



Appendix 17.6

ALTERNATIVE ILLUSTRATIVE PROPOSALS FOR PLOT 4

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PLOT 4 ALTERNATIVE ILLUSTRATIVE PROPOSAL

An alternative illustrative proposal for Plot 4 (The Extreme Sports Building) has been presented within the Design and Access Statement to indicate how future proposals may alter the form of this building.

This Appendix reviews the alternative proposal for Plot 4 from a daylight, sunlight, overshadowing, solar glare and light pollution perspective to ascertain whether the amendments to the Consented Plot 4 is likely to result in significant alterations to the results previously reported in the 2015 ES.

Figure 01 below shows the consented Plot 4 in orange. Figure 02 illustrates the alternative illustrative proposal for Plot 4 in green and an overlay of both is shown in Figure 03. Proposed Development for Plot 3 is shown in cyan.

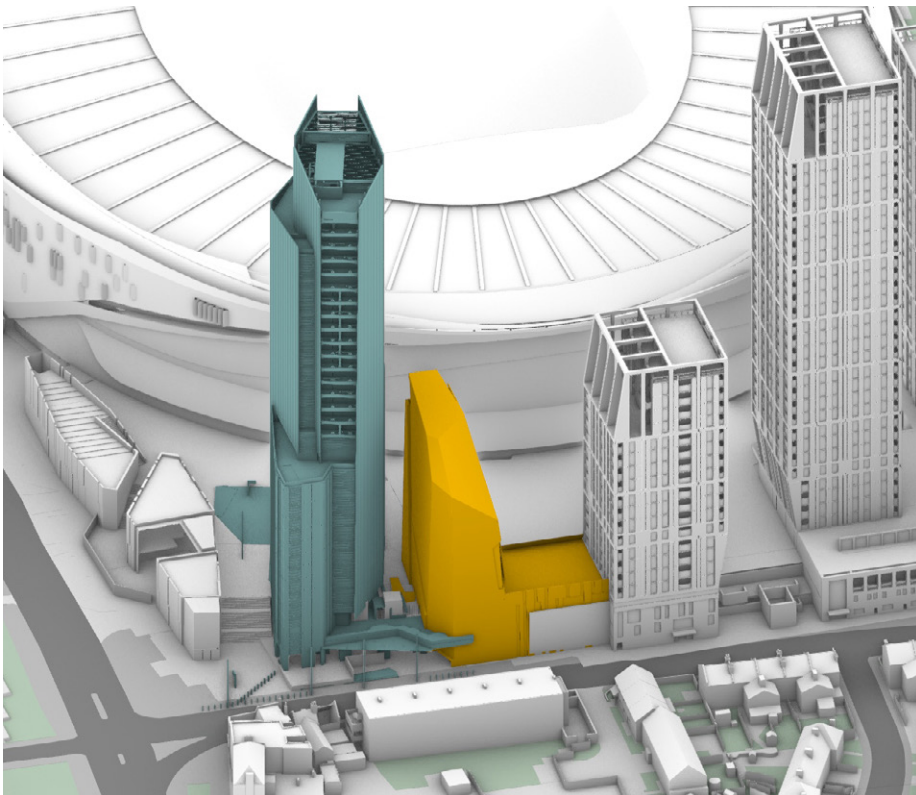


Figure 01: Proposed Plot 3 and Consented Plots 4 & 5

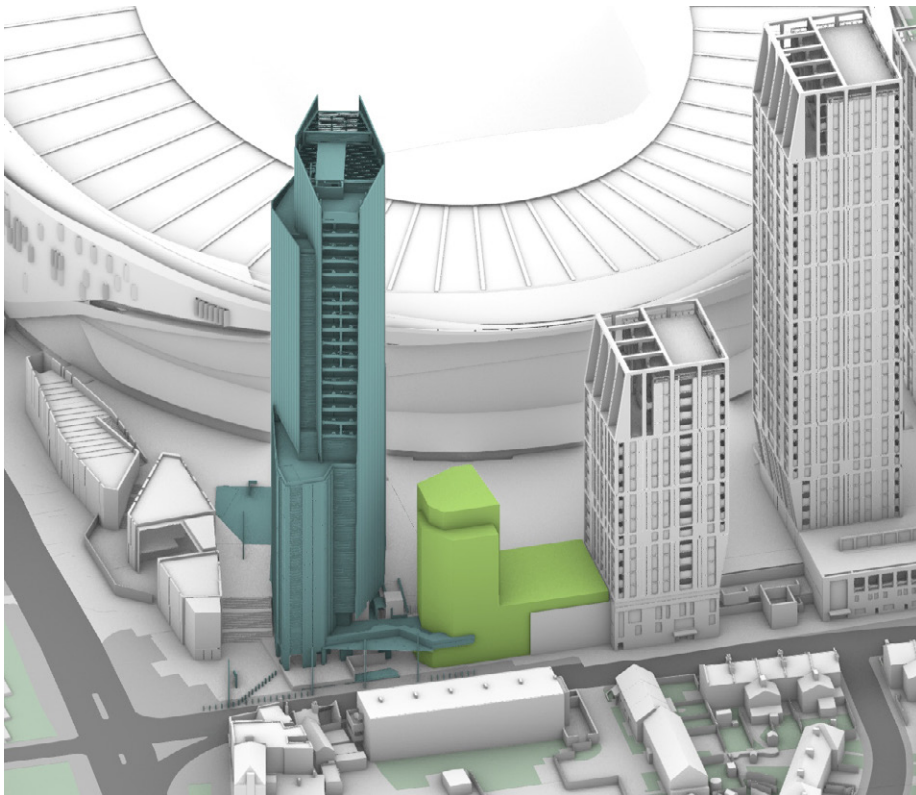


Figure 02: Proposed Plot 3, Proposed alternative illustrative Plot 4 and Consented Plot 5

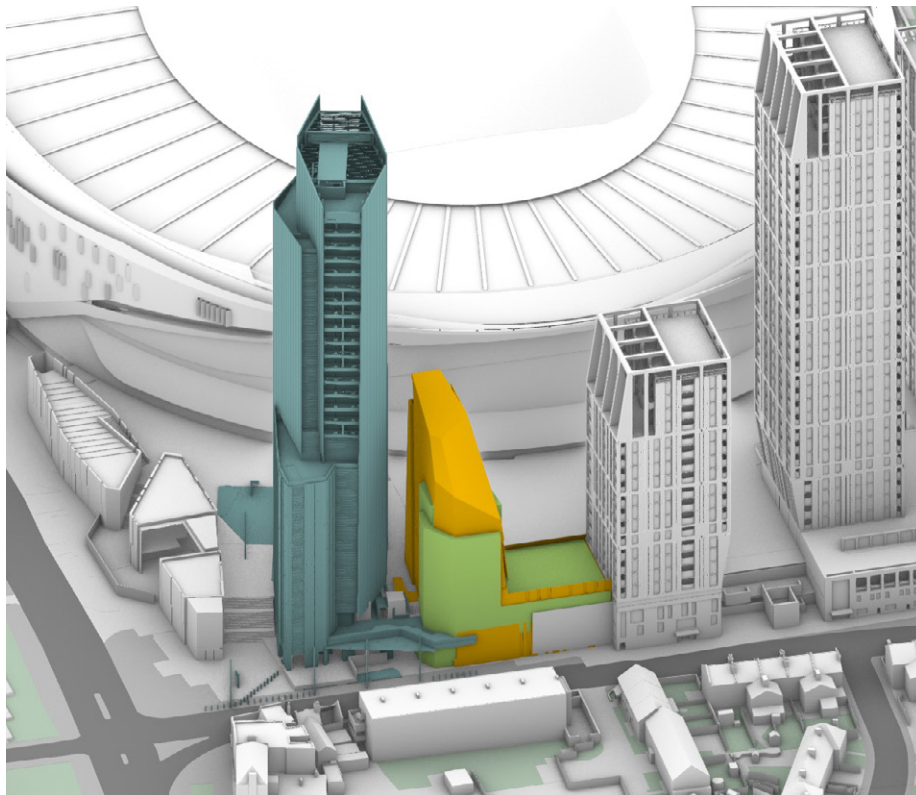


Figure 03: Consented Plot 4 overlaid with Proposed alternative illustrative Plot 4

No detailed technical assessments have been considered necessary and the conclusions of this Appendix are based on professional judgement, informed by a review of the Consented massing and the proposed amendments.

As the overlay demonstrates, the alternative illustrative proposal is generally smaller than the consented Plot 4 and therefore, the daylight and sunlight effects to the surrounding sensitive receptors would not be adversely affected by the amendments to the Consented Plot 4 and the overall results are likely to improve.

Similarly, there would be no significant adverse impacts in terms of shadows from the amendments to the Consented Plot 4 and the overall results are expected to improve.

From a solar glare perspective, the alterations to the outline parameters of Consented Plot 4 would not affect the potential of the scheme to cause solar glare effects. As a detailed solar glare assessment can only be undertaken once the façade details are known, a Solar Glare assessment will accompany future RMA applications

Finally, the light pollution effects are not expected to be altered by the proposed amendments to the outline massing.

It is therefore considered that the alternative illustrative proposal for Plot 4 will not adversely affect the conclusions of the 2015 ES Chapter, which therefore remain unchanged and still valid.