

IMPACT OF MASSING ON FRONTAGE

HTVIA - VIEW 1 - MILLENNIUM GREEN



EXISTING

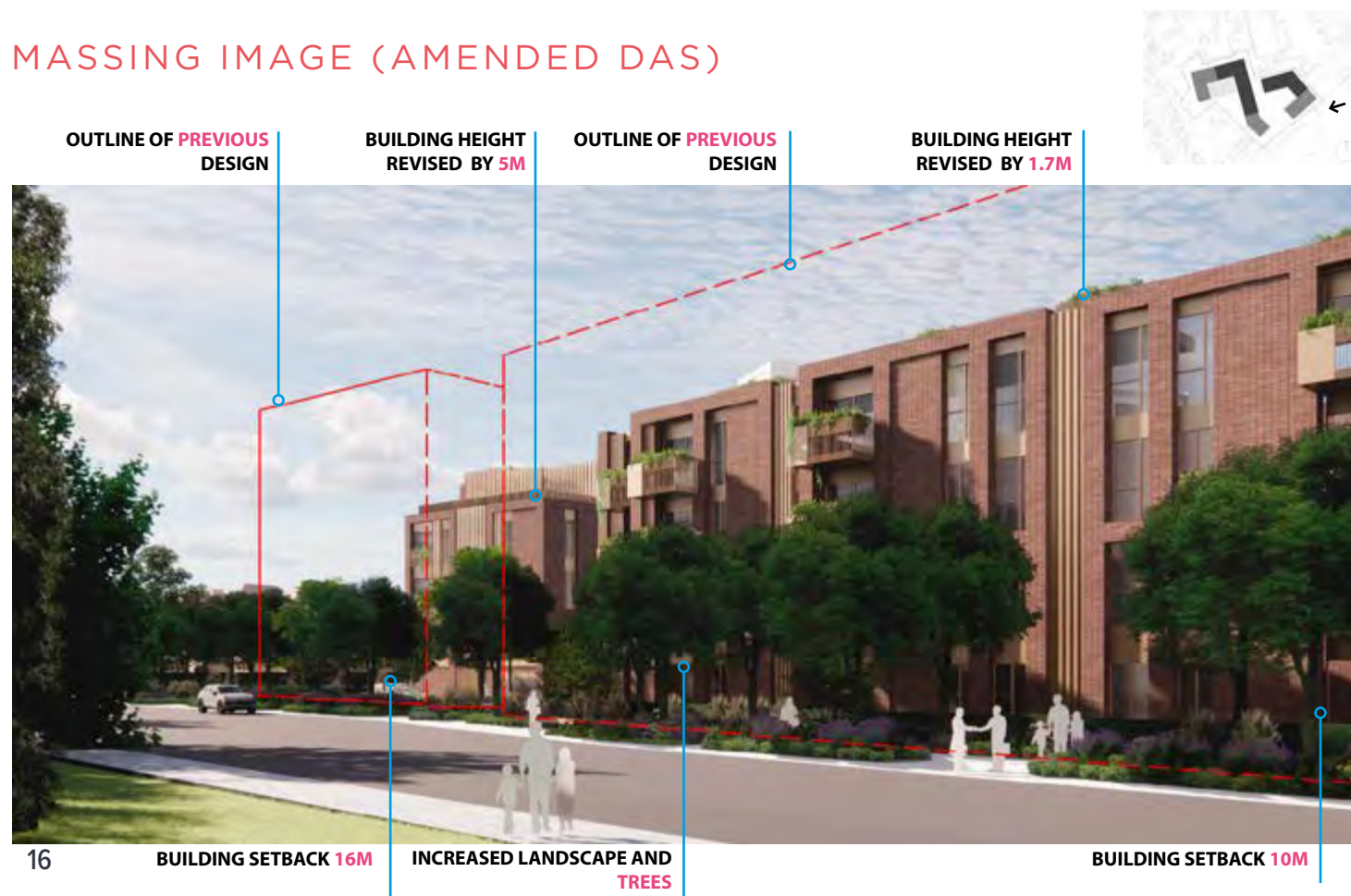


REFUSED SCHEME



AMENDED SCHEME

MASSING IMAGE (AMENDED DAS)



- By both aligning the frontage buildings to the existing building line and reducing the massing in line with existing buildings the impact of the scheme on the frontage is considered to be acceptable and positive.
- View 1 is representative of the view from the rear of the Millennium Green. Whilst there is significant visibility to the rear of the frontage in the refused scheme, this offers an element of depth and interest, which is considered largely acceptable from this view.
- The amended scheme is also considered appropriate from this view aided by the setback and proposed double tree line and is of a more residential context. Buildings at the rear add interest and not seeing the entire rear form is more contextually appropriate than the refused scheme.
- From the street edge the rear mass will not be perceived.
- The narrowing and stepping of Block A reduces the frontage impact and helps the site to assimilate well into its residential context.
- Sections/elevations are slightly misleading in that they show all the rear massing. They do however demonstrate that the width of the frontage block and separation from no. 40 and the overall reduction in scale of the frontage.

SECTION 6-6 - TO 40 & 42 WOODCOTE GREEN ROAD FRONTAGE



REFUSED SCHEME



AMENDED SCHEME

IMPACT OF MASSING ON WIDER TOWN-SCAPE CHARACTER - WEST

VIEW POINT 12 - LOOKING EAST ALONG WOODCOTE GREEN ROAD



EXISTING

- Existing streetscene demonstrates larger massing and enclosure of Rowan House in the context of the residential dwellings to the west. The chimney is visible in the image.
- Strong landscape defining south side of the street.
- Landscape and dwellings defining the north side of the street.

REFUSED

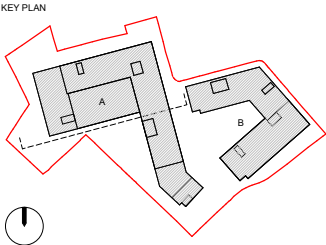
- From oblique angles along the street the massing is seen in context of the residential dwellings appears dominant and contrasts with the residential dwellings and the rear of the plots.
- The transition between the lower frontage and higher rear is masked by the tree.

AMENDED

- Block A frontage appears well modulated stepping up and back in a manner which is contextual to a hipped residential environment.
- Overall scale into the rear of the block appear is in keeping with the roof lines in the area from this point.
- Materials are in-keeping with that seen in the context.
- Mature trees in the area help to soften the interface between residential and institutional of uses. In time the additional trees along the boundary will enhance / soften this edge further.
- The addition of a strong landscape frontage supports the wider landscape context of the townscape character.

SECTION A1-A1 - BUILDING

LOOKING NORTH FROM DIDGENS RISE TO PROPOSED PARKING AREA



REFUSED SCHEME



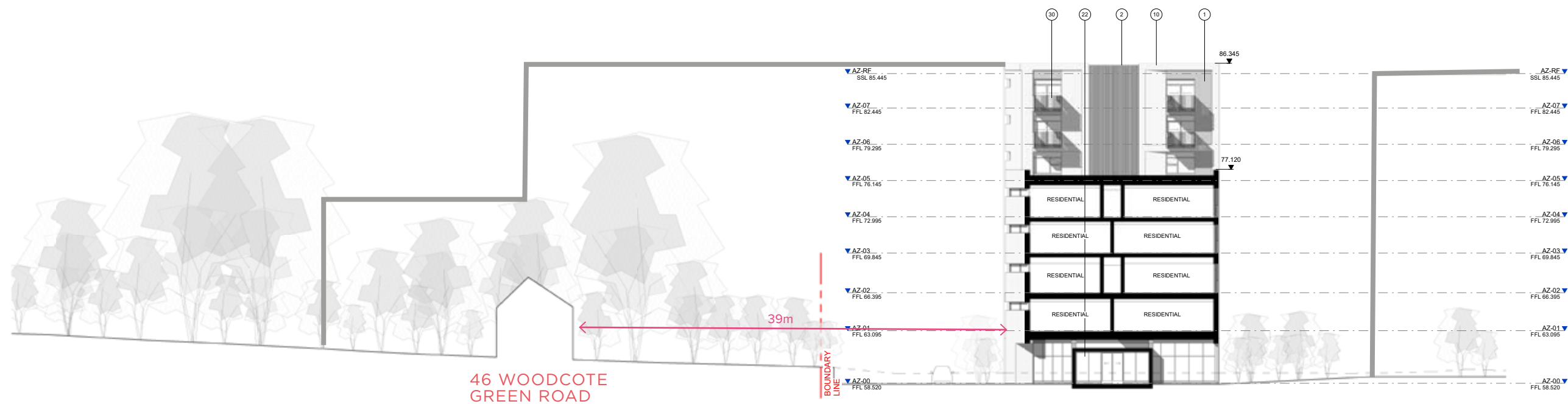
AMENDED SCHEME

- Overall massing has been reduced but given the residential context buildings lacks a little modulation however materials have been sensitively used to help to break up the appearance of mass.
- Lower block responds sensitively to adjacent residential dwellings.

SECTION 7-7 - THROUGH NO.46 WOODCOTE GREEN ROAD



REFUSED SCHEME



AMENDED SCHEME

- Overall massing has been reduced which assists the relationship with the context.
- Lower block responds sensitively to adjacent residential dwellings.