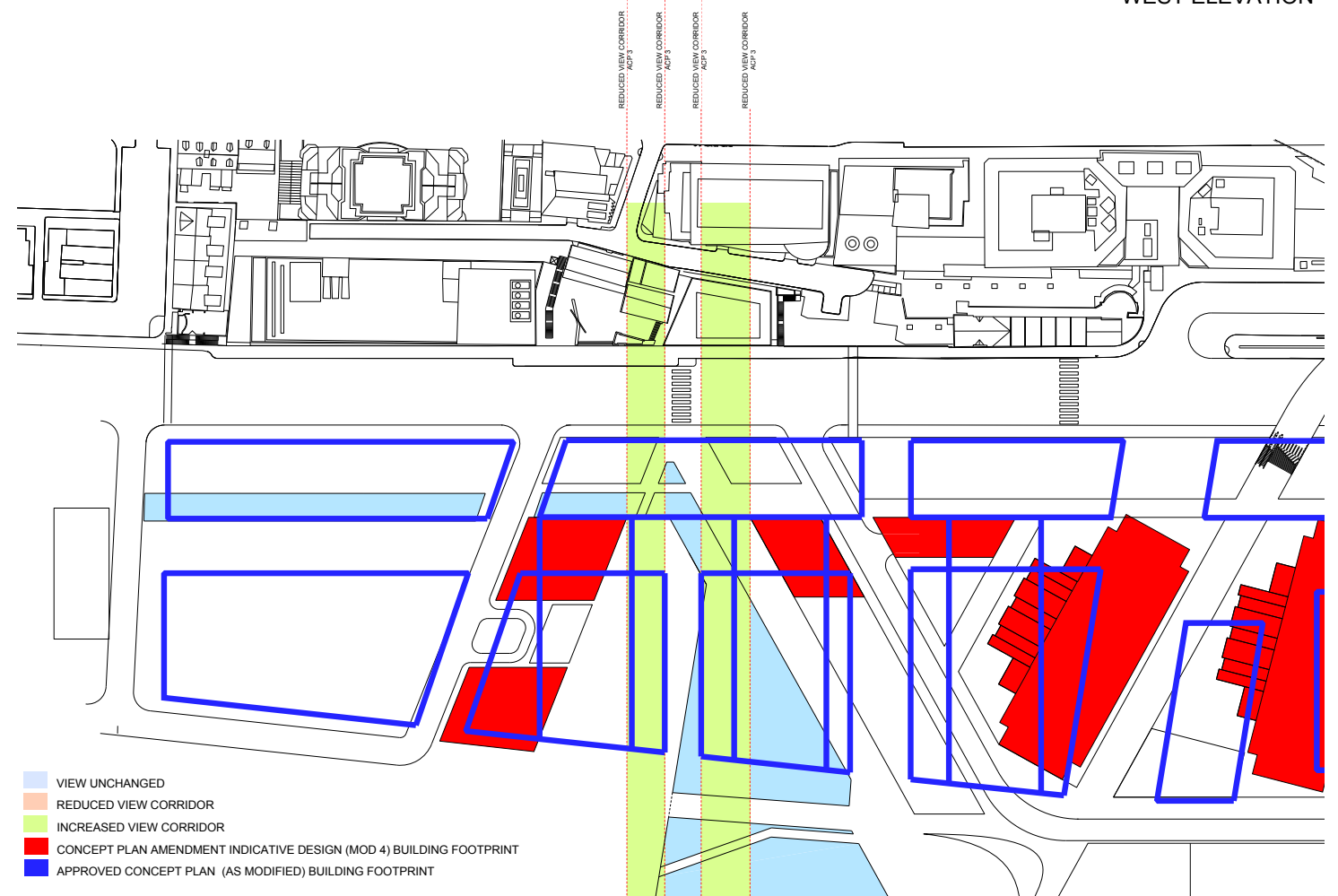
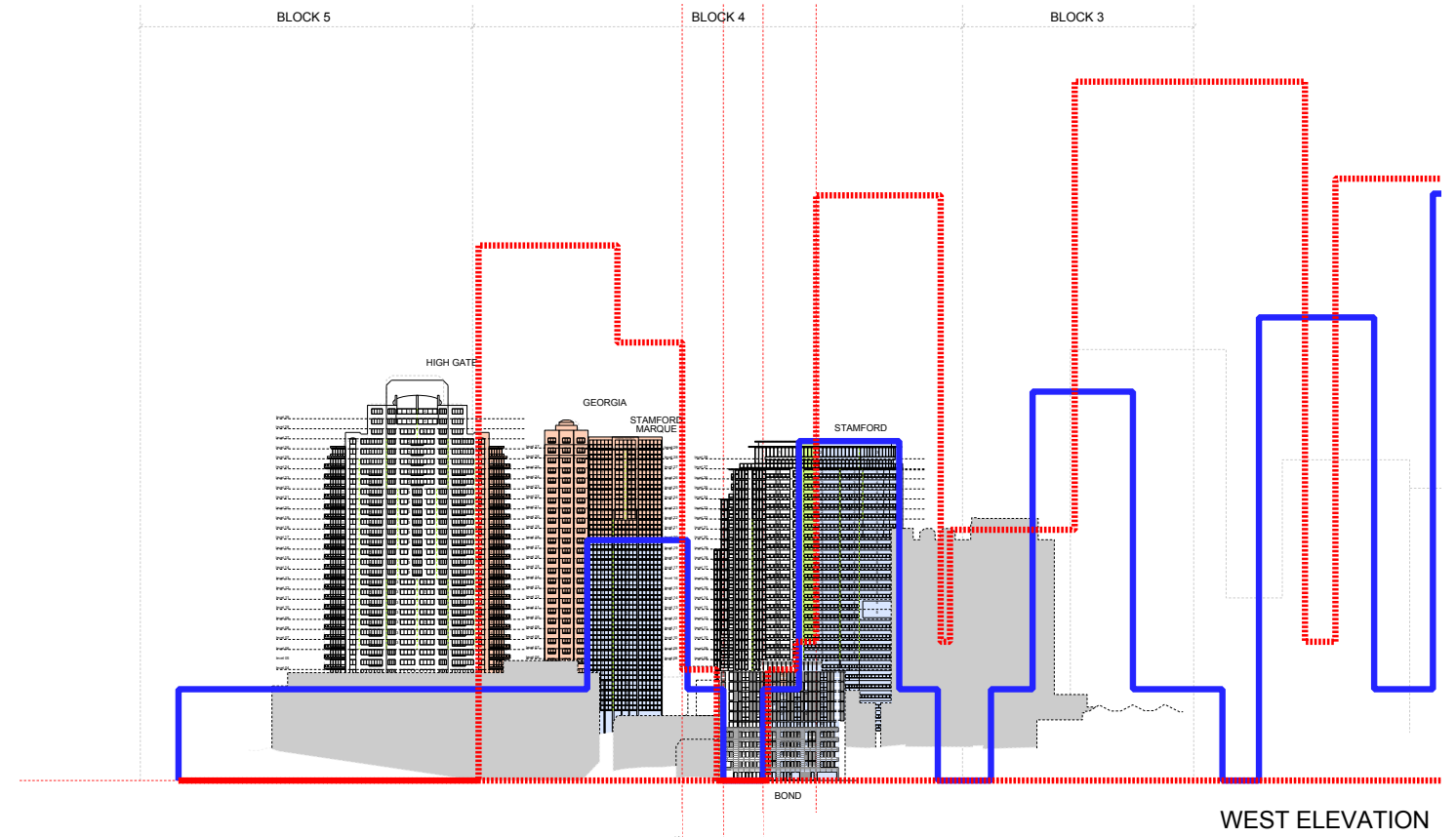


Proposed Concept Plan Amendment (Mod 4) Indicative Design comparison to Approved Concept Plan (as modified) (ACP2)



Proposed Concept Plan Amendment (Mod 4) Indicative Design comparison to Approved Concept Plan (as modified) (ACP3)

Aims of Oblique View Analysis from Residential Units

	Total Oblique View Angle using approved Concept Plan (ACP2)	Total Oblique View Angle using Concept Plan Amendment (mod4)	Difference	Conclusion
Highgate Level 15	91°	94°	+3°	View greater than 54 ° is maintained
Highgate Level 25	129°	94°	-35°	View greater than 54 ° is maintained
Georgia Level 15	84°	88°	+4°	View greater than 54 ° is maintained
Georgia Level 25	125°	88°	-37°	View greater than 54 ° is maintained
Stamford Marque Level 15	77°	87°	+10°	View greater than 54 ° is maintained
Stamford Marque Level 25	120°	87°	-33°	View greater than 54 ° is maintained
Stamford on Kent Level 15	54°	62°	+8°	View greater than 54 ° is maintained
Stamford on Kent Level 25	102°	66°	-36°	View greater than 54 ° is maintained

Table of oblique views

The Approved Concept Plan (as modified) has the most significant impact on the lower levels of Stamford on Kent and as such we have used this to calculate the 54°. This has been used as a benchmark in assessing the view sharing achieved by the Proposed Concept Amendment (Mod 4).

What this achieves when reviewing the Approved Concept Plan (as modified) and Concept Plan Amendment (Mod 4) in a wider sense is that the new scheme aims to provide view sharing from the majority of levels from the adjacent residential buildings rather than maximising the views from the higher parts of the building.

In the Approved Concept Plan (as modified) generally units in the existing residential buildings below RL 112, in Block 3 and RL 98 in Block 4 have views substantially impacted, and those living above have a full direct view.

The revised Concept Plan Amendment (Mod 4) aims to achieve view sharing.

This is primarily achieved by having taller buildings than larger gaps between the buildings which enables oblique views and view corridors as contemplated by the Approved Concept Plan (as modified)

The result is that residents in the lower levels of the Concept Plan Amendment (Mod 4) scheme have significantly increased views.

The oblique views should also be considered in the context. The distance between the proposed tower forms and the Kent Street residential buildings differs. For example, Highgate to Commercial tower C3 is 215m, and 310m to the Hotel. This has the added benefit of the wider field of view.

For the purpose of the documentation we have utilised Option 2 from the Approved Concept Plan (as modified) as the comparison in the Visual Analysis as this represents a medium impact using the orthogonal view assessment method.

The summary of the oblique view analysis is outlined in the table.

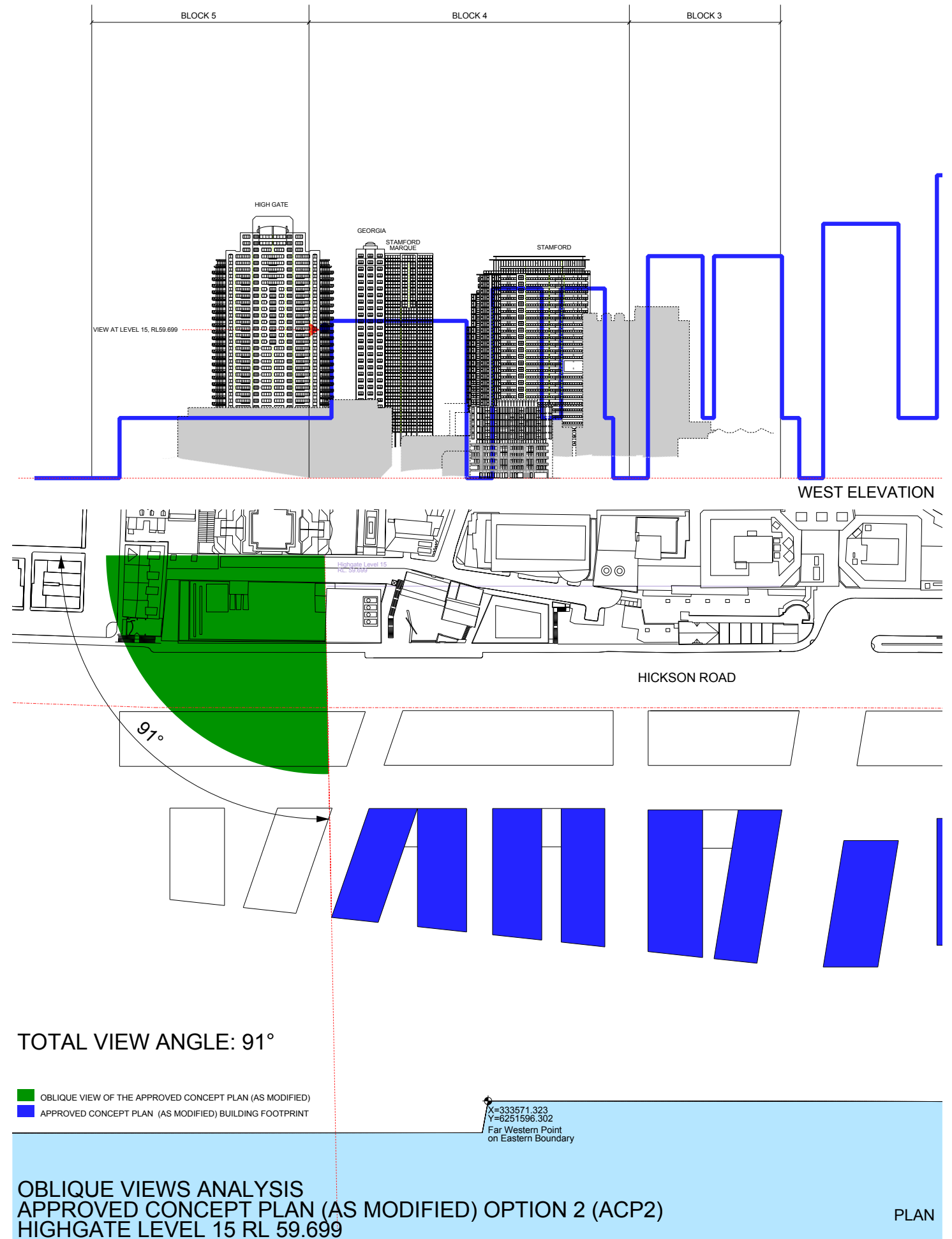
Highgate - Lower Levels

Approved Concept Plan (As Modified) Option 2 (ACP2) Indicative Design
Level 15 - RL59.699

Highgate - Views at Level 15 at RL59.699

- Approved Concept Plan (as modified) Option 2 Indicative Design
Existing uninterrupted view angle 91°
- Proposed Concept Plan Amendment (Mod 4) Indicative
Uninterrupted view angle 94°

Uninterrupted view greater than 54° is maintained



Highgate - Lower Levels

Proposed Concept Plan Amendment (MOD 4) Indicative Design
Level 15 - RL59.699

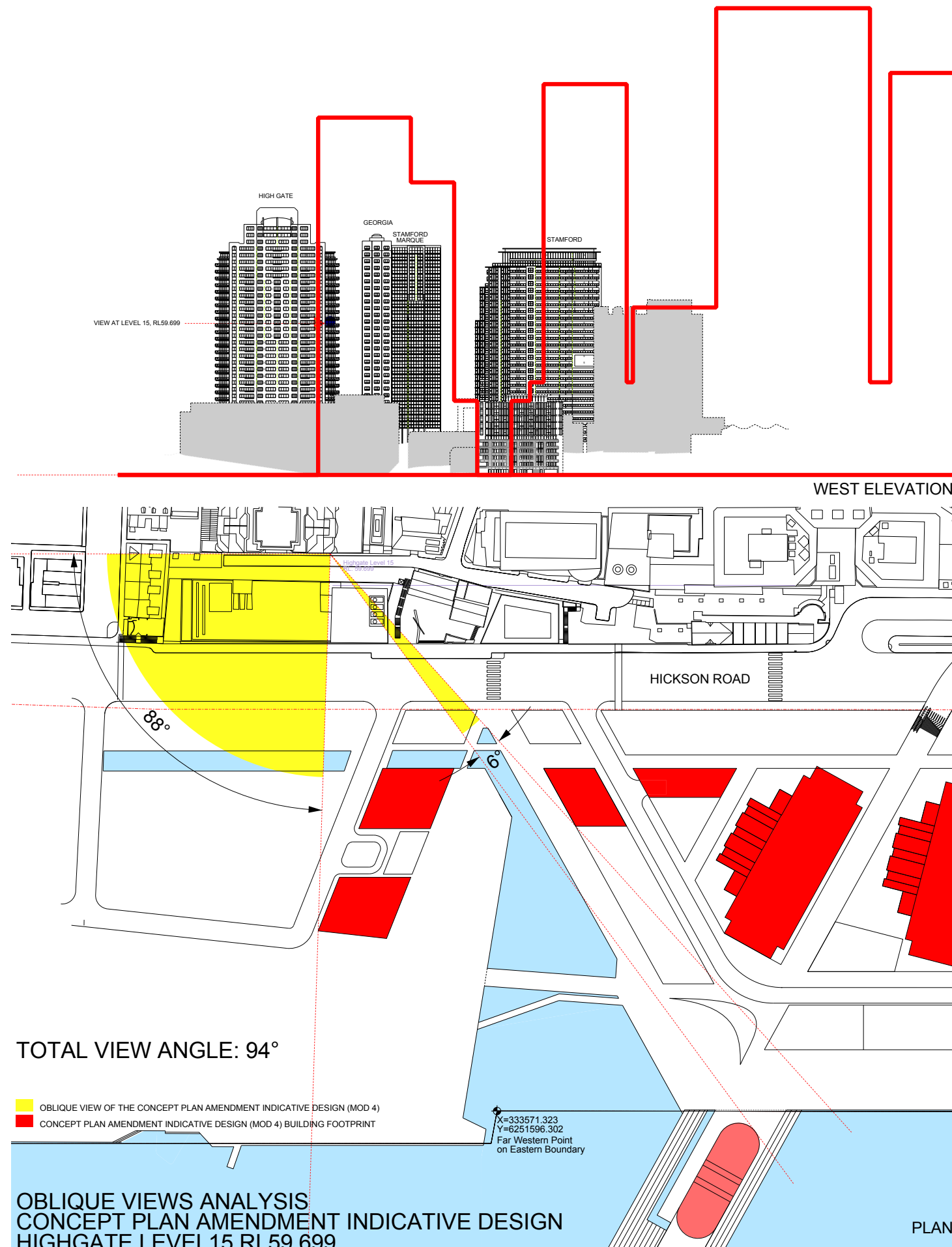


Image showing view from Level 15 from Highgate
Proposed Concept Plan Amendment (MOD 4) Indicative Design



Provided from animation by Virtual Ideas

Highgate - Upper Levels

Approved Concept Plan (As Modified) Option 2 (ACP2) Indicative Design
Level 25 - RL90.187

Highgate - Views at Level 25 at RL90.187

- Approved Concept Plan (as modified) Option 2 Indicative Design
Existing uninterrupted view angle 129°
- Proposed Concept Plan Amendment (Mod 4) Indicative
Uninterrupted view angle 94°

Uninterrupted view greater than 54° is maintained

