

6. SURROUNDING BUILDINGS HEIGHTS ASSESSMENT



4 Storeys



6 Storeys



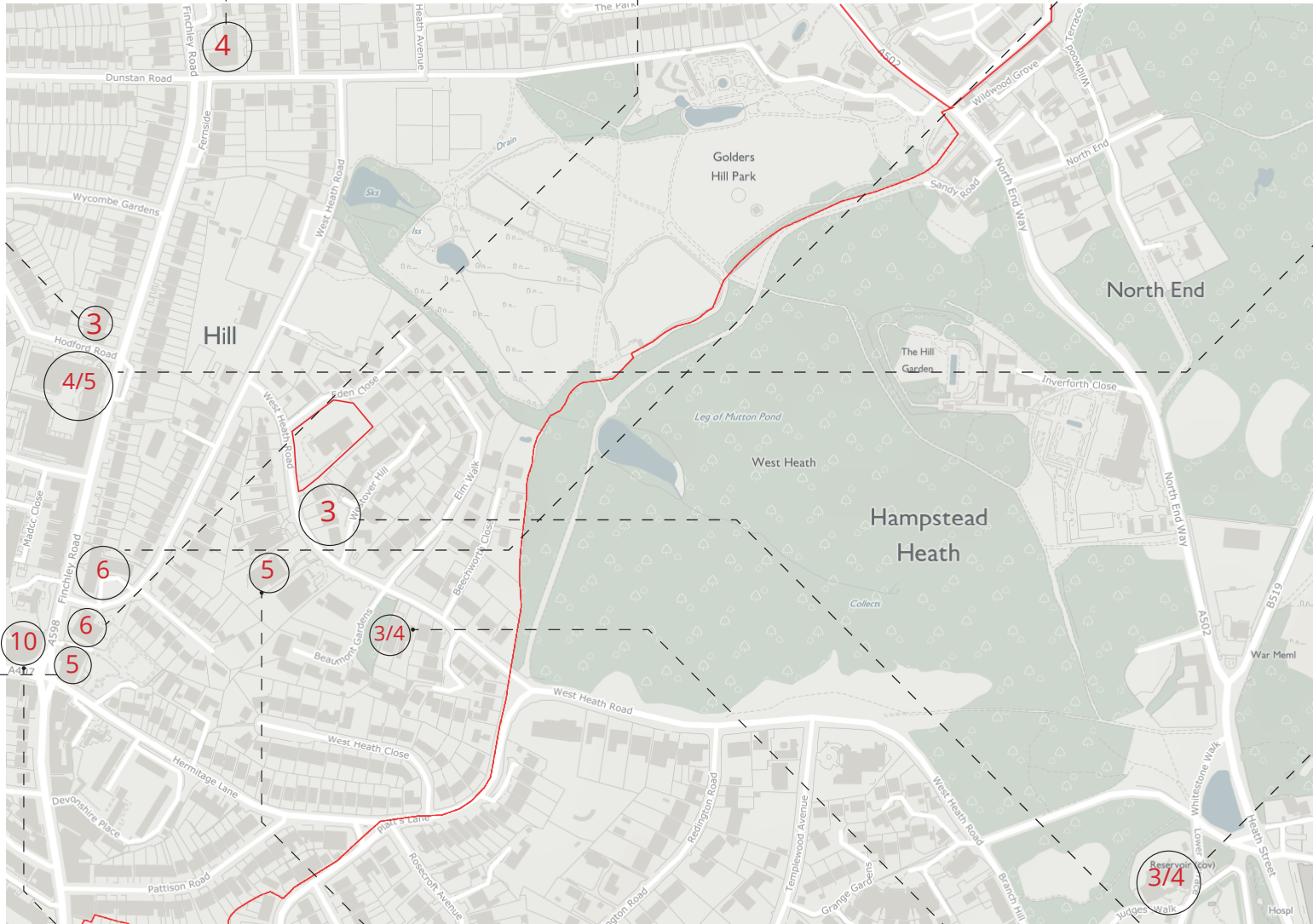
6 Storeys



3 Storeys



5 Storeys



4/5 Storeys



3/4 Storeys



10 Storeys



5 Storeys



3/4 Storeys



3 Storeys

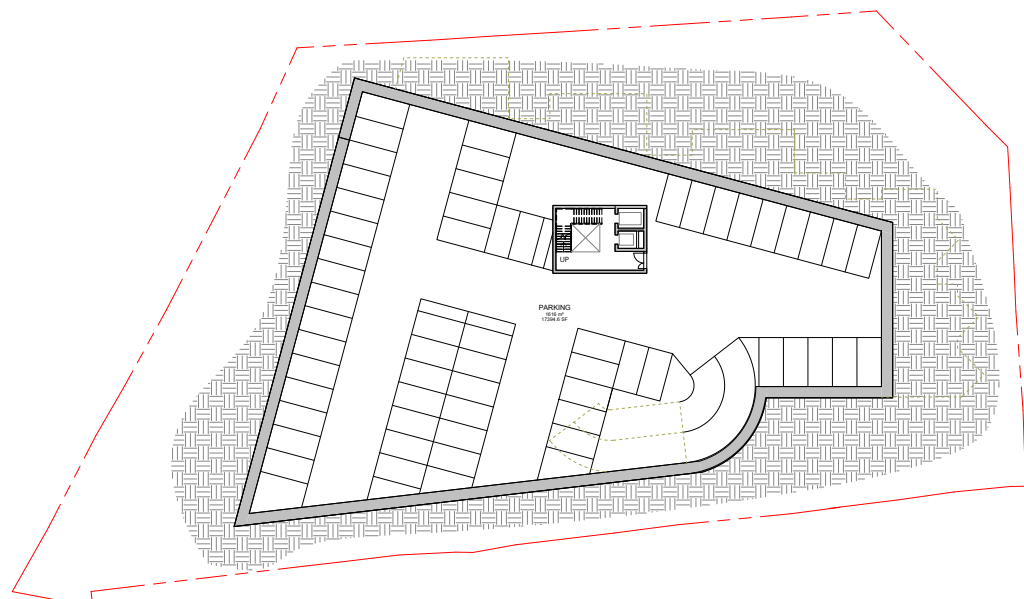


7. PROPOSED SITE PLAN IN CONTEXT

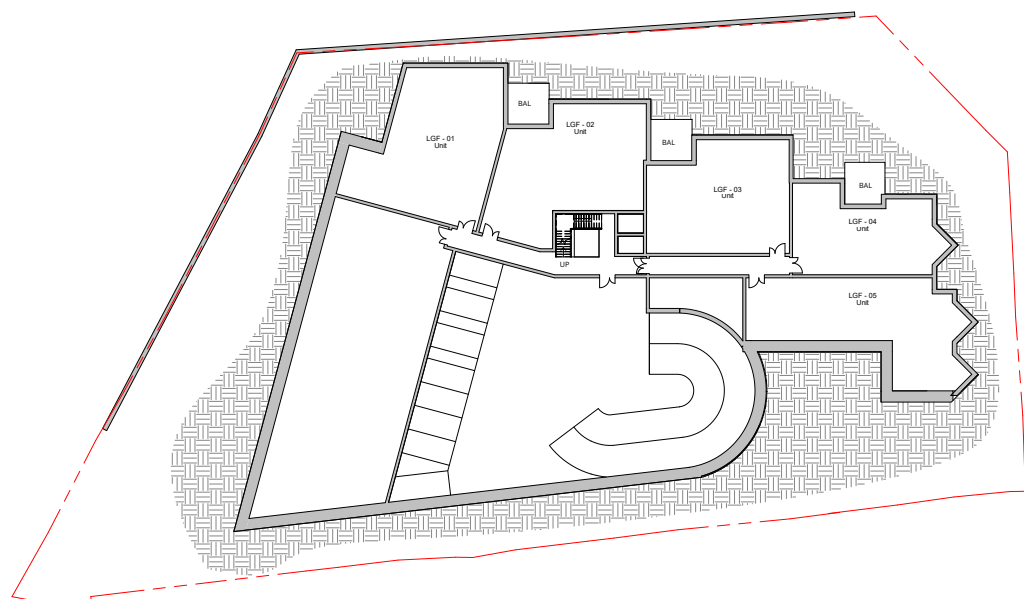
- KEY:
- Site outlined in red.
 - Existing vehicular access.
 - Direction of view from dwelling.
 - Outline of proposed Scheme
 - Existing building outline.
 - Adjacent building line
 - Distance to boundary



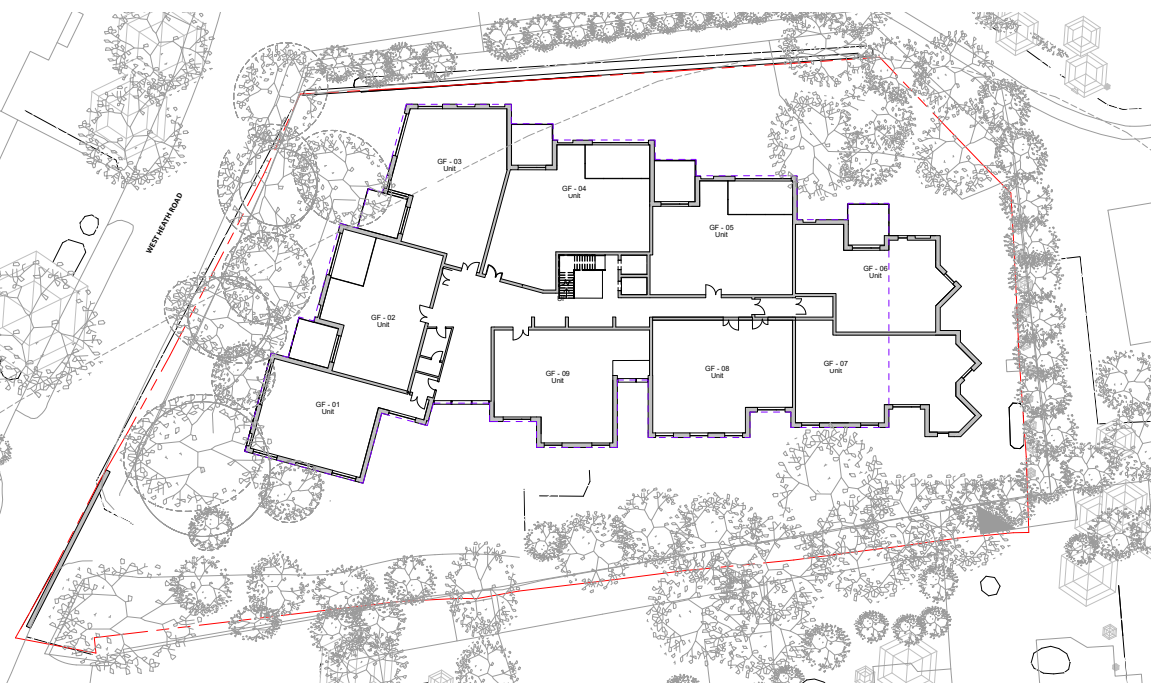
8. FLOOR PLANS



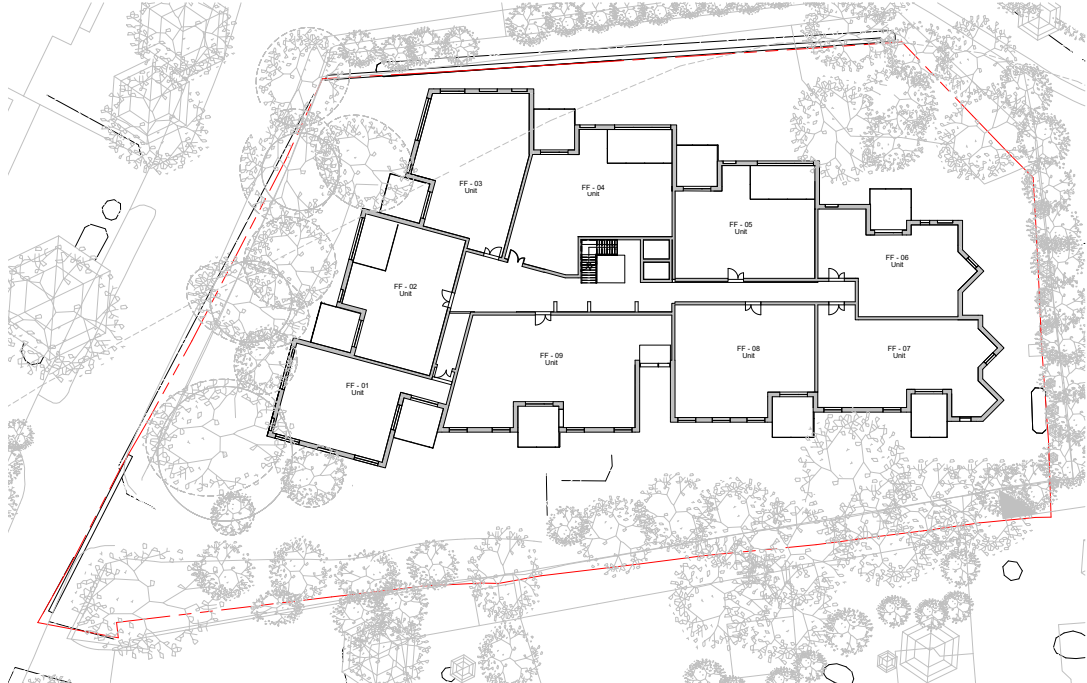
Basement



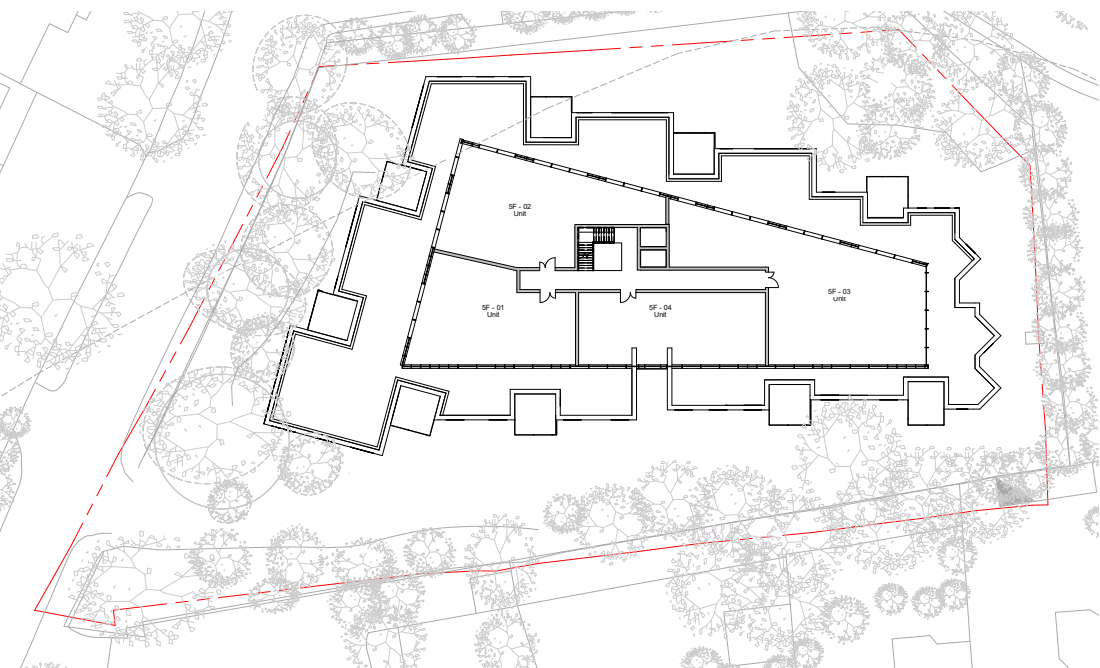
Lower Ground Floor



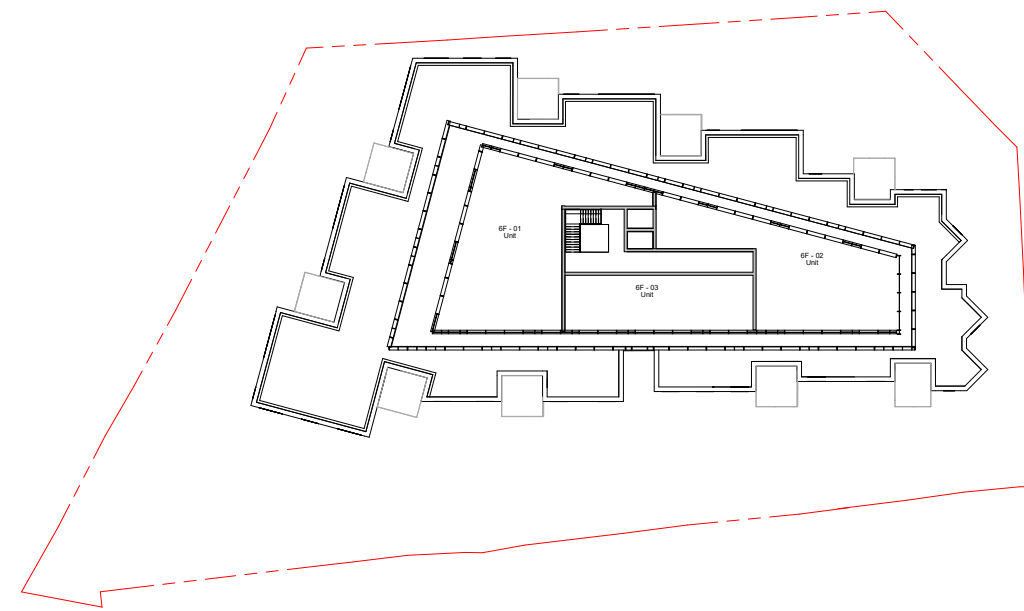
Ground Floor



First to Fourth Floor



Fifth Floor



Sixth Floor

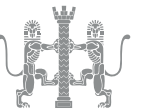


9. SCHEDULE OF AREAS

Existing Building					
					Sq M
LGF					167
GF					844
F1					809
F2					160
Total					1980
Proposed Building					
Floor	Leisure	1 - Bed	2 - Bed	3 - Bed	Total Apts
Number					
LGF	1	1	1	3	5
GF	0	0	8	1	9
F1	0	0	7	2	9
F2	0	0	7	2	9
F3	0	0	7	2	9
F4	0	0	7	2	9
F5	0	0	2	2	4
F6	0	1	0	2	3
Total	1	2	39	16	57
Sq M					
LGF	376.7	108	144	494	746
GF	0	0	1097	160	1257
F1	0	0	926	353	1279
F2	0	0	926	353	1279
F3	0	0	926	353	1279
F4	0	0	926	353	1279
F5	0	0	260	407	667
F6	0	107	0	368	475
Total	376.7	215	5205	2841	8261



10. PROPOSED 3D VIEW







THE WAY FORWARD

- **PPA to be agreed**

We assume this will classify as a 'Major Application'.

Timescales Ready to submit full application in around 3-4 weeks' time

Can this be decided under Delegated Powers or will in need to go to Committee?

- **Neighbourhood consultation – letters to adjoining properties and a Zoom presentation if required**
- **Schedule of Reports – Will this be the same as the Bishops Avenue projects or will there be anything else in particular required?**

- **Affordable Housing**

Not practical nor sensible to provide this on site – single access onto site, substantial service charges to cover the communal facilities, etc.

Off-site contribution or to locate the affordable housing on another more appropriate site

DS2 to be appointed to do viability study. They dealt with Gerald Eve on 54 TBA. Expecting to be around £1.75m

- **Major CIL contribution – around £1.6m**
- **S.106 Agreement – Can a third Party legal team be used? Can be done at the same time if we agree to pay legal expenses?**

