



Fig. 6.7 Proposed Building Heights



Spandrels are used to separate the base condition from the upper floors of each block. These are finished in a colour to match the natural limestone used to the base of the existing Westmark tower and proposed for Block J and K of the proposed development.

While Block I is clad in terracotta-coloured vertical panels from the ground up, the podium feature of Block J, comprising ground and the first floor, is clad in natural limestone, acting as a transition element that ties it back to the natural limestone base of Block K.

Above the podium, Block J is clad in terracotta coloured GRC and Block K is clad in a GRC to match the colour of the natural limestone used on the base of the building.

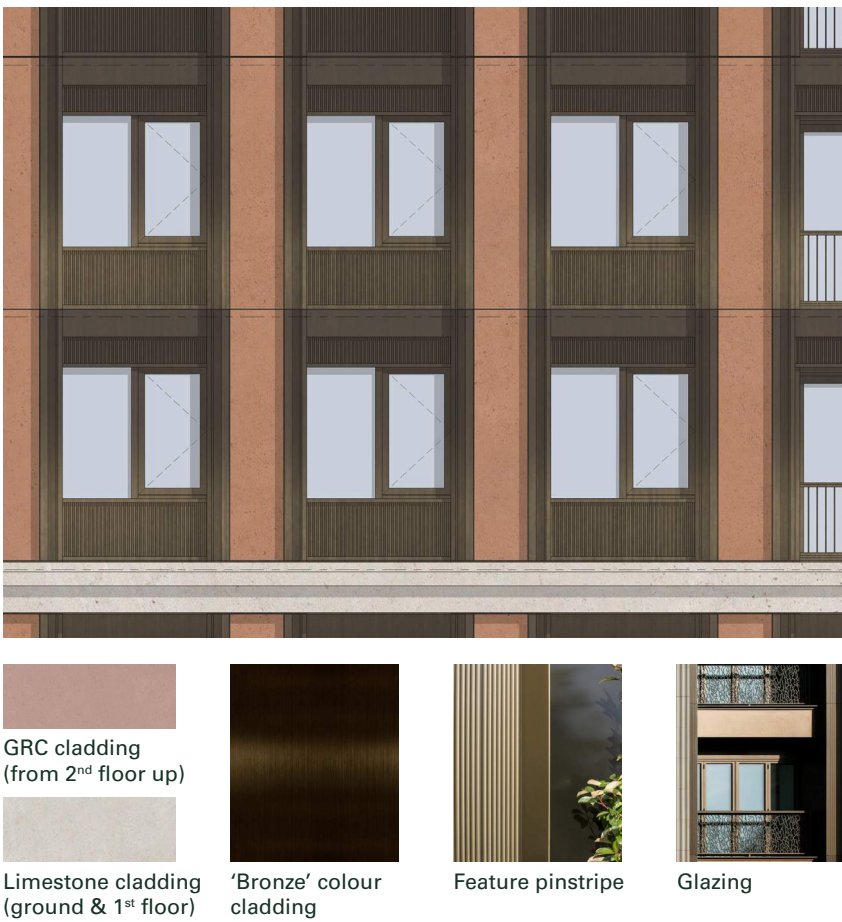


Fig. 6.9 Bay study of proposed Block J facade



Fig. 6.8 Bay study of proposed Block I facade

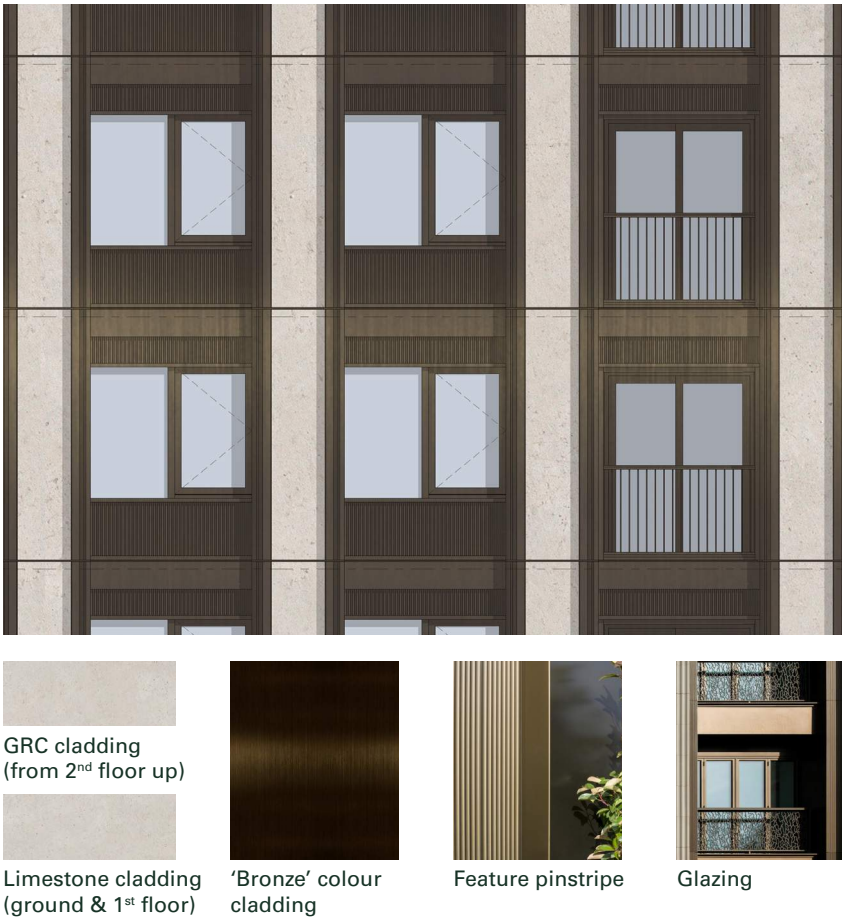


Fig. 6.10 Bay study of proposed Block K facade



Fig. 6.11 Visualisation of proposed Block I facade





Fig. 6.12 Block I Bay Study Elevations



Fig. 6.13 Visualisations of Block I facade articulation



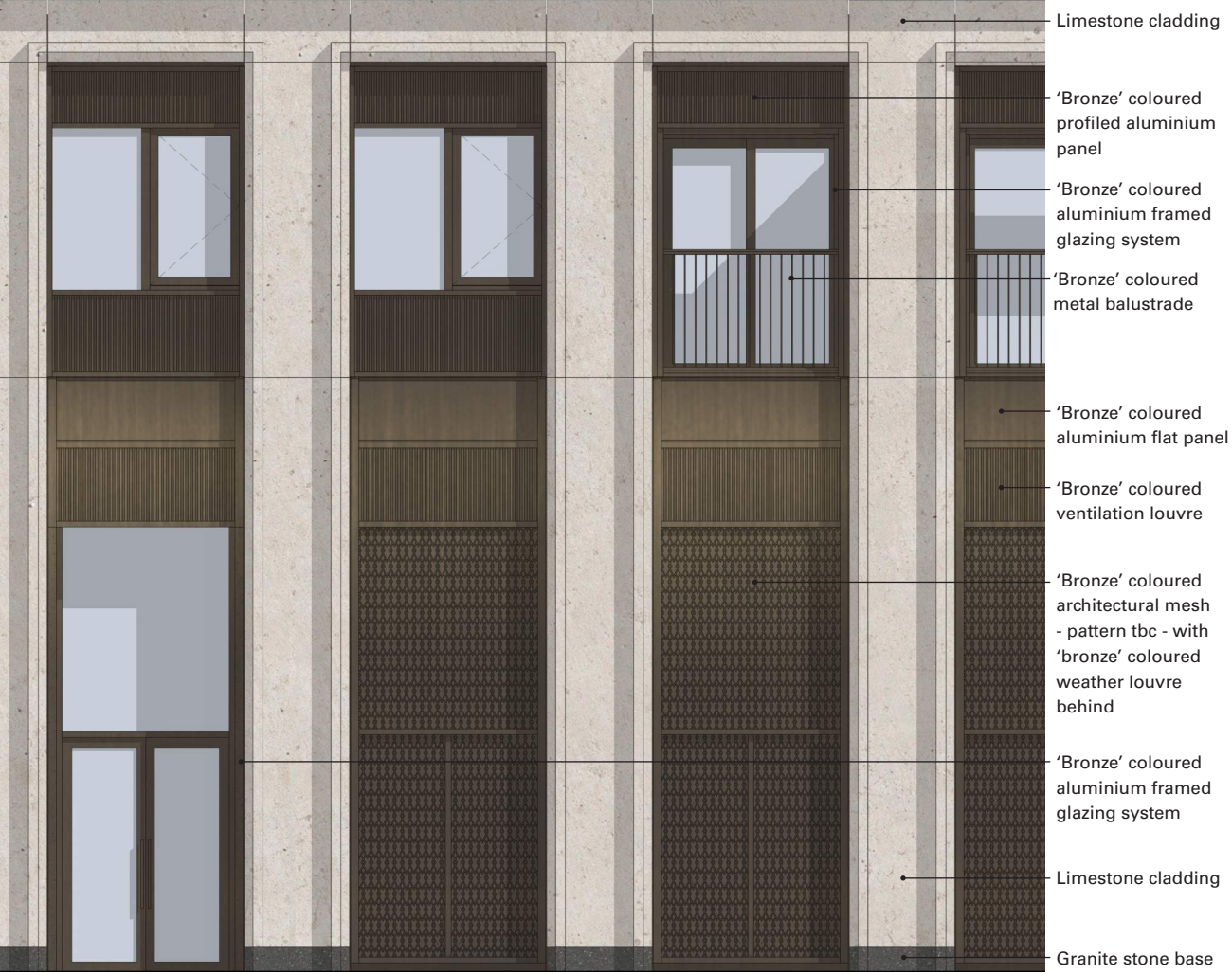


Fig. 6.14 Block J Bay Study Elevations



Fig. 6.15 Visualisation of gap between Block J and K





Fig. 6.16 Block K Bay Study Elevations



Fig. 6.17 Visualisations of proposed residential balconies in Block K





Fig. 6.18 Block I Bay Study Elevations - Refused 2021 Scheme



Fig. 6.19 Block I Bay Study Elevations - Proposed Scheme





Fig. 6.20 Block J Bay Study Elevations - Refused 2021 Scheme



Fig. 6.21 Block J Bay Study Elevations - Proposed Scheme





Fig. 6.22 Block K Bay Study Elevations - Refused 2021 Scheme



Fig. 6.23 Block K Bay Study Elevations - Proposed Scheme



6.4 Amenity, Landscape and Public Realm

6.4.1 Daylight and Sunlight

The effect of the proposals on the sunlight and daylight received by neighbouring properties has been assessed in a separate report by the Daylight and Sunlight Surveyor. The scheme has been conceived to minimise any detrimental loss of sunlight and daylight received by neighbouring properties and maximise the extent of sun that penetrates into Newcastle Place, helping to activate the new landscape space in this area.

The various uses and buildings have been assessed for impact by overshadowing from the proposed development during the design development process. Shadows over the new and existing public realm around the site have also been considered. When compared to the previous submitted scheme design, the revised proposals deliver an increase in sun hours on the ground.

A detailed assessment has been undertaken by the Daylight/ Sunlight Surveyor on the potential overshadowing, light pollution and glare effects. The Daylight, Sunlight, Overshadowing and Solar Glare impact assessment is captured in detail within the Environment Statement that accompanies this application.

6.4.2 Landscaping, Private and Public Amenity Space

The proposal provides a substantial degree of open space within the site and a significant increase in the extent of public realm when compared to the previous proposals. Key to the revised landscape design proposals has been the creation of character areas that draw inspiration from the history of the site and opportunities afforded by the reimagining of Newcastle Place.

The landscaping is well considered with a high calibre landscape designer appointed for the concept and delivery. The established open areas of Paddington Green, and St. Mary’s Churchyard already makes a substantial contribution to the area, and are in very close proximity to the development site. The development draws on this rich heritage to allow Newcastle Place to act as a continuation of the green route through the city and bring a new dynamic green space to the area.



Fig. 6.24 Visualisation of proposed Newcastle Place public realm and landscape



Fig. 6.25 RoofTerrace - look and feel images