

APPENDIX 2 - ALTERNATIVE PLOT 4 MASSING

A2.1 This appendix presents one townscape view to illustrate the visual effects of an alternative massing option for the adjacent Extreme Sports Building (Plot 4) as a sensitivity test. It is not proposed to amend the design of this building as part of this application on the basis that this is likely to be further revised in due course as discussions with occupiers progress; it is therefore not assessed here. Please refer to section 5 of the architects' DAS for more details.

VIEW 22

APPROVED PLOT 4



Fig.A2.1: View 22 showing the proposed design for Plot 3 alongside the approved massing for Plot 4.

PROPOSED PLOT 4



Fig.A2.2: View 22 showing the proposed design for Plot 3 alongside the alternative massing for Plot 4.

APPENDIX 3 - ZONE OF THEORETICAL VISIBILITY (ZTV) DIAGRAM

APPROVED SCHEME FOR PLOT 3



Fig.A3.1: ZTV diagram illustrating the theoretical visibility of the approved hotel (Plot 3) within the masterplan, covering an area of up to 2km in distance. The ZTV diagram reflects different height bands, with each colour identifying how much of the approved hotel building can be seen from any given location. The constructed elements of the Consented Scheme, i.e., Plots 1 and 2, are shown in grey. The approved schemes at Plots 4, 5 and 6 are shown in green. The ZTV diagram does not take into account trees as described in paragraph 2.69(iv) in section 2.