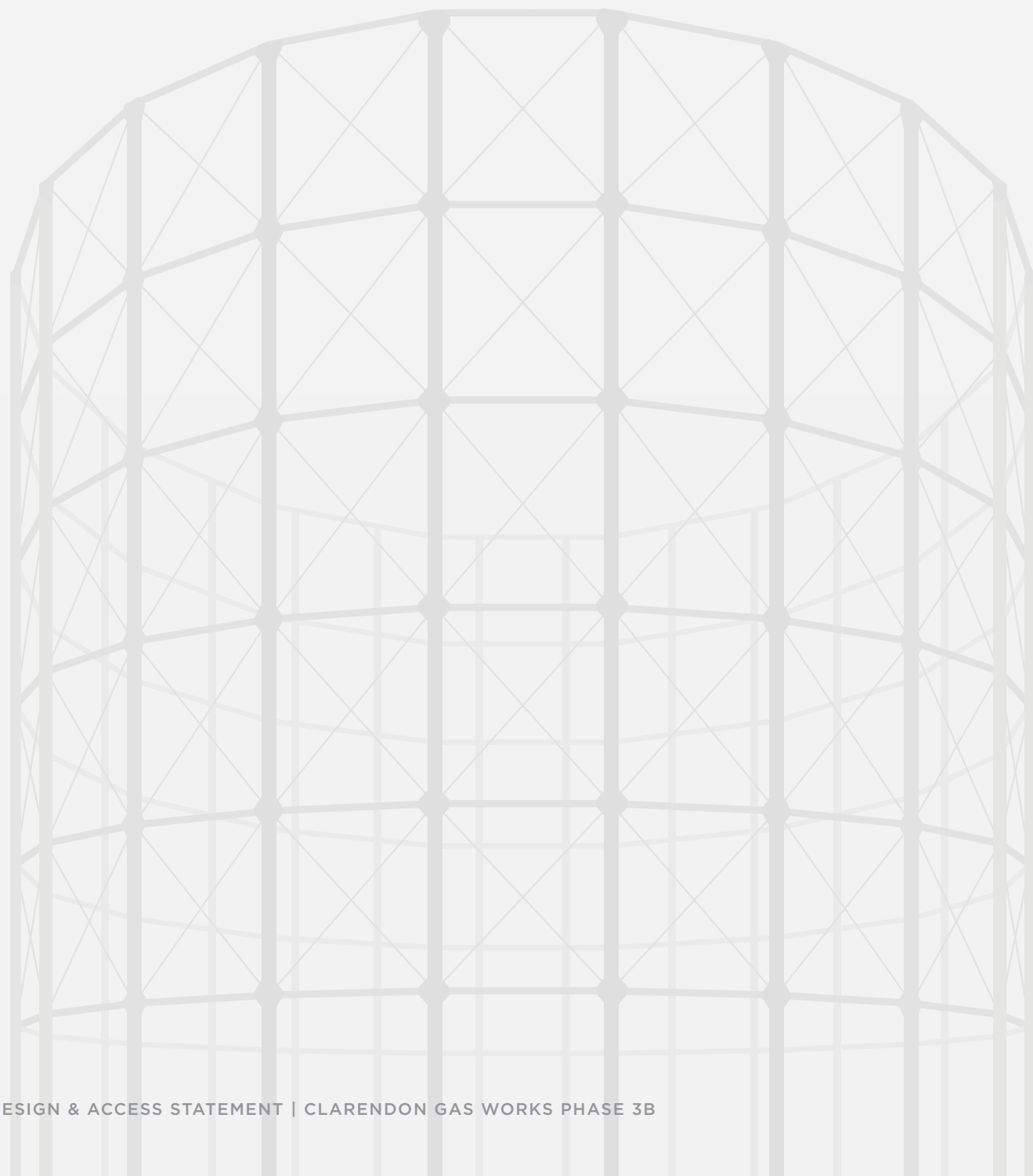




KEY PLAN

VIEWPOINT C





11.0

PARAMETER PLANS & DESIGN CODE

11.0 Parameter Plans & Design Code Compliance

11.1 Parameter Plans

Supporting the hybrid planning permission are a set of Parameter Plans (PP) setting out the following development parameters:

PARAMETER PLANS PRINCIPLES

The seven Parameter Plans (PP) defined different aspect of the development.

439_SK_411 - PP1

This Parameter Plan defines the area to which the reserved matters will be submitted, namely the outline component.

439_SK_413 - PP2

This Parameter Plan shows the existing buildings which will be demolished during the life of the development.

439_SK_414 - PP3

This plan, identifies the existing levels at the Site in AOD. It sets the proposed new ground floor levels at AOD with a degree of tolerance of either +/-1m or +/-2m. It also defines the proposed maximum extent of the single storey basement below the northern, western and eastern quarters.

Within the basement an indicative location of the Energy Centre was shown. Allowance was made so that if the Energy Centre was not to be delivered in the basement, then the extent of basement will not be built out.

439_SK_415 - PP4

This Parameter Plan defines the location where development (buildings as well as public realm) will occur and within which Development Zone for the purposes of future reserved matters applications.

439_SK_416 - PP5

This Parameter Plan identifies the maximum and minimum heights of buildings in AOD m and the extent of the built form across the ground plane. The Plan defines the maximum extent of buildings in yellow subject to a tolerance of either +/- 5m or +/- 7m.

There will be some instances in PP5 where building heights will be reduced below the minimum levels shown on an incidental basis to ensure an appropriate design context.

All heights are in ADO and include parapets but exclude uninhabitable requirements such as lift overruns, plant areas and flues. Maximum building extents exclude balconies.

439_SK_417 - PP6

This Parameter Plan identifies the type of landscaping and open space expected to be delivered by reserved matters applications.

The permission granted for the Reserved Matters Application for Blocks D3 and D4 (ref. HGY-2019-0362) approved the change of the communal amenity space in the centre of the Eastern Quarter from private to publicly accessible.

439_SK_418 - PP7

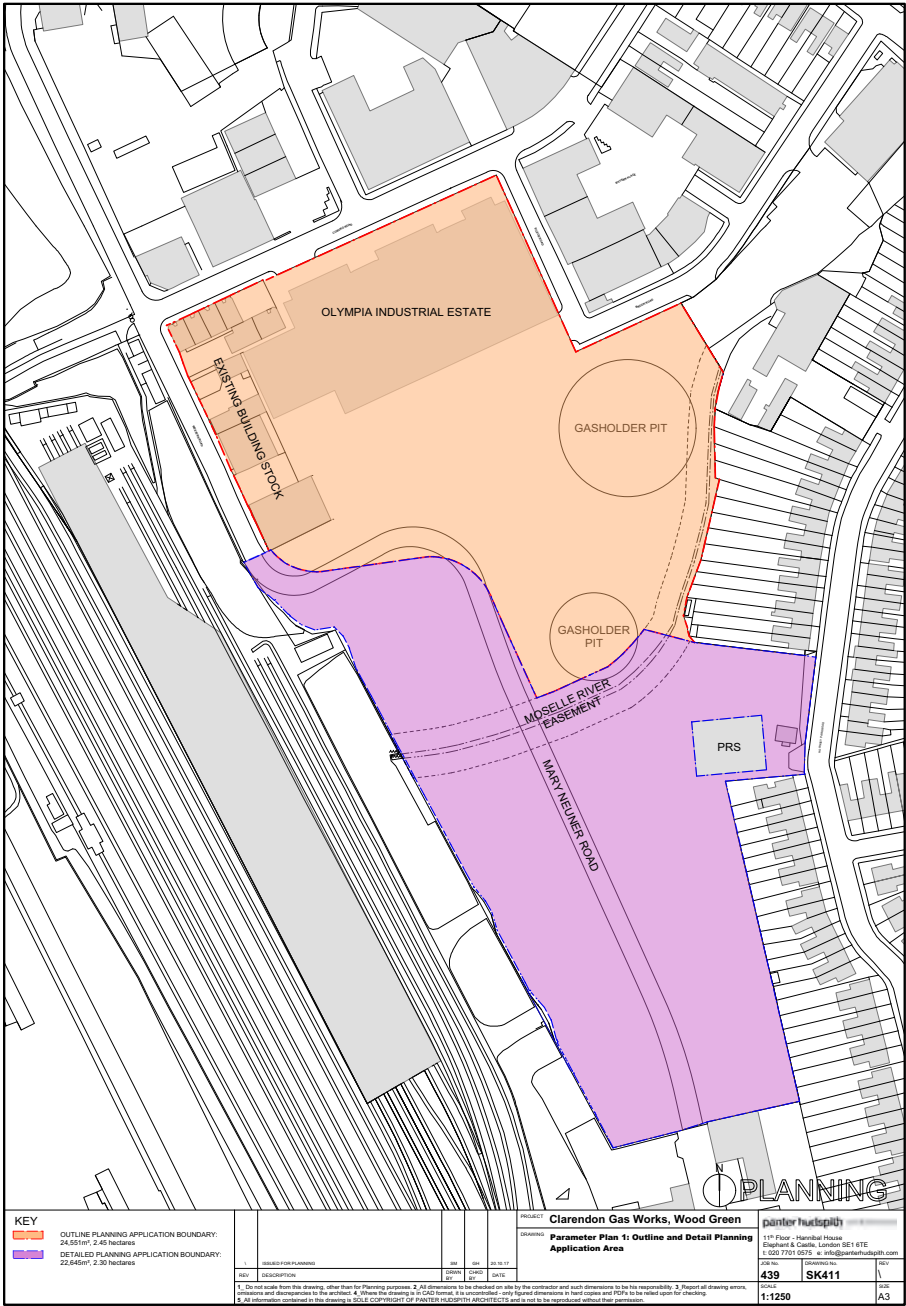
This Parameter Plan identified the proposed access points into and out of the site including strategic highway, pedestrian and cycle routes. It defines the hierarchy of these routes and servicing zones.

Two points of vehicular access were proposed from Mary Neuner Road (Underneath Block E1) and Western Road (Underneath Block J2) into the proposed basement. The basement covered two distinct areas which may be developed at different times due to land ownership / planning constraints. As a result, both access options were being pursued at Hybrid Application stage.

PARAMETER PLANS COMPLIANCE

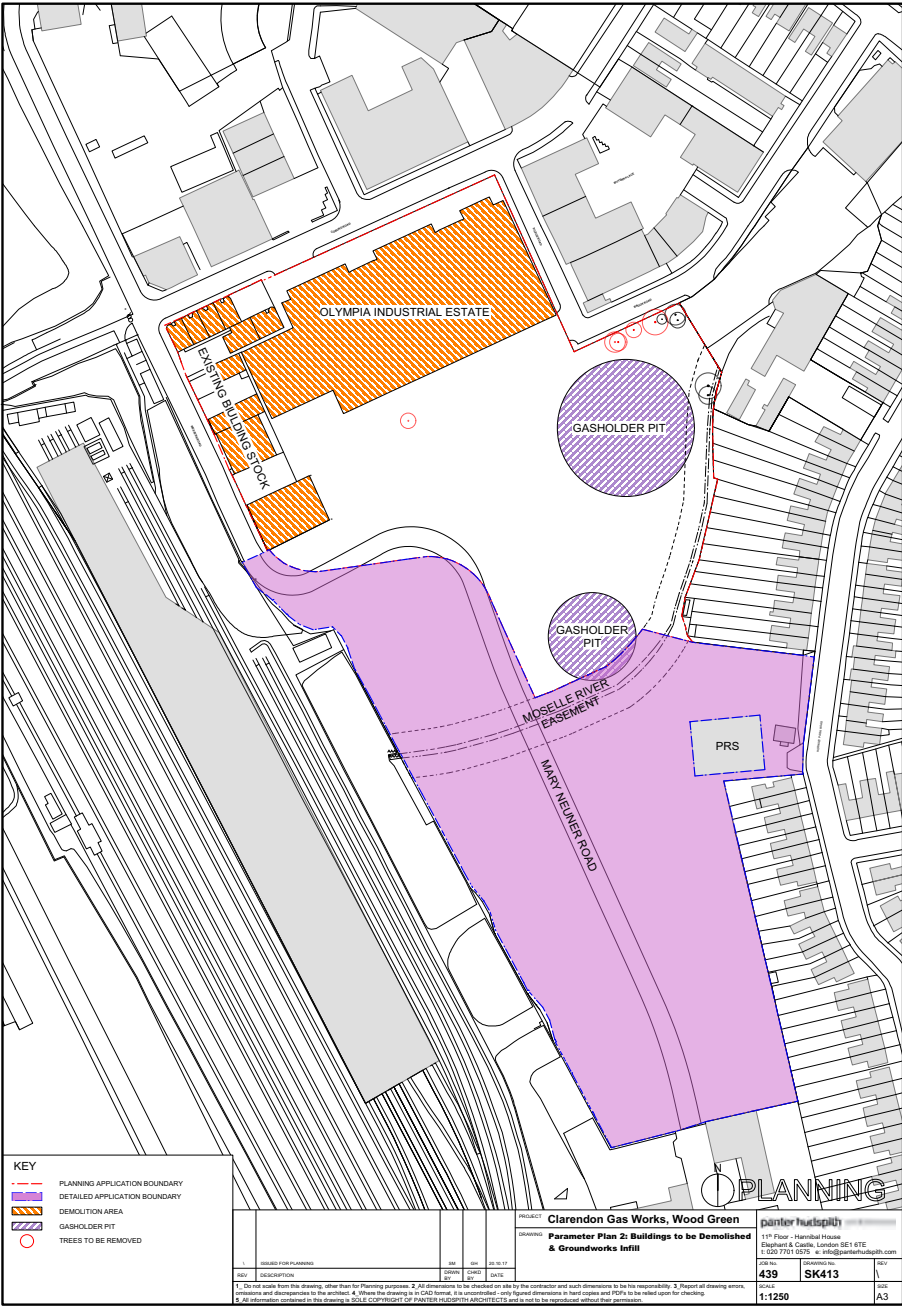
The proposals contained within this reserved matters application conform to the above parameters with the below exception.

The Energy centre identified within PP3 will be delivered at the basement level of Block D1 as per the details submitted under Reserved Matters Application (ref. HGY-2019-0362). As such the basement extent has been optimised and reduced in size, whilst still allowing for the required WC accessible car parking spaces for all blocks. As traffic has been reduced due to the reduction of the size and car parking spaces allocation the second entry into the car park, off Western Road, has been omitted.

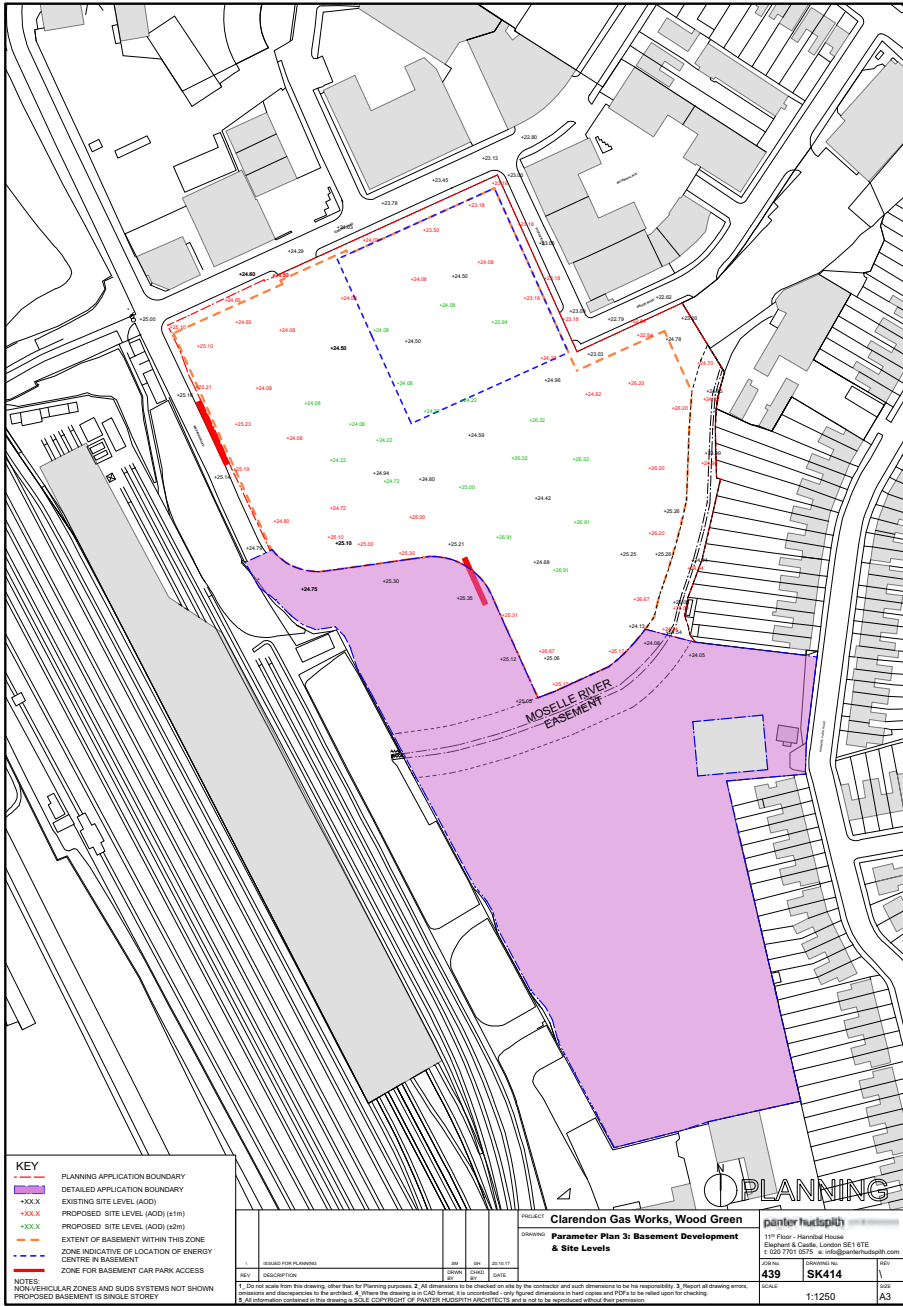


439_SK_411 - PP1 - OUTLINE AND DETAILED PLANNING APPLICATION COMPONENTS

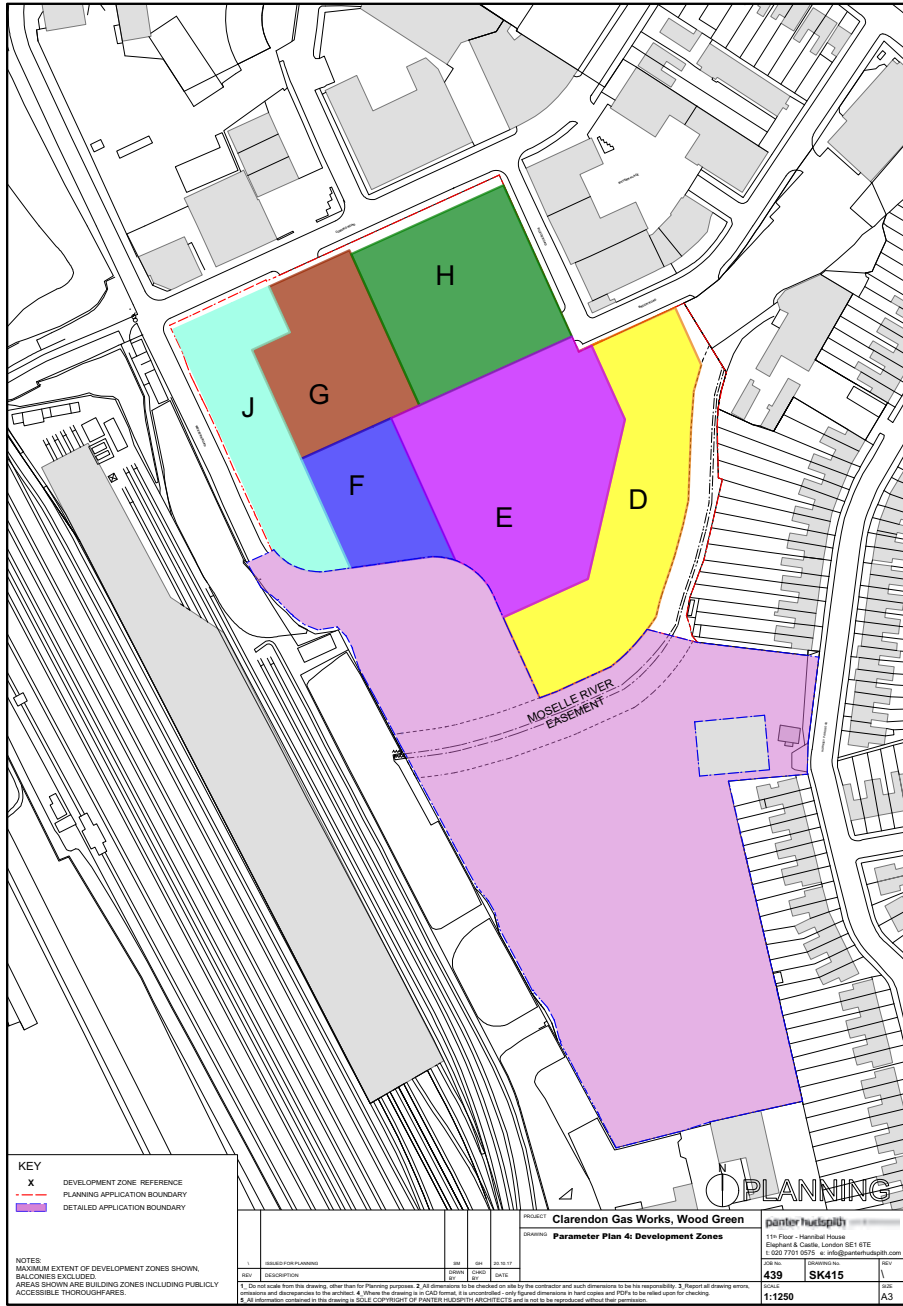




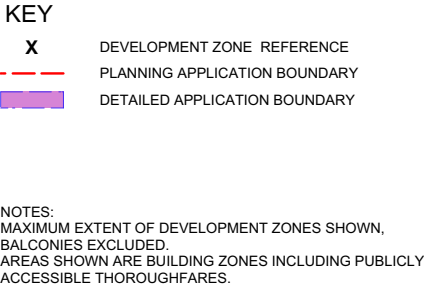
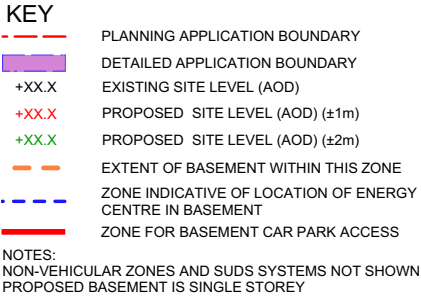
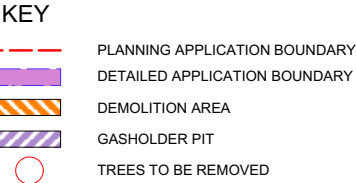
439_SK_413 - PP2: BUILDINGS TO BE DEMOLISHED & GROUNDWORKS INFILL

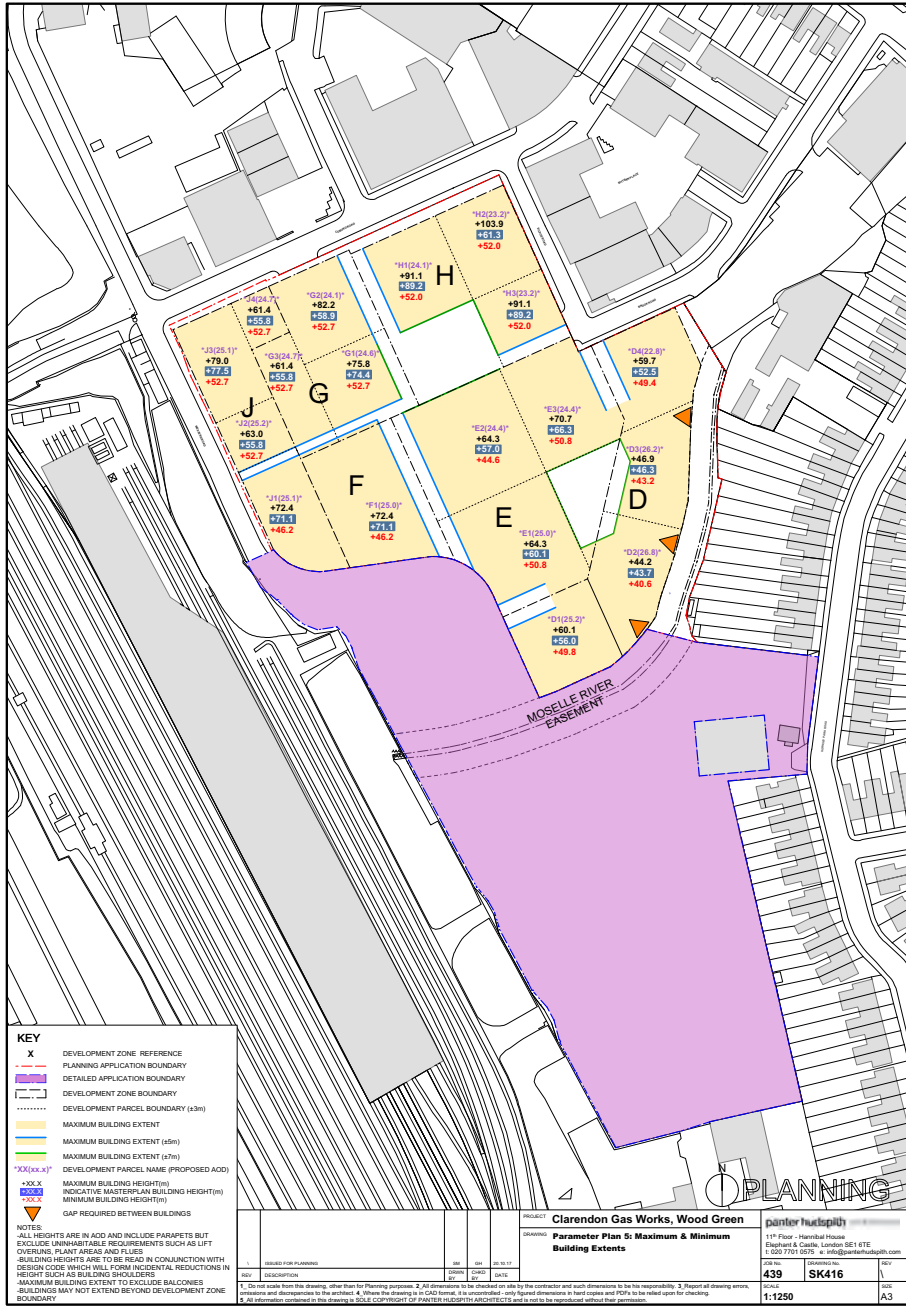


439_SK_414 - PP3: BASEMENT DEVELOPMENT & SITE LEVELS

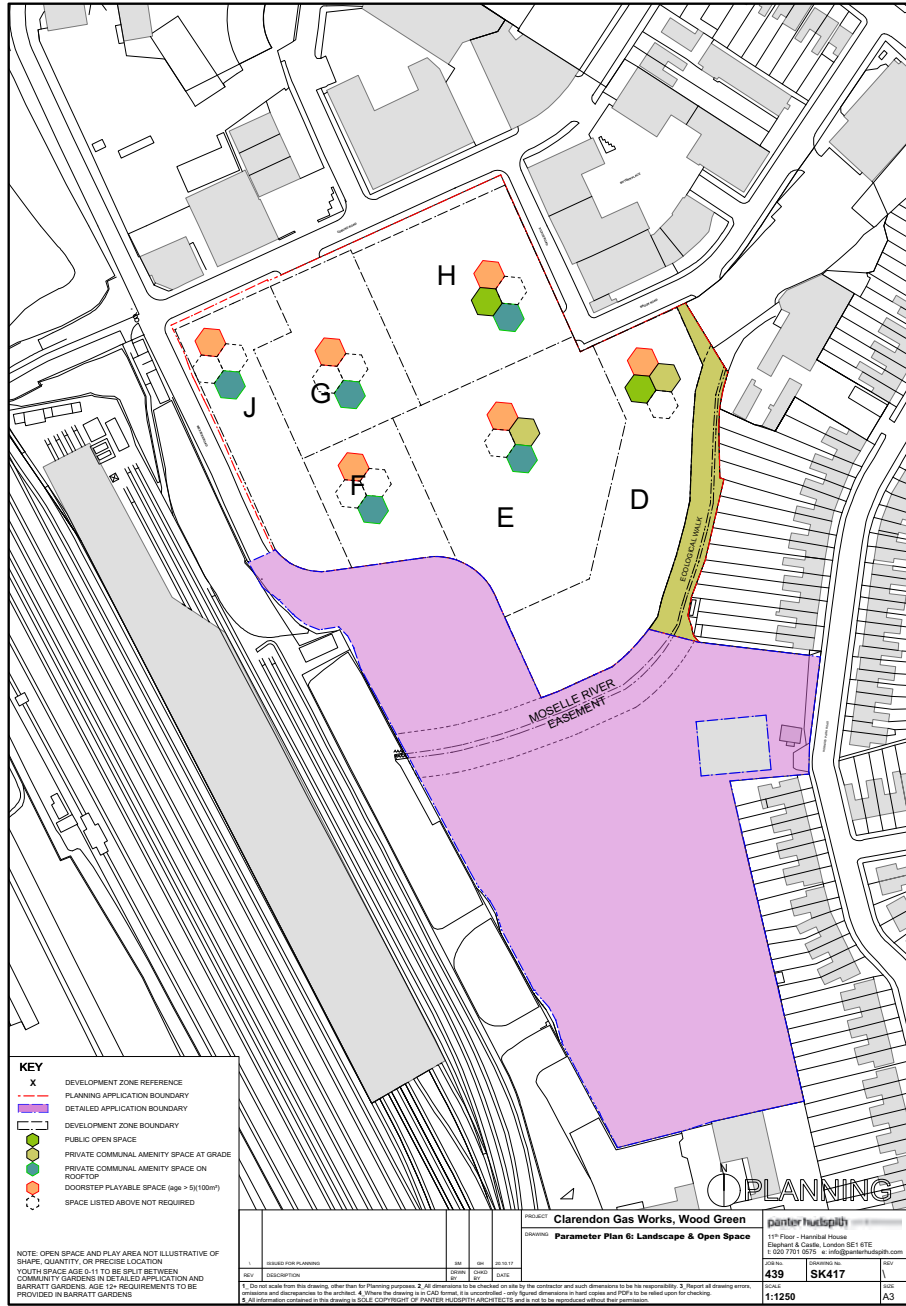


439_SK_415 - PP4: DEVELOPMENT ZONES

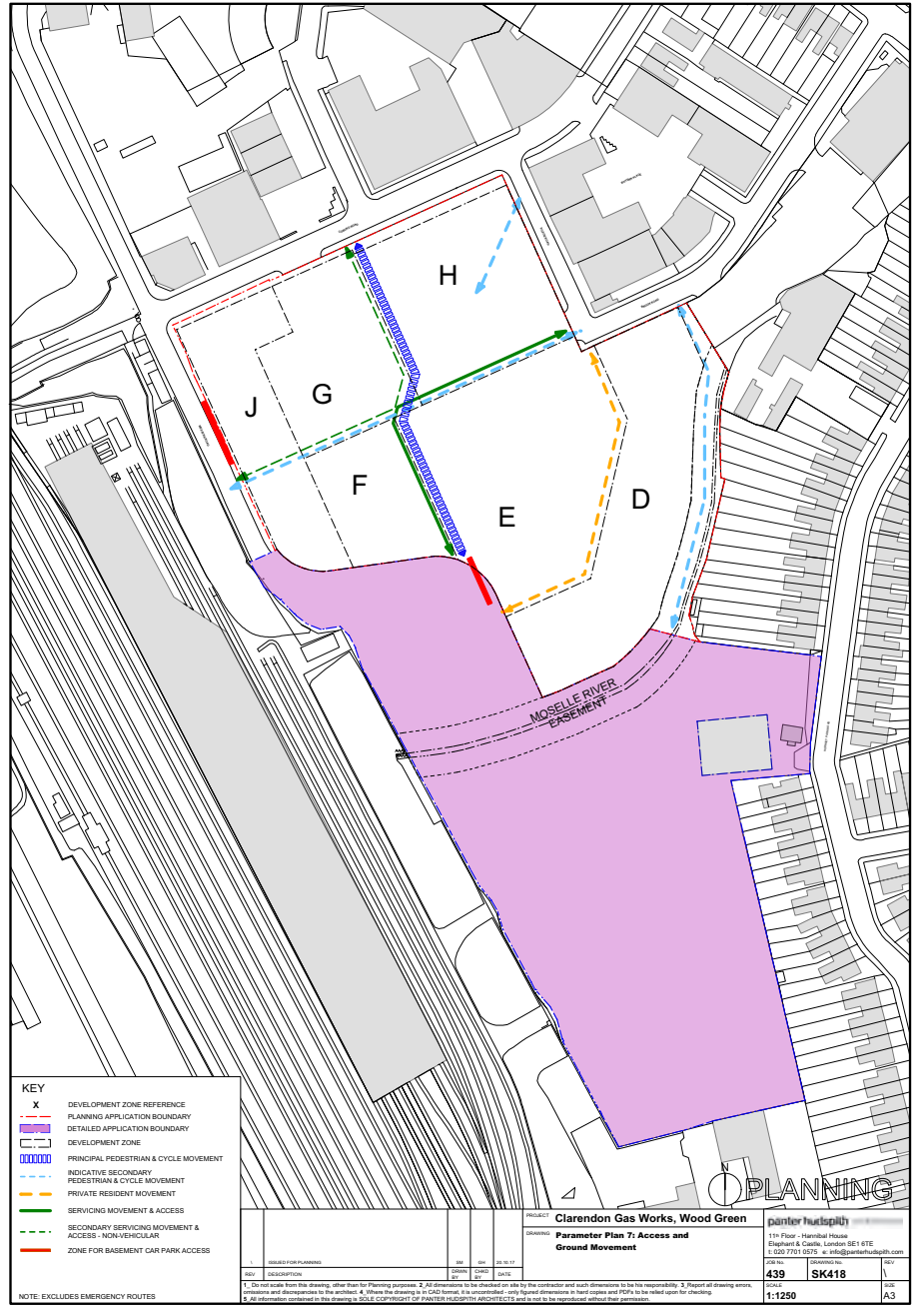




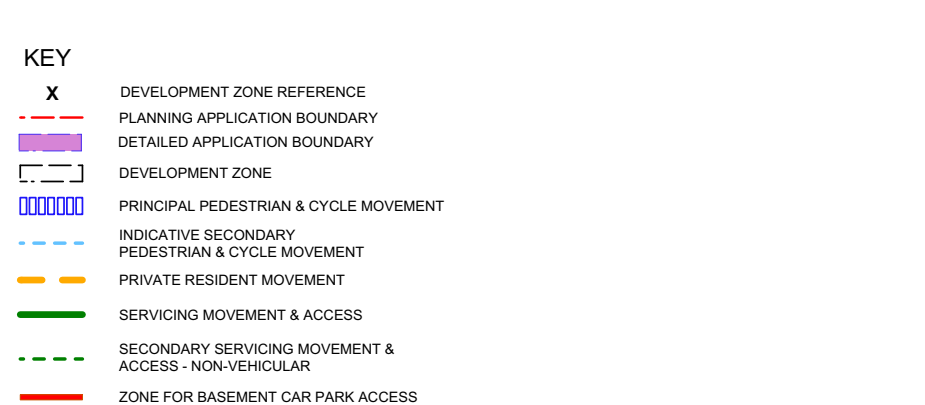
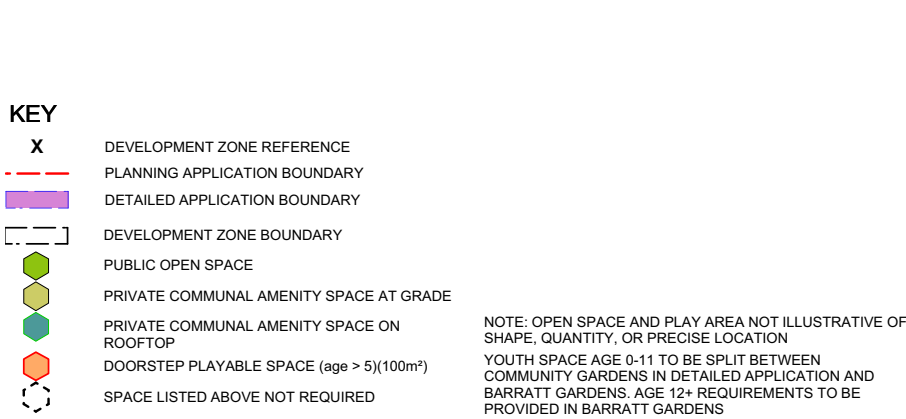
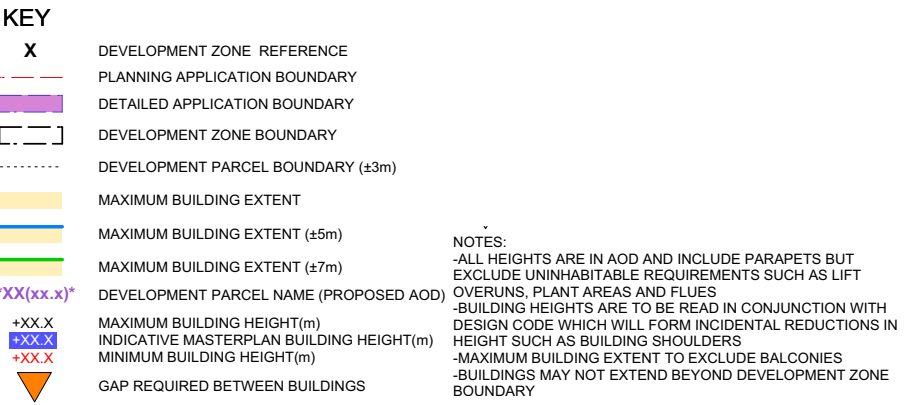
439_SK_416 - PP5: MAXIMUM AND MINIMUM BUILDING EXTENTS



439_SK_417 - PP6: LANDSCAPE & OPEN SPACE



439_SK_418 - PP7: ACCESS & GROUND MOVEMENT



11.2 Design Code

The key design principles that evolved during the course of the approved illustrative masterplan were outlined in the approved Design Code Document. The Design Code is divided down into Site Wide and specific Development Zone Codes.

DESIGN CODE COMPLIANCE

For the Eastern Quarter all Site Wide Codes are to be adhered to.

Refer to schedules opposite showing which Site Wide and Development Zone Codes the proposed Phase 3B development is compliant with.

SCHEDULE OF JUSTIFICATION OF NON COMPLIANCE

A schedule of clarification has been provided in the following page, to justify the occurrences when development of the design has lead to departures from the guidance provided within the Design Code.

KEY

Y

Compliant with Design Code

N

Refer to schedule of clarification / justification

N/A

Not Applicable

DZC

Refer to Development Zone Code Schedule

Site Wide Codes	
2.1.1	Y
2.1.2 a	Y
2.1.2 b	Y
2.1.2 c	Y
2.2.1	Y
2.2.2 a	N/A
2.2.2 b	N/A
2.2.2 c	N/A
2.2.3	Y
2.2.4 a	Y
2.2.4 b	Y
2.2.5 a	N/A
2.2 5 b	N/A
2.3.1	Y
2.3.2 a	Y
2.3.2 b	Y
2.3.3	Y
2.3.4	N/A
2.3.5	Y
2.3.6	Y
2.3.7 a	Y
2.3.7 b	Y
2.3.8 a	Y
2.3.8 b	Y
2.3.9	Y
2.3.10	DZC
2.3.11	Y
2.4.1 a	Y
2.4.1 b	Y
2.4.1 c	Y
2.4.2	Y
2.4.3	Y
2.4.4 a	Y
2.4.4 b	Y
2.4.5 a	DZC
2.4.5 b	DZC
2.4.5 c	DZC
2.4.5 d	N/A
2.4.6	Y
2.5.1	Y
2.6.1.a	N/A
2.6.1. b	N/A
2.6.2	Y

Site Wide Codes	
2.6.3	Y
2.6.4	Y
2.7.1 a	Y
2.7.1 b	Y
2.7.2	Y
2.7.3	DZC
2.7.4	N
2.7.5	Y
2.7.6	Y
2.7.7	DZC
2.7.8	DZC
2.7.9	Y
2.7.10	Y
2.7.11	Y
2.8.1 a	Y
2.8.1 b	Y
2.8.1 c	Y
2.8.1 d	Y
2.8.1 e	Y
2.8.2	N
2.8.3	DZC
2.8.4	DZC
2.8.5	N
2.8.6	Y
2.8.7 a	Y
2.8.7 b	N/A
2.8.7. c	N/A
2.9.1	Y
2.9.2	Y
2.10.1	DZC
2.10.2	Y
2.10.3 a	Y
2.10.3 b	Y
2.10.4	Y
2.10.5	Y
2.11.1	Y
2.11.2 a	N
2.11.2 b	N
2.11.2 c	N
2.11.3 a	N
2.11.3 b	N
2.11.4 a	N
2.11.4 b	Y

Site Wide Codes	
2.11.4 c	Y
2.11.4 d	Y
2.11.4 e	N
2.11.5 a	Y
2.11.5 b	Y
2.11.5 c	Y
2.11.5 d	Y
2.11.5 e	Y
2.11.5 f	Y
2.11.5 g	Y
2.11.6	N
2.12.1 a	Y
2.12.1 b	Y
2.12.1 c	Y
2.12.1 d	Y
2.12.2	Y
2.12.3	Y
2.13.1 a	N
2.1.3.1 b	N
2.1.3.1 c	N
2.1.3.1 d	Y
2.13.2	Y
2.13.3	Y
2.13.4	N
2.14.1 a	Y
2.14.1 b	N
2.14.1 c	N
2.14.2	N/A
2.14.3	Y
2.14.4	Y
2.15.1 a	Y
2.15.1 b	Y
2.15.1 c	Y
2.14.2	N/A
2.14.3	Y
2.14.4	Y
2.15.1 a	Y
2.15.1 b	Y
2.15.1 c	Y
2.16.1	N
2.16.2	Y
2.16.3	Y

Development zone codes		
Code	Site wide ref.	Compliance
E.2.1	2.3.10	Y
E.2.2	2.7.7	Y
E.2.2	2.7.8	N
E.2.3	2.7.3	N
E.2.4		Y
E.2.4	2.4.5 a	Y
E.2.4	2.4.5 b	Y
E.2.4	2.4.5 c	Y
E.2.5	2.8.3	N
E.2.5	2.8.4	N
E.2.6		N
E.2.7	2.10.1	Y

Schedule of clarification / justification of non-compliance

Site Wide Codes	
Code	Clarification / Justification
2.7.4	- CODE: Functions such as parking, cycles, plant, refuse etc. should be away from façades fronting public realm or key private communal spaces, instead being located deep within a plan or below ground wherever possible. - JUSTIFICATION: An office cycle store and a residential refuse holding area are located on the west facade of Block E2, fronting on the public realm. This is due to the need to have a holding refuse area in the proximity of the servicing loading bay for quick and efficient refuse collection and a cycle store that has immediate access from the main cyclist route through the site. This solution keeps the north public realm façades fronting the square free for predominately pedestrian use.
	- CODE: Type 1, 2 and 3: 7.4m ground to first floor level Residential: assumed 3.075m floor to floor. - JUSTIFICATION: The commercial uses and Type 3 workspace space incorporated into the scheme will be provided with two levels of accommodation at ground and first rather than a double height space with flexibility to incorporate mezzanine in the future. Input sought from commercial agent, who advised that in order to attract anchor tenant the entire first floor should be provided as single occupancy office.
2.8.2	- CODE: Either all residential services drop vertically straight through the commercial unit or a services zone is incorporated above the first residential floor slab to enable transfers to be diverted away from the ground floor units. - JUSTIFICATION: In order to create clean retail shells, services have been designed to drop vertically or be located below the first floor residential slab, above the ceiling level, to enable transfers.
2.8.5	- CODE: Functions such as parking, cycles, plant, refuse etc. should be away from façades fronting public realm or key private communal spaces, instead being located deep within a plan or below ground wherever possible. - JUSTIFICATION: An office cycle store and a residential refuse holding area are located on the west facade of Block E2, fronting on the public realm. This is due to the need to have a holding refuse area in the proximity of the servicing loading bay for quick and efficient refuse collection and a cycle store that has immediate access from the main cyclist route through the site. This solution keeps the north public realm façades fronting the square free for predominately pedestrian use.

Schedule of clarification / justification of non-compliance

Site Wide Codes	
2.11.2 a	- CODE: Each building should have at least two complementary brick tones to distinguish areas of primary facade. - CODE: A third darker brick tone can be used to further elaborate the massing by enhancing the shadow on any recesses in the facade. - CODE: Where a building's form has been articulated and humanised into a series of smaller elements, in line with other Design Code items, varied brick tones and / or facade enrichment should be used to enhance the legibility of the massing. - JUSTIFICATION: A range of views was presented in pre-application meetings held with the planing authority and at the QRP, about the materiality the brick choice. On balance, the choice of a 'calm' brick tone, alongside inclusion of different metal panels for variety, as proposed within the design has been deemed appropriate.
2.11.2 b	
2.11.2 c	
2.11.3 a	- CODE: Lower height elements of massing of either buildings in their own right or as plinths to larger massing, should have tones which are rich and deeper, more closely related to their immediate context. - CODE: Taller elements of massing above the shoulders, should have tones which are lighter and more responsive to their wider context. - JUSTIFICATION: The lower and taller element of the 'L-shape' block is seen as one entity differentiated by the architectural articulation and expression of the facade rather than the tonality of the brick
2.11.3 b	
2.11.4 a	- CODE: Secondary materials are to be complementary to the brickwork and masonry is the preferred material. - CODE: Brick, mortar, precast/GRC and metal are closely aligned tonally within any given facade bay, unless a complementary tone is used in isolated circumstances, for example to enrich a particular opening like a main entrance. - JUSTIFICATION: As per previous responses the design uses metal as the secondary material. This is contrasting to the brick tone to enhance the identity of each of the blocks and is reminiscent of the metalwork of the history of the site and gas holder structures previously occupying it.
2.11.4 e	

Schedule of clarification / justification of non-compliance

Site Wide Codes	
2.11.6	- CODE: Areas at ground level for mechanical ventilation louvres / grills should either be located behind perforated masonry or integrated into glazing systems above windows. Their design must also be integrated in the landscape. - JUSTIFICATION: A Substation servicing Blocks E1, E2 and E3 is located at ground level, on the east facade of Block E3. The substation facade will be require louvred doors in accordance with the specifications and drawings of the electricity provider.
2.13.1 a	- CODE A: Extensive use of projecting balconies in the middle and at corners of buildings is not appropriate. - CODE B: Semi-recessed balconies should be used away from corners to articulate the volumes of the massing between elements of the facade bays and to afford some outlook from the balcony. - CODE C: Corner balconies are to be recessed into the façades to provide semi-private amenity spaces. - JUSTIFICATION: The balcony strategy for Blocks E1, E2 and E3 utilises recessed, semi - recessed and projecting balcony types depending on the outlook, orientation and immediate context around the buildings. Projecting balconies are used to the south and east façades of Blocks E3 and E21 taking advantage of sun and enhancing the sense of security and neighbourly feeling to the central gardens. Semi-projecting balconies have been used to corner of the taller elements of Blocks E1, E2 and E3 but they are all a minimum of 1800mm deep and enclosed on the sides hence retaining the sense of privacy whilst enabling good outlook towards distant views.
2.13.1 b	
2.13.1 c	
2.13.4	- CODE: 'Juliet' balconies may be provided where appropriate to the overall facade principles and where private amenity space requirements have already been met by another private balcony or terrace. - JUSTIFICATION: a single apartment has been provided with Juliet Balcony as it is located at level 1 facing Mary neuner Road. This unit has instead been provided with additional internal living space equivalent to the area of the private open space requirement as per Standard 25, 26 of the London SPG 2016.

Schedule of clarification / justification of non-compliance

Site Wide Codes

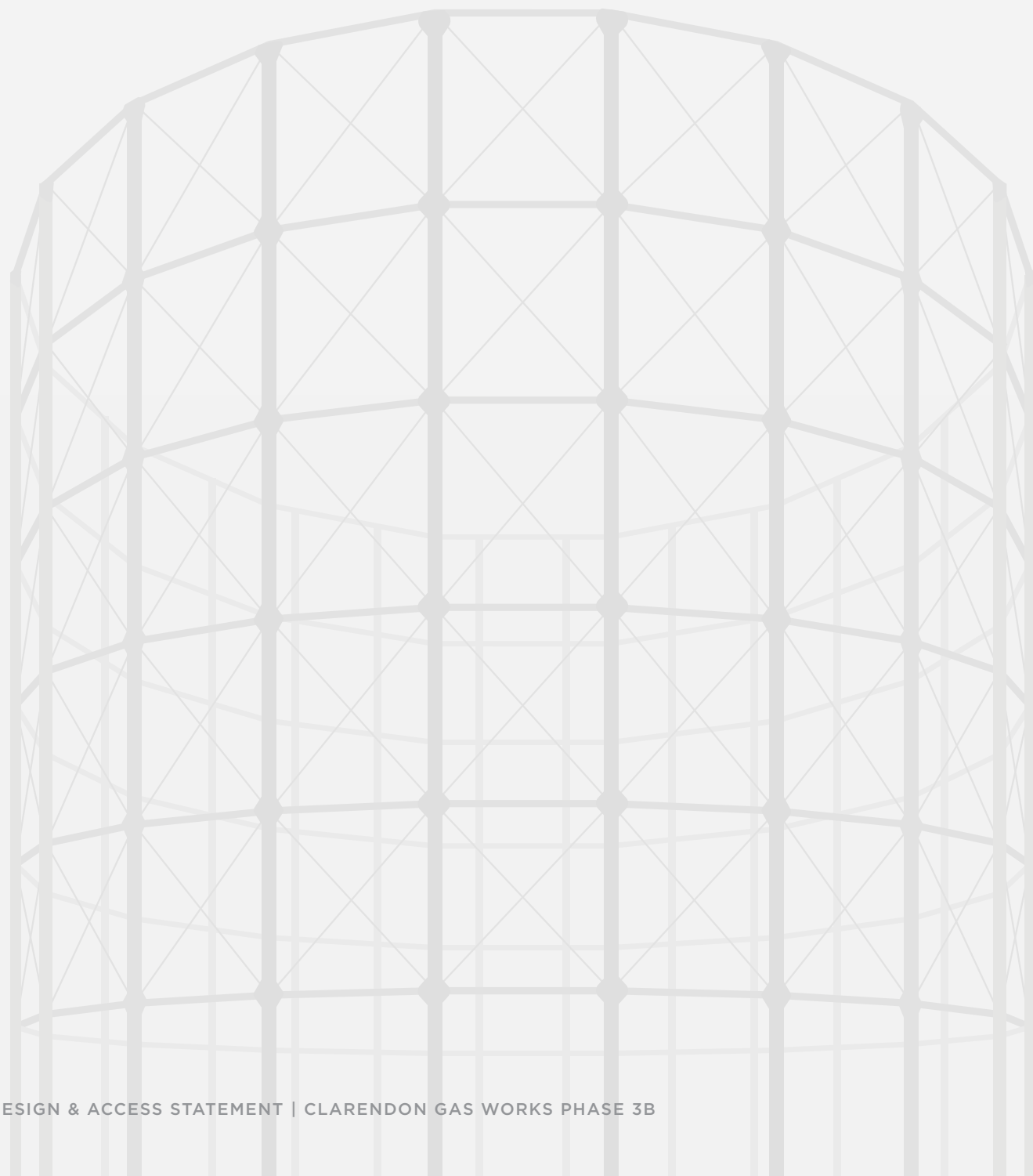
2.14.1 b	- CODE B: Where a secondary rooftop element is setback at roof level, in order to keep the perceived massing lower, a glazed balustrade is to be provided, 1.2m high, set back from the edge by 1.5m. - CODE C: At uppermost roof level, for maintenance accessible roofs only, the masonry parapet is to be kept low to keep building heights limited and a maintenance rail is to be provided, set back from the edge to limit its visibility from street level.
2.14.1 c	JUSTIFICATION: The parapet at the upper most floor has been increased in height to obscure the indicative plant requirements necessary for the non-residential uses. At communal roof terraces level a secondary metal railing has been introduced behind the solid brick parapets to provide additional security as part of the communal terraces will also be utilise for doorstep play areas and glass balustrades are no longer permissible under Building Regulations and approved document B.
2.16.1	- CODE: Refuse holding areas should not be located within 10m of communal front gardens or in the public realm. Holding points are to be hard-landscaped and located near to the collection point. - JUSTIFICATION: Refuse holding area is located in the public realm within a hard-landscaped in line with discussions held with the Local Authority Also refer to response on code 2.7.4.

Schedule of clarification / justification of non-compliance

Development Zone Codes

Code	Clarification / Justification
E.2.2 (2.7.7 b)	- CODE: The ground floor Use Classes are to be located within the zone identified. Compliance with Site-wide Code 2.7.8. - JUSTIFICATION: The design has evolved since the consent of the Design Code and new non-residential uses have been introduced to the scheme necessitating a variation to the diagram and pre-determined uses identified within the Design Code. These are a C3 Use residents facilities function and a D1 Use community room function.
E.2.3 (2.7.3)	- CODE: Retail and A1 / A3 uses are used to bookend B1 façades to ensure active corners, spaces and vistas in the masterplan. - JUSTIFICATION: The design has evolved since the consent of the Design Code and whilst an A1 and A3 use bookend the north façade corners of Blocks E2 and E3 along the west elevation and corners of blocks E1 and E2 a D1 community room and C3 residents’ facilities have been introduced. Both functions will serve the community, day and night and will provide activation in evenings and weekends.

E.2.5 (2.8.3) (2.8.4)	- CODE: A courtyard at raised level is to be provided to ensure that the surrounding employment uses are adequately served by natural light and ventilation. Compliance with Site-wide Code 2.8.3 & 2.8.4 - CODE: Depth of floor plates for employment spaces are typically limited to that of the residential floor plate over, to ensure great daylight, natural ventilation and flexibility to suit the largest range of tenants. - CODE: Development Zones E, F/J and G/J have ground level courtyards which are employment focused for workspace clusters Type 1 and Type 2. - JUSTIFICATION: The illustrative masterplan demonstrated one way in which the employment uses could spread across the eastern and northern quarters. Types 1 and 2 workspace clusters were designed to be occupied by smaller creative businesses which could benefit from shared external courtyards with controlled public access, creating opportunities for external maker-space, gallery space, shared functions, and a collective focus for the immediate tenants. As the scheme has developed since the design code was consented and the workspace incorporated a Type 3 cluster the courtyard would no longer bring any benefit to the tenant. The internal commercial courtyard is now replaced with a new publicly accessible pocket square, with access directly off the public realm, that functions as a courtyard into new uses d1 and C3. The floorplate of the employment space has increased in line with the change from Type 2 cluster to Type 3 cluster and in order to accommodate larger tenants. Generous roof-lights have been integrated into the residential podium to bring light into the deeper areas of the floorplate below.
E.2.6	- CODE: The facade alongside the ramp is cloaked with a recessed bank of enclosed and covered cycle storage which fronts onto the entry court adjacent to Building D1. - JUSTIFICATION: The scheme has changed since the design code was consented. The design of the courtyards fronting Block D1 has developed and was approved under a separate RMA. That design has incorporated a raised planter parallel to the car park basement wall, that includes planting and tress and integrated sitting benches. The planting and tress shield the car park wall from view and provide a soft edge to the entry point into the courtyard.



12.0

APPENDICES

12.0 Appendices

12.1 Appendix 1 | Wind Microclimate Statement Of Conformity



July 2020

Prepared for:

St William Homes LLP
St William Project Office
Olympia Trading Estate
Wood Green
N22 6T7

Clarendon Gas Works, Wood Green Wind Microclimate – Statement of Conformity

Introduction

The October 2017 Environmental Statement (2017 ES), submitted in support of the hybrid planning application for the Clarendon Gas Works Development (application reference HGY/2017/3117), included a detailed wind microclimate assessment prepared by Urban Microclimate Ltd.

This assessment applied wind tunnel testing of a physical scale model, in conjunction with long-term wind statistics appropriate to the Site, to provide a detailed assessment of pedestrian and elevated level wind conditions in and around the Site based on the industry standard Lawson criteria for pedestrian safety and comfort.

For the plots submitted in outline, the wind tunnel testing was based on the illustrative scheme, as representative of the most likely final Site conditions. However, to ensure a robust assessment, the conclusions of the ES also considered the potential for additional effects within the constraints of the Parameter Plans. The ES further considered the effects of minor amendments applied to the illustrative scheme subsequent to the wind tunnel tests.

The current report considers the potential for any significant additional or different effects resulting from the updated Detailed Proposals for Blocks E1, E2 and E3, forming part of the Eastern Quarter.

In line with the 2019 Statement of Conformity, prepared for Block D and a previous detailed proposal for Block E, the potential for additional cumulative effects with the further consented development at the Iceland Site (application reference HGY/2017/2886), to the east of the Site, is also considered.

Urban Microclimate Limited
16 Torrington Gardens, Perivale, Middlesex UB6 7EN
Tel 0799 097 2510
Registered in England and Wales No. 9286534

Conclusions of 2017 ES

The ES concluded that the stepped massing and density of the Development, in conjunction with the existing embankment and warehouse to the west of the Site, encourages prevailing south-westerly winds to pass up and over the Development. In addition, the Development included proposals for substantial soft landscaping which helped alleviate channelling of pedestrian level winds, particularly in the west of the Site, within Hornsey Park Gardens Orchard and Building A4’s courtyard.

Resulting pedestrian level wind conditions rated as safe for all users and the Development was considered to have negligible effect on pedestrian safety.

In terms of pedestrian comfort, wind conditions on thoroughfares were expected to be suitable for pedestrian passage through and around the Site.

Some of the illustrative scheme façade areas in the west of the Site were considered unsuitable for entrances. Otherwise, entrances to the Development, including all of Block E, were expected to be suitable for pedestrian ingress / egress.

Some of the amenity spaces in the west of the Site were considered suitable for general recreational uses, such as children’s play, but slightly windy for outdoor seating. This included parts of the Building A4 courtyard and Hornsey Park Gardens Orchard. Otherwise, public and communal amenity spaces, including all of Block E, were expected to enjoy suitable conditions for associated recreational activities.

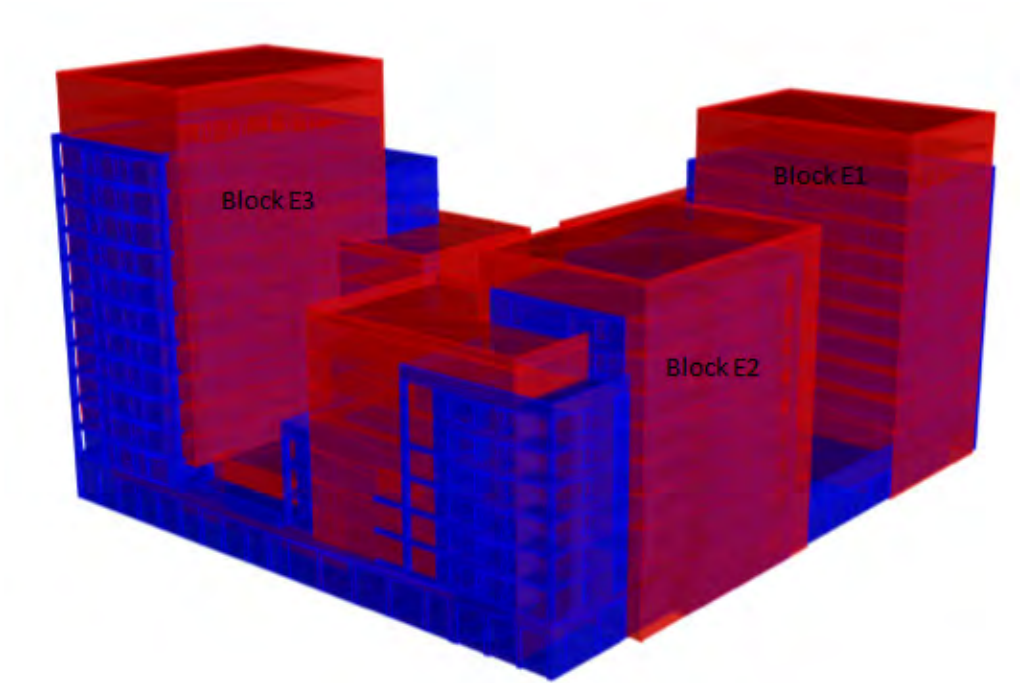
Private roof-top terraces and balconies were expected to be least tolerable for outdoor seating during summer.

Within the surrounding area, wind conditions were expected to remain suitable for existing activities and the Development was therefore considered to have negligible effect on surrounding wind conditions.

With the introduction of committed future surrounding developments, comprising the Chocolate Factory (reference HGY/2015/3226), wind effects in and around the Site were not materially changed.

Updated Detailed Proposals for Block E

The massing for the updated Detailed Proposals for Blocks E1, E2 and E3 are illustrated below, superimposed on the illustrative scheme modelled for the 2017 wind tunnel studies.



Where: Blue - illustrative scheme tested
 Red - massing for Detailed Proposals

The maximum increase in height of the tallest part of each block is two storeys and, although there are some changes in both the footprints and heights of the blocks, the overall massing and layout of the Detailed Proposals is similar to the illustrative scheme tested in the 2017 ES. Blocks E1, E2 and E3 remain substantially sheltered from prevailing south-westerly winds, by the western blocks. The upper levels of Block E3 are more exposed to north-easterly winds, which are common in spring, but these winds are generally lighter than prevailing south-westerly winds.

Overall, the scale of the proposed massing changes is unlikely to significantly affect the flow of winds through the Site. Sensitivity checks on the measured wind speeds in around Blocks E1, E2 and E3 show that a substantially larger increase in pedestrian level wind speeds, than would be expected to occur due to the changes, could generally be accommodated without materially affecting the suitability of conditions for planned activities.

A possible exception to this is along the north elevation of Block E3 and the podium, opposite Block H3. Although conditions in this area are largely dictated by downdraughts from Block H3, the increase in height of Block E3 has potential to

exacerbate the subsequent channelling of westerly and easterly winds between the buildings. In addition, the proposed landscaping replaces large trees, previously included within the passage between Blocks E3 and H3, with smaller trees in planters. Despite this, conditions along the north elevation of Block E3 and the podium are expected to be suitable for short periods of standing or sitting throughout the year. Conditions are therefore expected to be suitable for pedestrian ingress / egress at the building entrances and for window shopping at the retail frontage, as well as pedestrian passage and short periods of waiting, such as for a meeting point.

On this basis, pedestrian level conditions in and immediately around the Detailed Proposals for Blocks E1, E2 and E3 are expected to be suitable for planned activities, including recreational activities within the courtyards and potential café spill-out seating on the west side of Block E2. The podium-top courtyard is also expected to enjoy suitable conditions for recreational uses, including outdoor seating.

The Block E1, E2 and E3 roof-top terraces were not included in the sample tested for the 2017 ES. However, the Block E1 and E2 roof terraces are significantly sheltered from prevailing south-westerly winds and benefit from soft landscaping, including trees, with tall shrub planting beneath, along parts of the southern and western edges, and hedges and planters across the central areas. Based on the sample of roof terraces tested, it is expected that these roof terraces will enjoy amenable conditions for recreational activities, including outdoor seating during at least summer.

The Block E3 roof terrace protrudes above surrounding blocks and has potential to channel prevailing south-westerly winds across the amenity space. The landscaping has therefore been purposefully developed to locally shelter the seating areas, with measures including a 2 m high, ~50% porous, screen across the centre and 1.5 m high, ~50% porous, backs to the benches, in addition to trees (with tall shrub planting beneath), hedges and planters. Resulting conditions are expected to be suitable for outdoor seating in the sheltered spaces and at least general recreational activities, such as for viewing or a play space for example, across the remainder of the terrace.

Overall, the roof-top terraces are expected to be generally suitable for planned uses, with private balconies being at least tolerable for outdoor seating during summer, in accordance with the conclusions of the 2017 ES.

The additional cumulative scheme at the Iceland Site comprises a 6 to 9 storey residential building to the east of the Site. This development is likely to benefit from the sheltering effect (from prevailing south-westerly winds) of the Clarendon Gas Work Development. The Iceland Site has potential to channel north-easterly winds towards Block D, but spring conditions should remain suitable for proposed activities. There is also some potential for channelling of north-north-westerly and

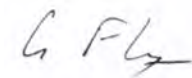
south-south-easterly winds between the developments, but these winds are relatively infrequent, are generally light, and are not expected to materially affect the overall conditions in terms of suitability for proposed uses. On this basis, no significant additional adverse cumulative effects are expected to occur.

Conclusions

On the basis of the above, the differences between the Detailed Proposals and the illustrative scheme considered for Blocks E1, E2 and E3 are not expected to significantly affect the suitability of wind conditions for existing and proposed activities in and around the Site, and the conclusions of the October 2017 ES are considered to remain valid.

In addition, no significant additional adverse cumulative effects with the Iceland Site development are expected.

Prepared by:



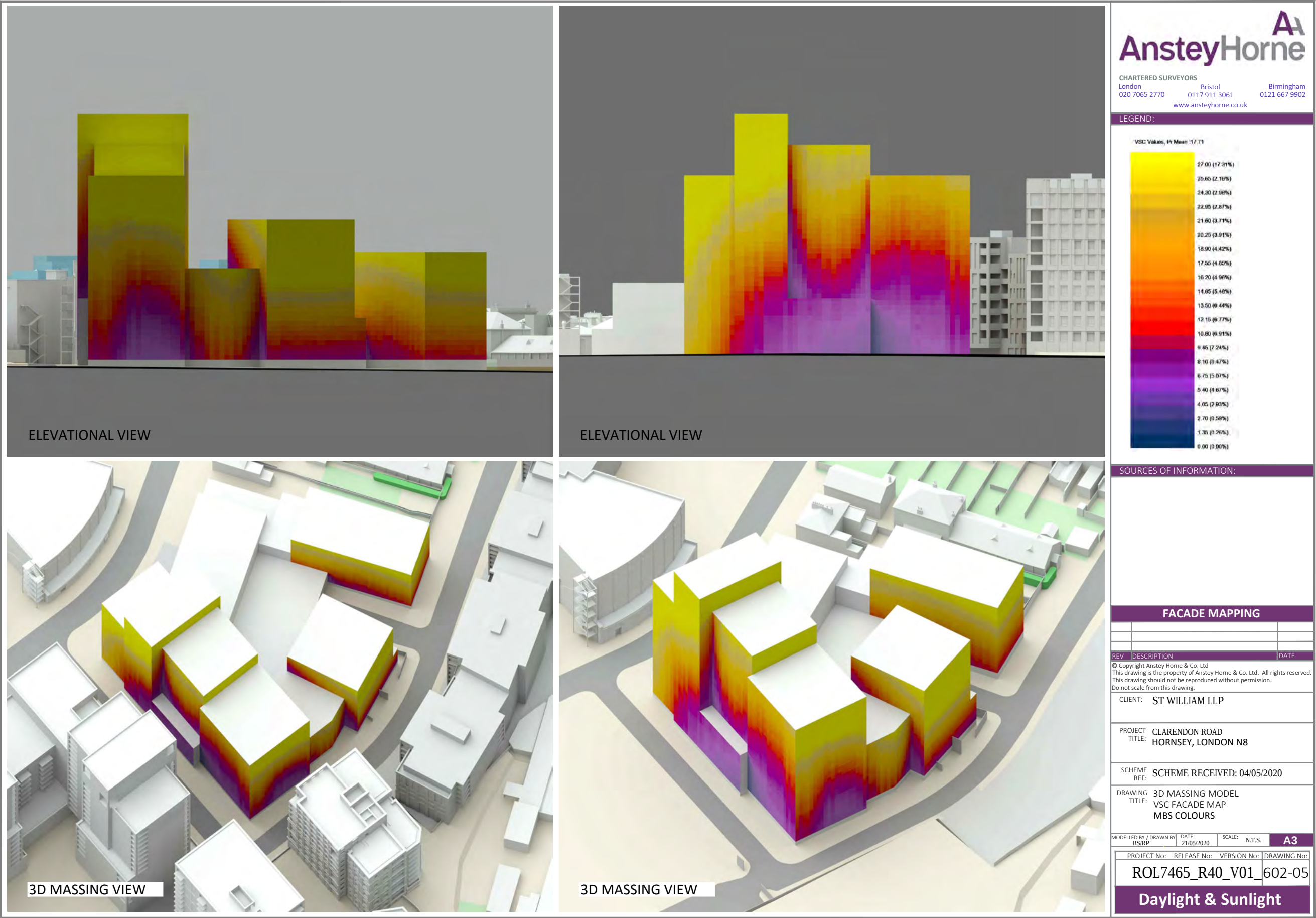
Dr Graeme Flynn
Director

Tel 0799 097 2510
Email gflynn@urban-microclimate.com
Website www.urban-microclimate.com

12.2 Appendix 2 | Sunlight Impact on Square Amenity Space



12.3 Appendix 3 | Daylight Impact on Adjacent Bittern Place Site



SHEPPARD ROBSON

enquiries@sheppardrobson.com
www.sheppardrobson.com

77 Parkway
London NW1 7PU
T: +44 (0)20 7504 1700

City Tower
Piccadilly Plaza
Manchester M1 4BT
T: +44 (0)161 233 8900

93 West George Street
Glasgow G2 1PB
T: +44 (0)141 285 3100