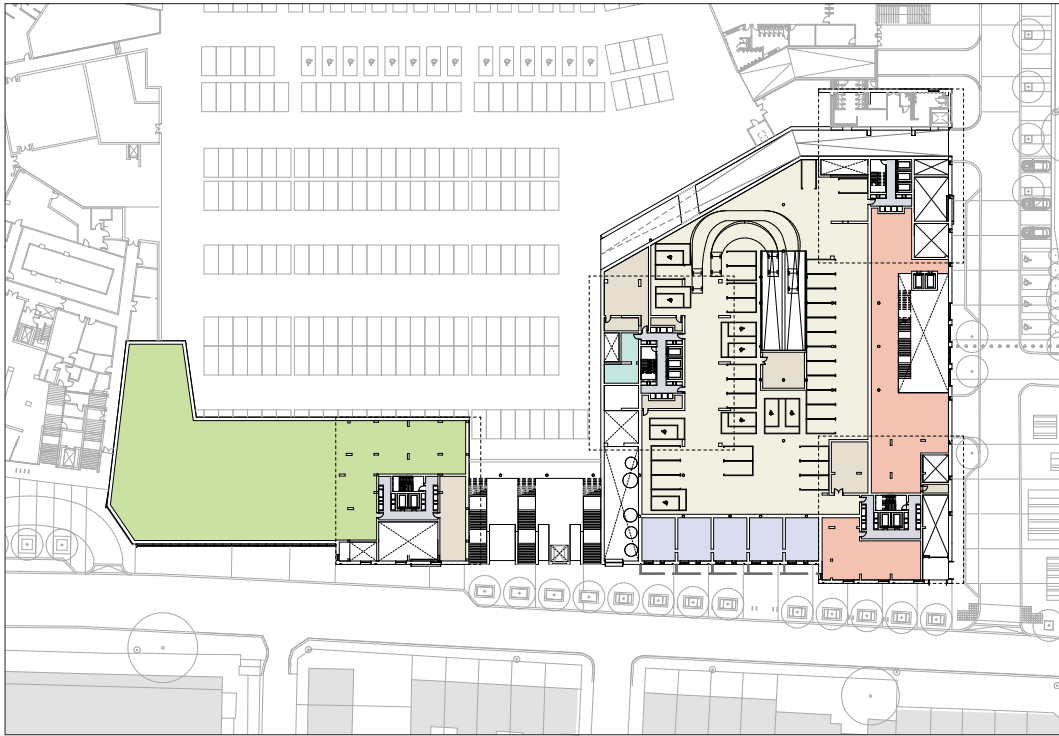
Ground floor level



Second plinth level (stadium podium level)



Level B-1 and 2



First plinth level