

Blocks 2 & 3

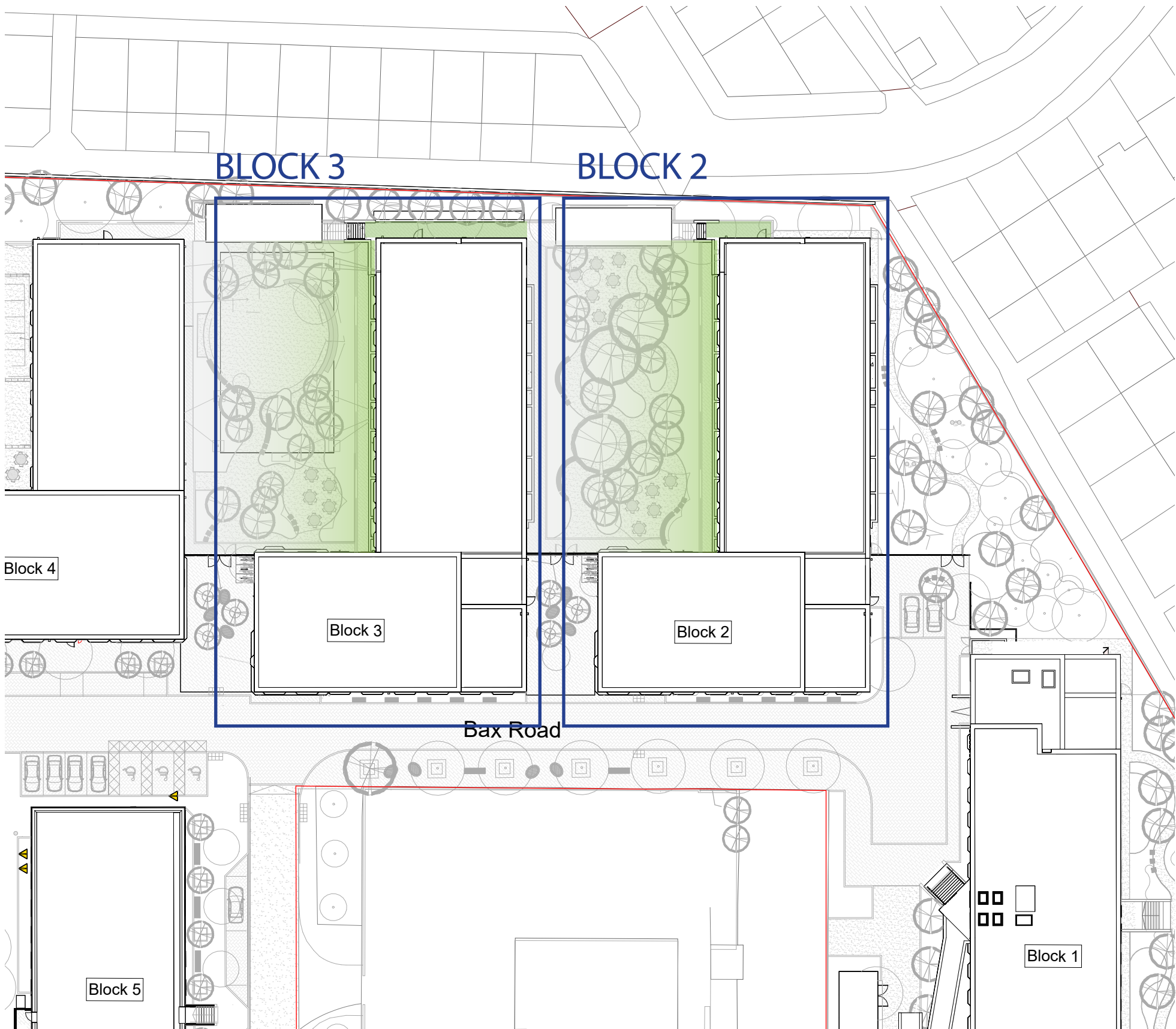
Levels

Proposed Changes

Blocks 2 & 3 Overview

It is proposed that the levels within the courtyards and adjacent to Blocks 2 and 3 are to be regraded to the building edge. This approach will allow for a more usable and legible courtyard layout.

Below are some existing photos to show the existing condition, and in red the proposed adjustments.



Proposed Changes

Existing Site Photos

These existing site photos show the existing context in relation to the rear walls. Here we have indicated the approximate extent of the new path. These show the height in relation to the existing mounded earth. In the first image, it can be seen that the path sits at a height that is similar to the existing mounded earth. In the second image, the fire escape sits at the same level as the proposed path. The edge of the proposed path will sit 1.8m away from the rear of the existing building.



Indicative ground line - note, height of existing mounded earth is at same height as proposed path

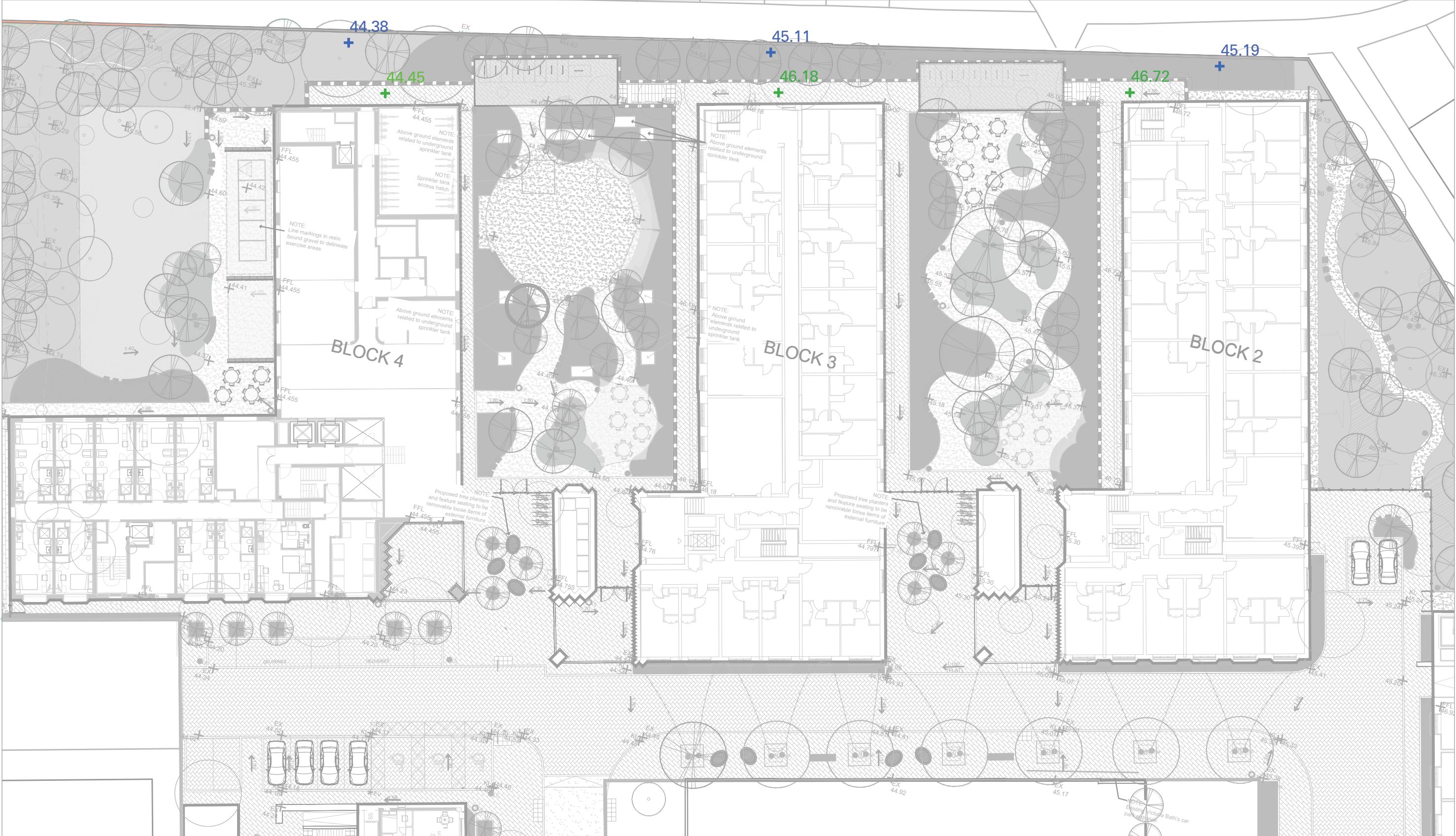


Proposed Changes

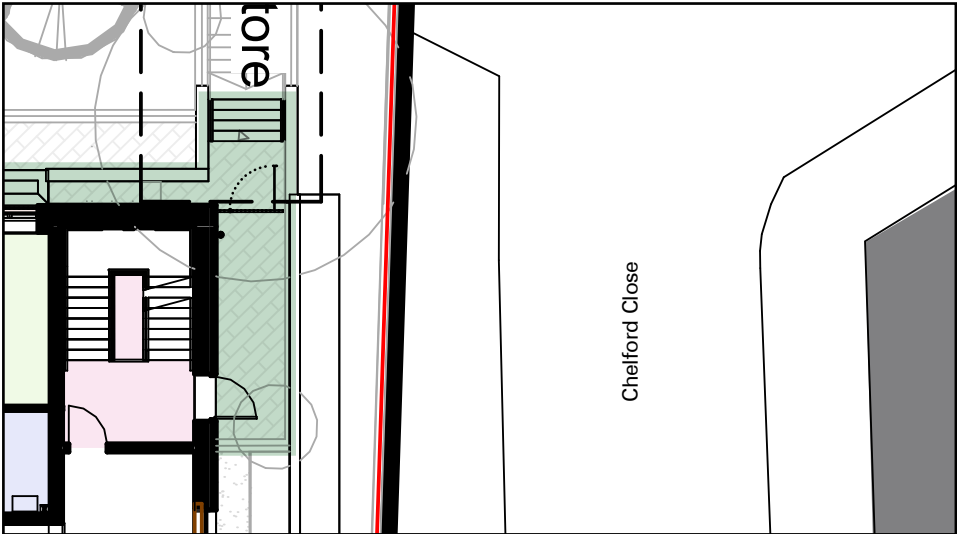
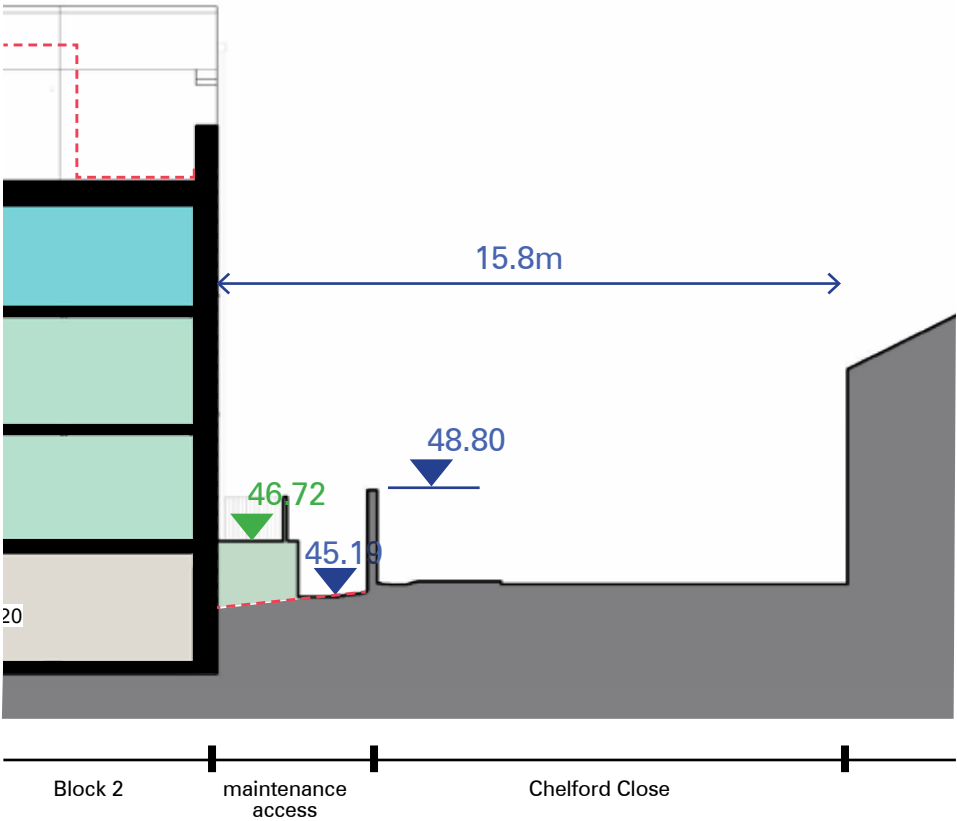
Existing Levels



Proposed Levels



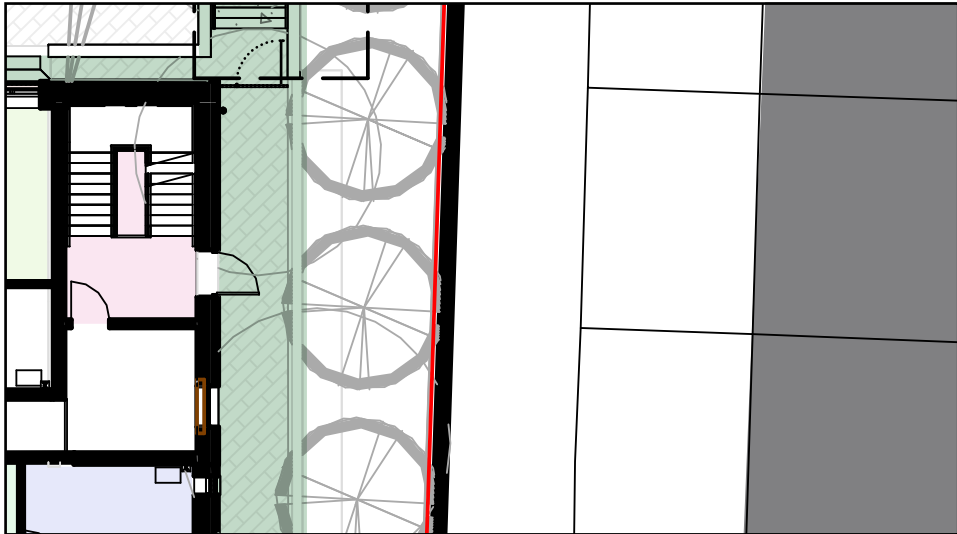
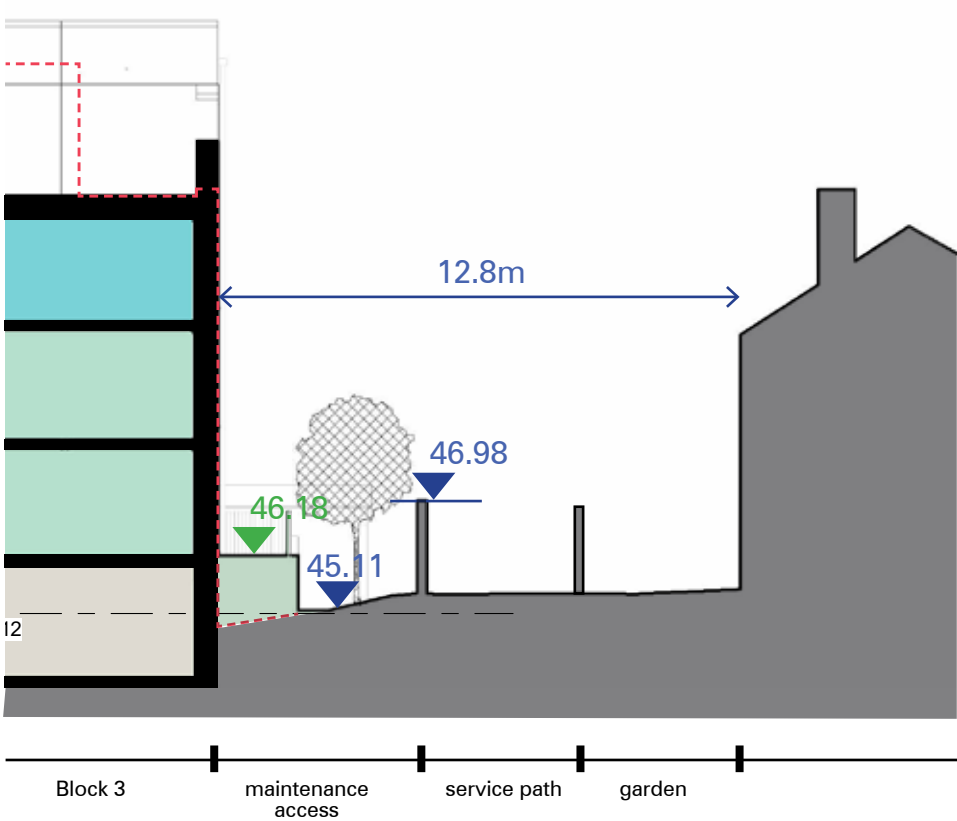
Proposed Changes Rear Condition



Block 2

To facilitate the fire egress, a raised path is to be constructed. This extends to the door of the fire escape only. As is shown on the revised planning drawings, a low level gate is proposed which is on a sprung closer opening out from the means of escape. This gate restricts access to this path for residents. It defines what is publicly accessible and what is private space. The space will be CCTV monitored and residents will not be able to use this path, except in emergencies.

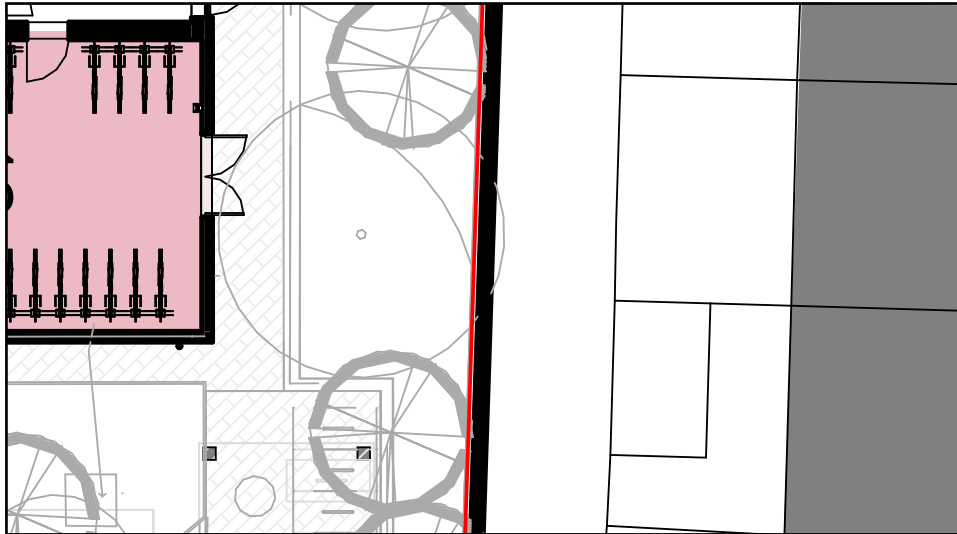
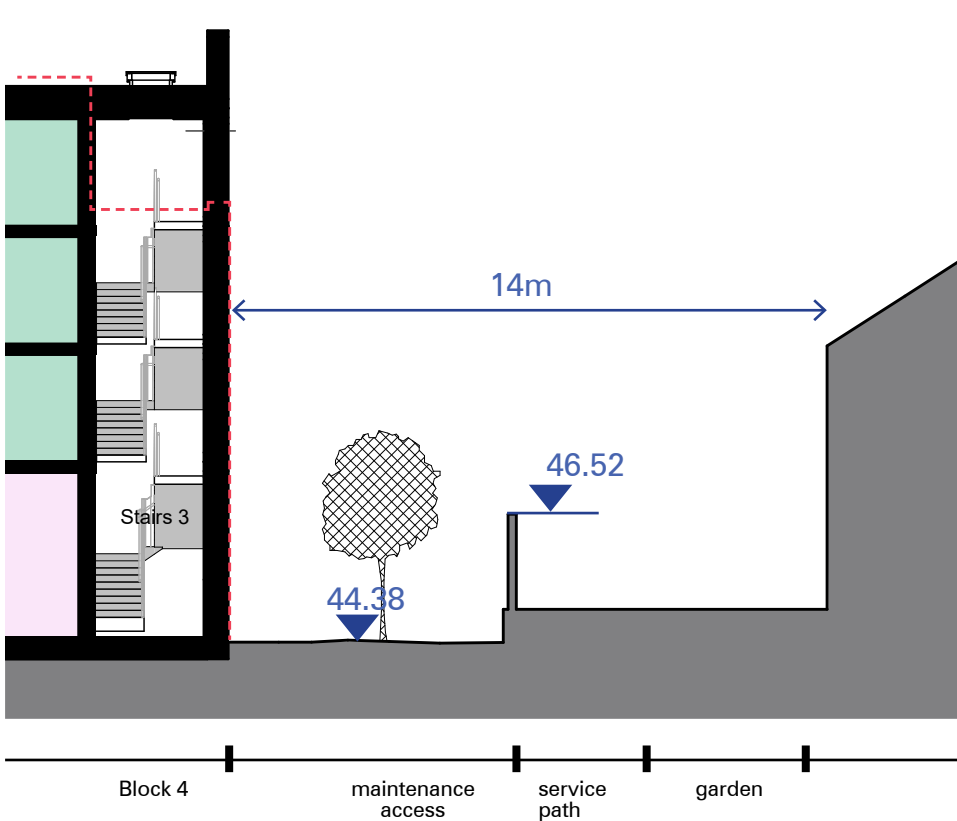
The raised path sits almost 2m lower than the top of the existing wall. The distance between Block 2 and the neighbouring building on Chelford Close is almost 16m. The risk of overlooking is therefore minimal.



Block 3

To facilitate the fire egress, a raised path is to be constructed. This extends to the door of the fire escape and runs along the rear of Block 3. As is shown on the revised planning drawings, a low level gate is proposed at either end which is on a sprung closer opening out from the means of escape. This gate restricts access to this path for residents. It defines what is publicly accessible and what is private space. The space will be CCTV monitored and residents will not be able to use this path, except in emergencies.

The raised path sits almost 1.7m lower than the top of the existing wall. The distance between Block 2 and the rear of the neighbouring building on Chelford Close is almost 13m. Mature Acer Campestre are proposed along this rear extent which will limit any direct overlooking.



Block 4

Access to the cycle store of Block 4 is via the rear path. There is no proposed level change under this condition. The distance to the existing rear propoerties under both the proposed and existing conditions remains the same.