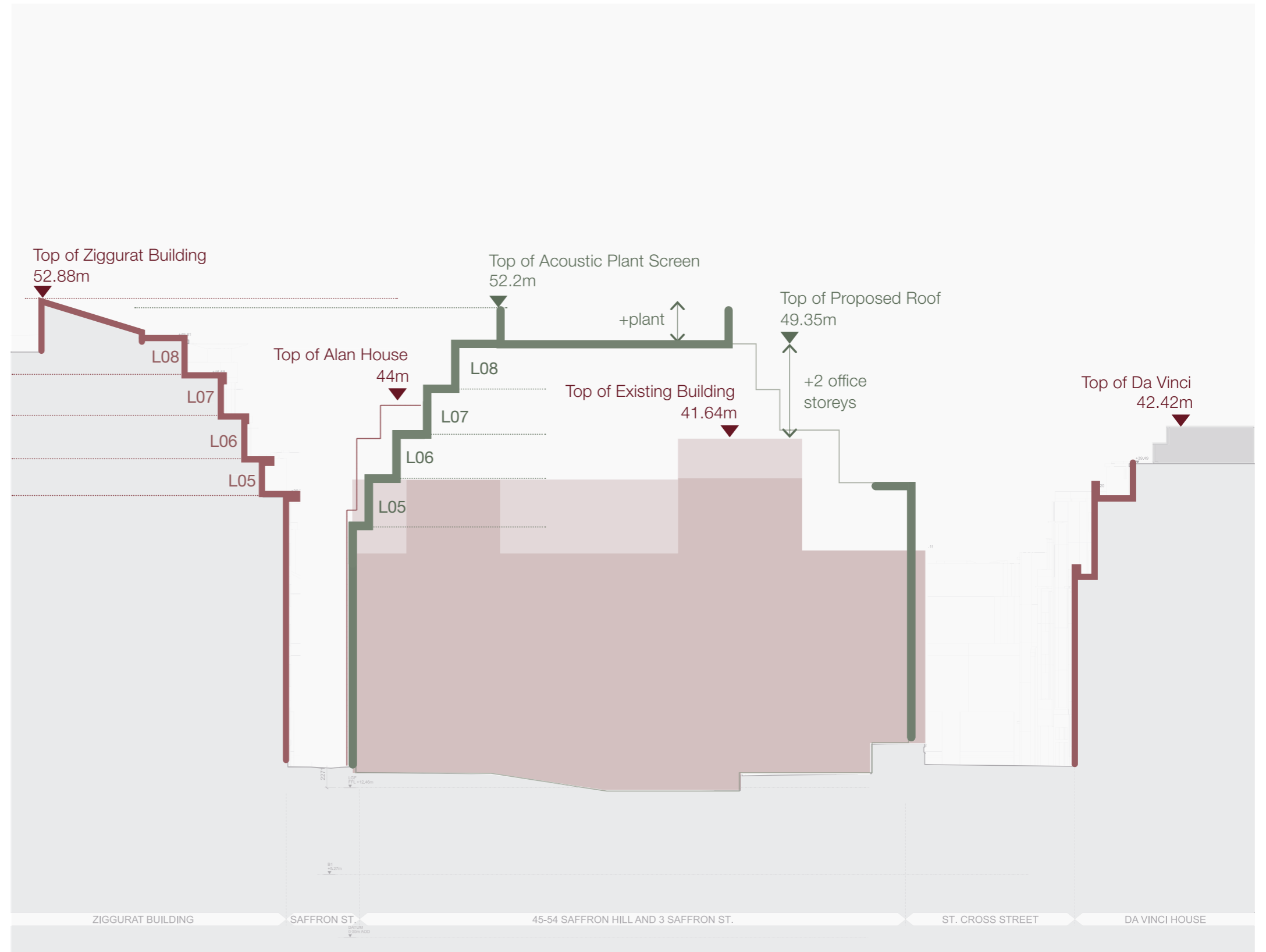


4.0 Architectural Design

4.18 Stakeholder Engagement

1. Existing vs. Proposed height explanation

Step 4: Introduce an acoustic plant enclosure, with vertical greening. The proposed acoustic enclosure will comply with International, national and local policy, as well as building regulations for both normal plant noise levels and emergency plant noise levels.



Diagrammatic North-South Site Section

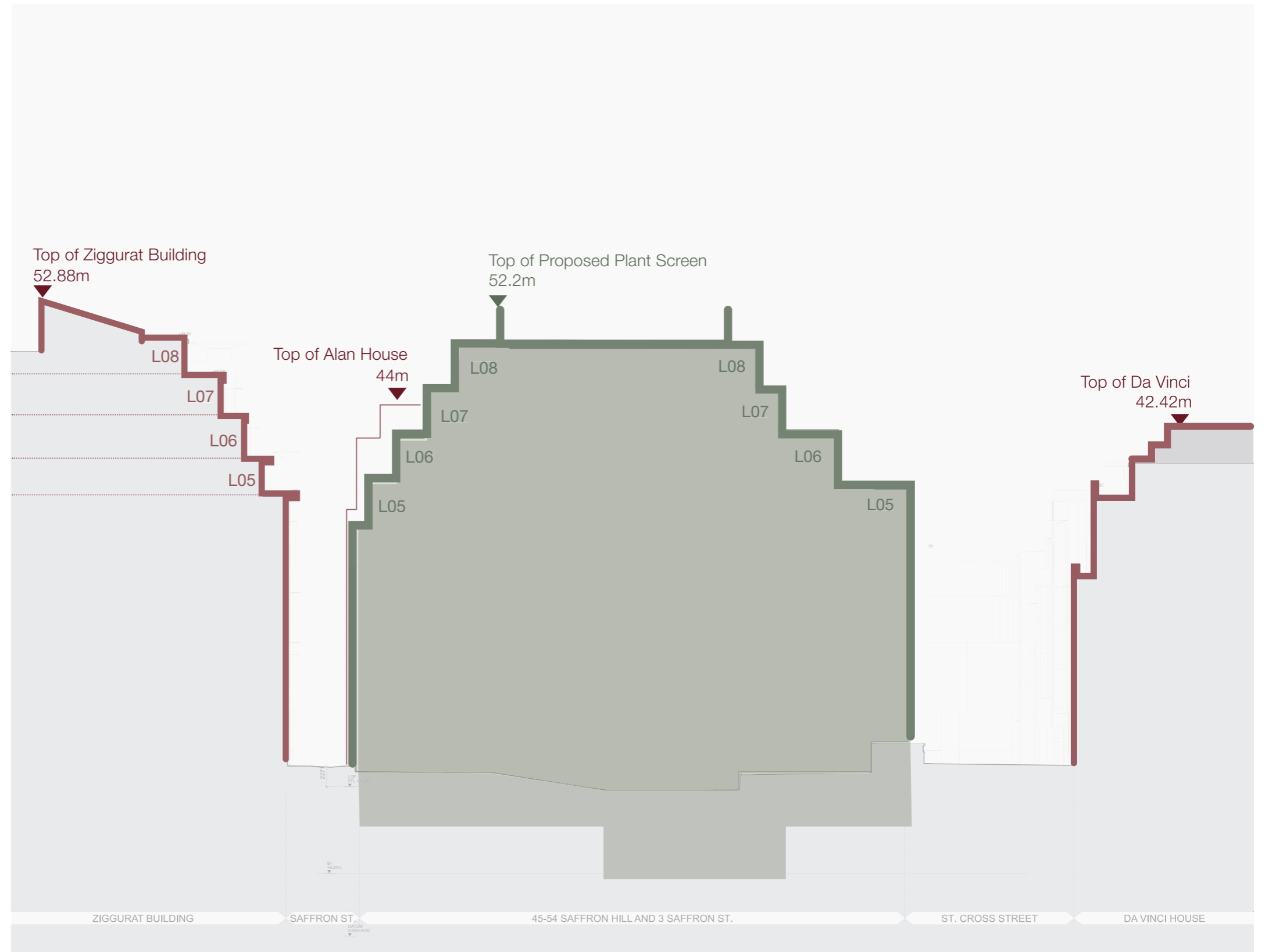
4.0 Architectural Design

4.18 Stakeholder Engagement

1. Existing vs. Proposed height explanation

Step 5: Infill site creating deep set backs along the south to ensure Daylight/Sunlight impact is mitigated.

The proposed massing has been sculpted as a contextual response to the Site, and informed by daylight & sunlight considerations.



Key:

- existing conditions
- proposed moves

Diagrammatic North-South Site Section

4.0 Architectural Design

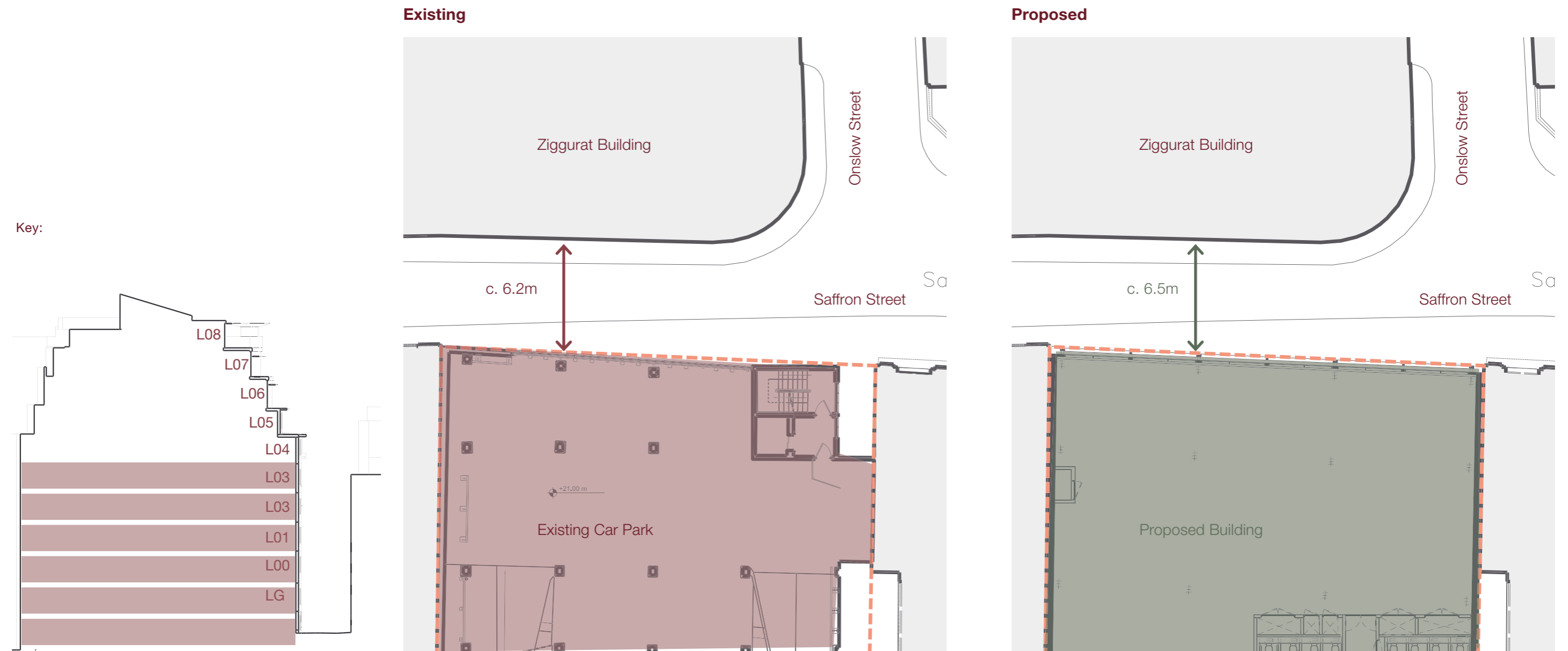
4.18 Stakeholder Engagement

2. Review of enclosure and relationship with neighbours

Lower Levels

The distance between the lower Ziggurat floors and the existing building is c. 6.2m.

The proposed development improves this to c. 6.5m.



Diagrammatic section of Ziggurat highlighting relevant floors

Diagrammatic Plans

4.0 Architectural Design

4.18 Stakeholder Engagement

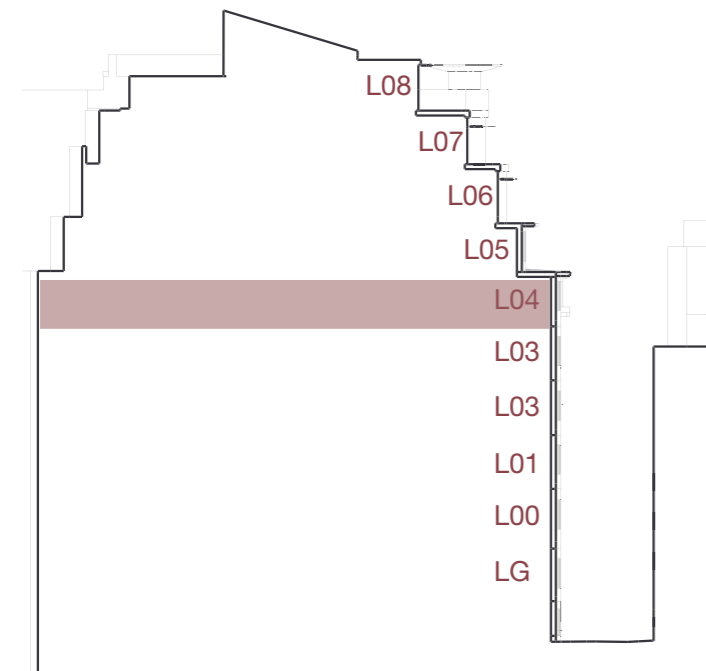
2. Review of enclosure and relationship with neighbours

Mid Levels

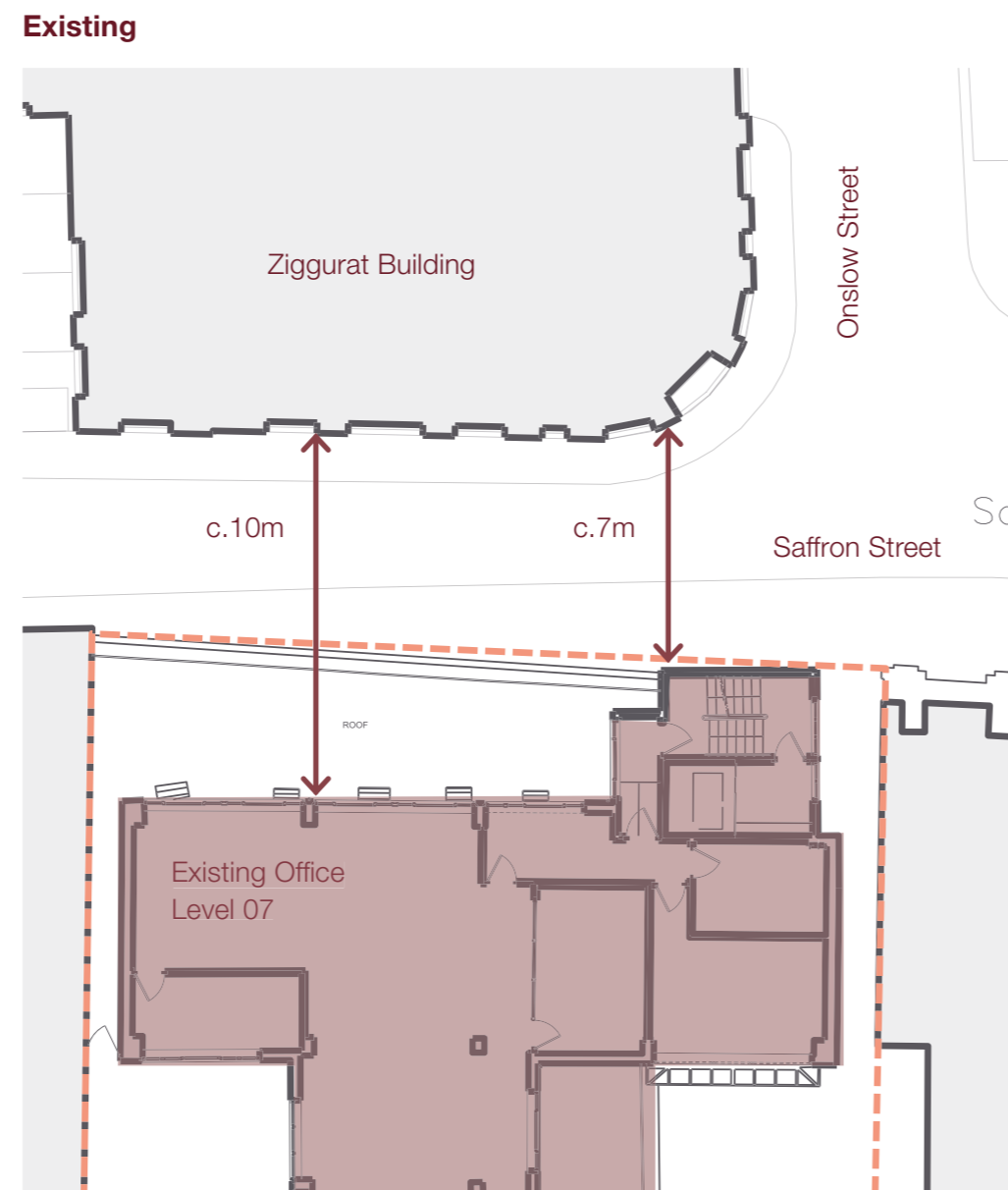
The intermediary levels of the Ziggurat building maintain a separation of c. 10 meters from the existing building. Near the northeast corner, the distance between the Ziggurat and the existing building is c. 7 meters.

The proposal maintains a separation of c. 10 meters in the plan's center, narrowing to c. 7.5 meters in the northwest corner. Near the northeast corner, the proposal improves the existing condition by increasing the distance to c. 8 meters.

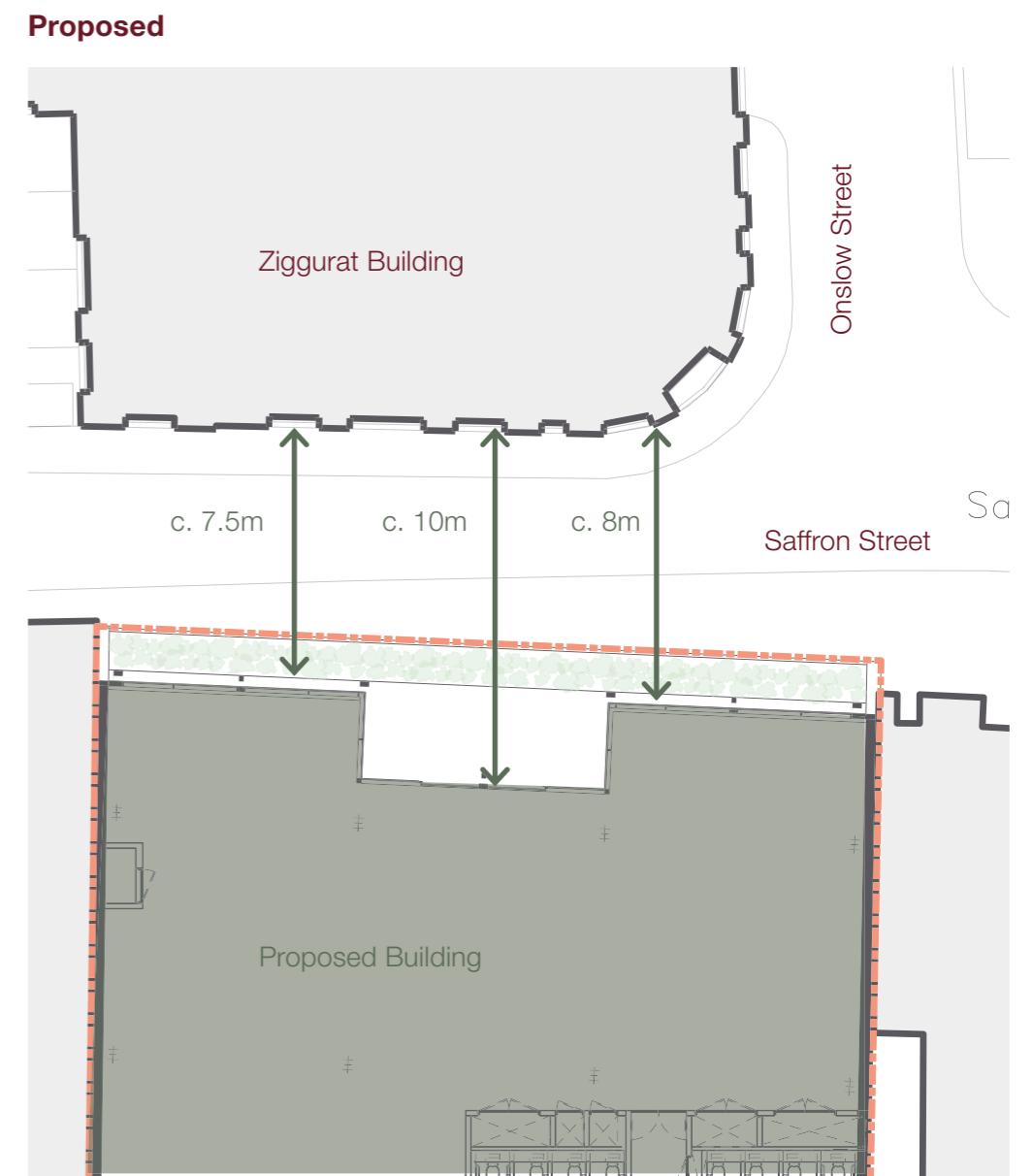
Key:



Diagrammatic section of Ziggurat highlighting relevant floors



Diagrammatic Plans



4.0 Architectural Design

4.18 Stakeholder Engagement

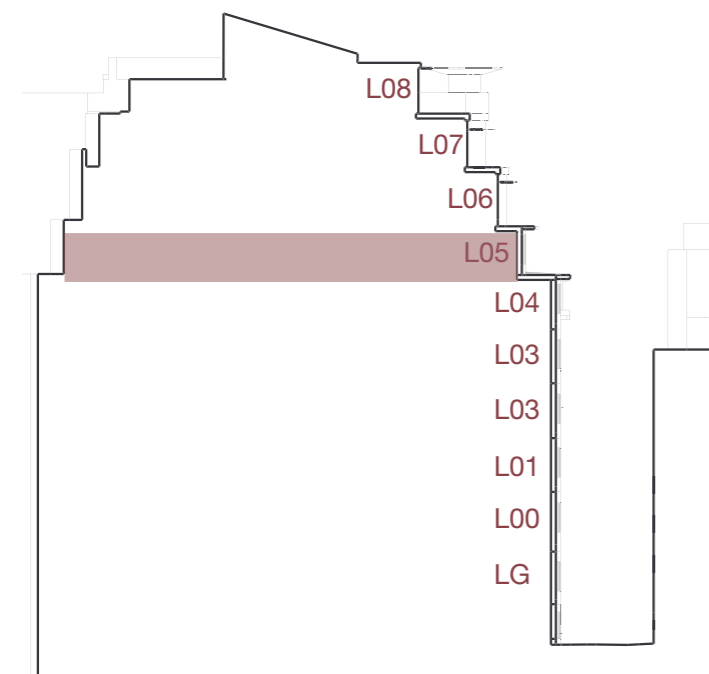
2. Review of enclosure and relationship with neighbours

Mid Levels

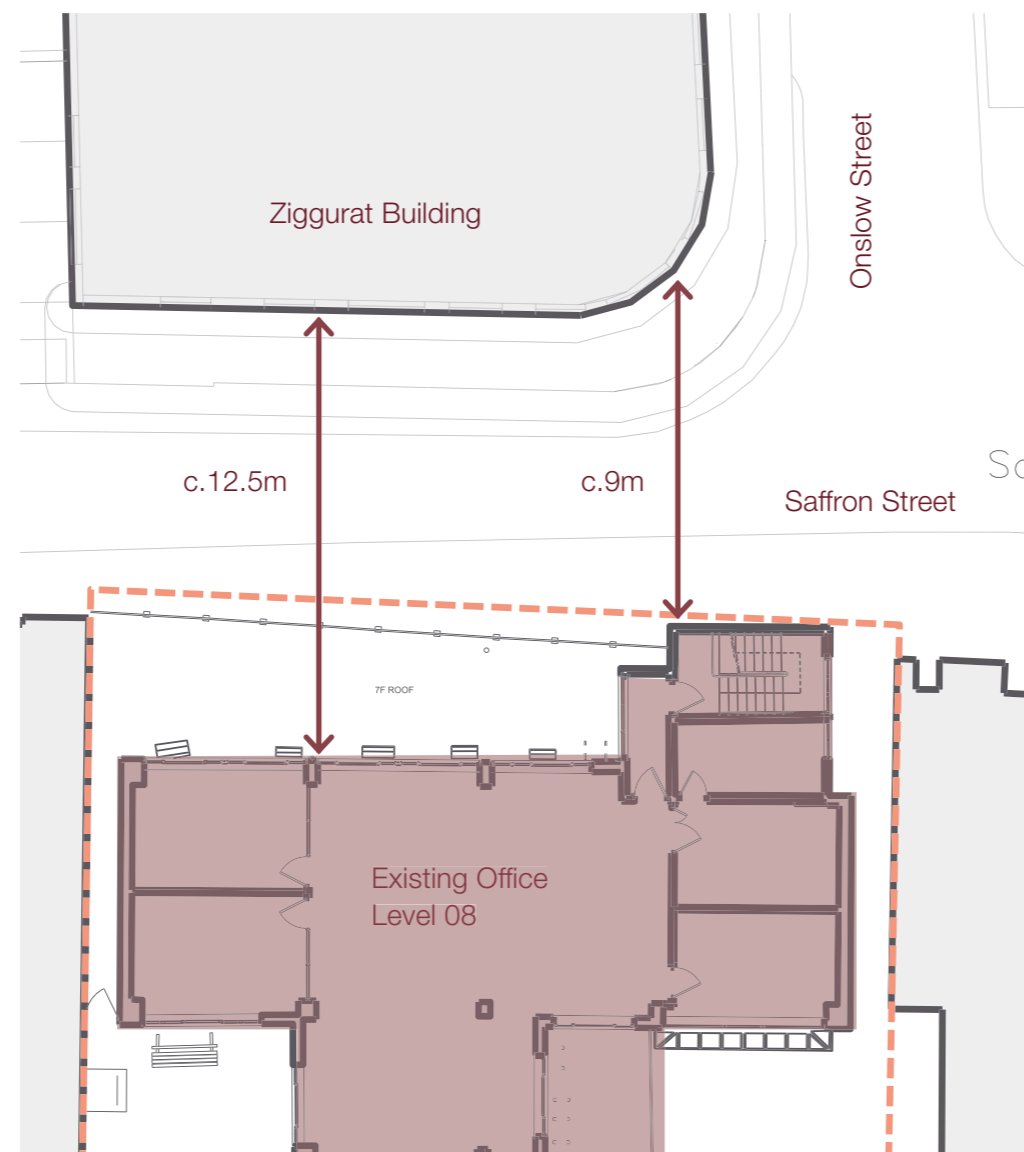
The intermediary levels of the Ziggurat building maintain a separation of c. 12.5 meters from the existing building. Near the northeast corner, the distance between the Ziggurat and the existing building is c. 9 meters.

The proposal maintains a separation of c. 12.5 meters in the plan's center, narrowing to c. 10.5 meters in the northwest corner. Near the northeast corner, the proposal improves the existing condition by increasing the distance to c. 11 meters.

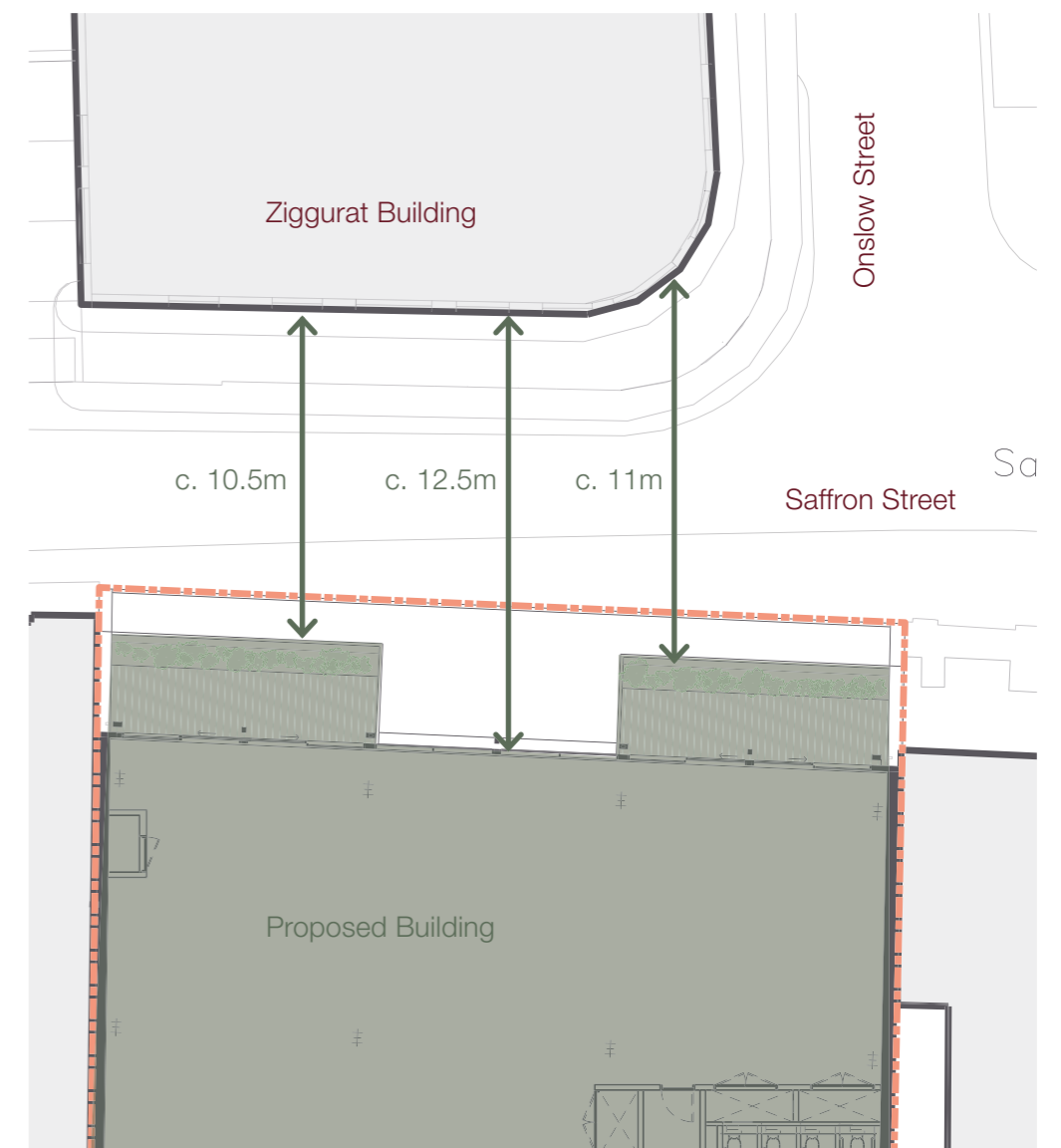
Key:



Existing



Proposed



Diagrammatic section of Ziggurat highlighting relevant floors

Diagrammatic Plans

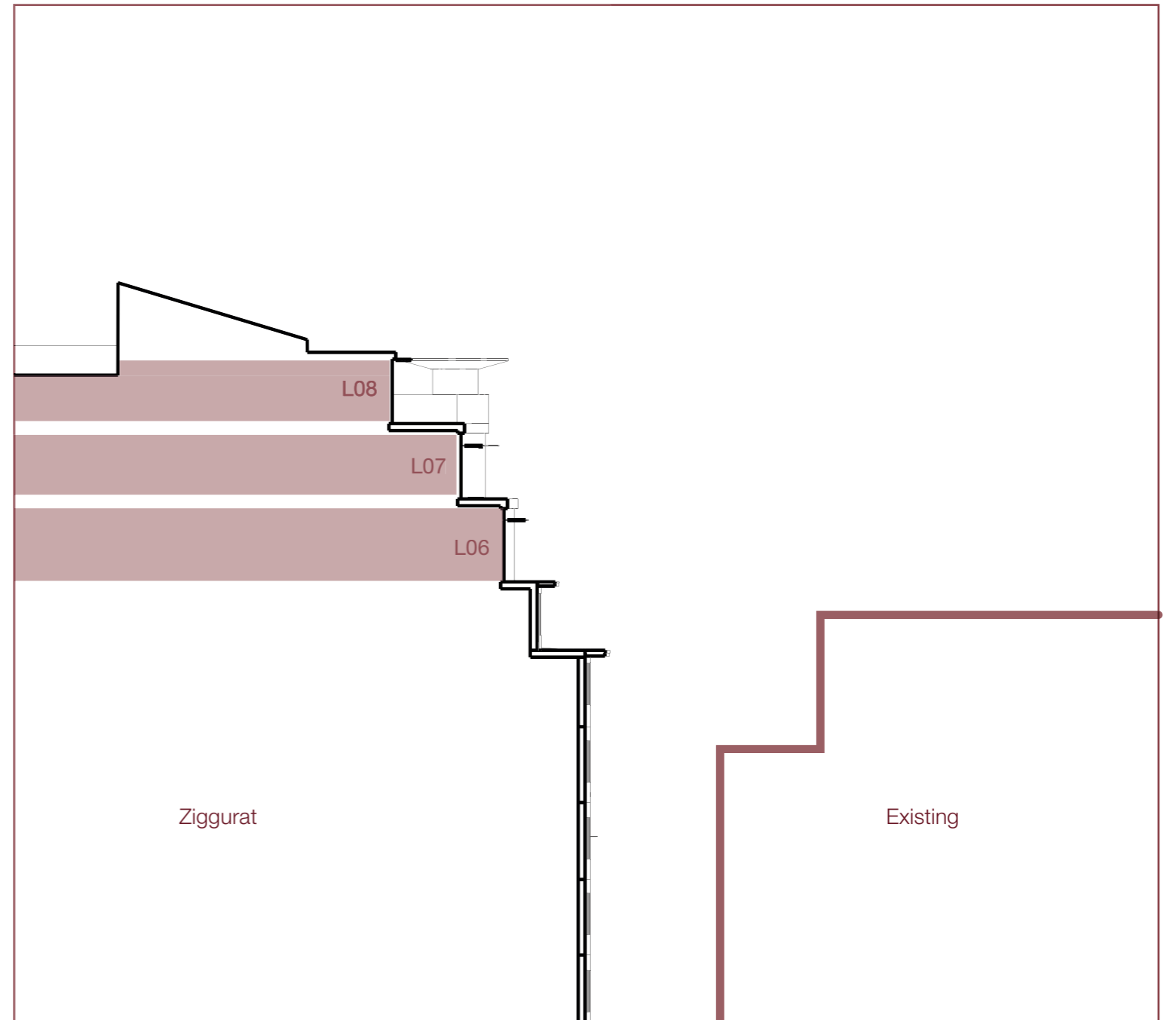
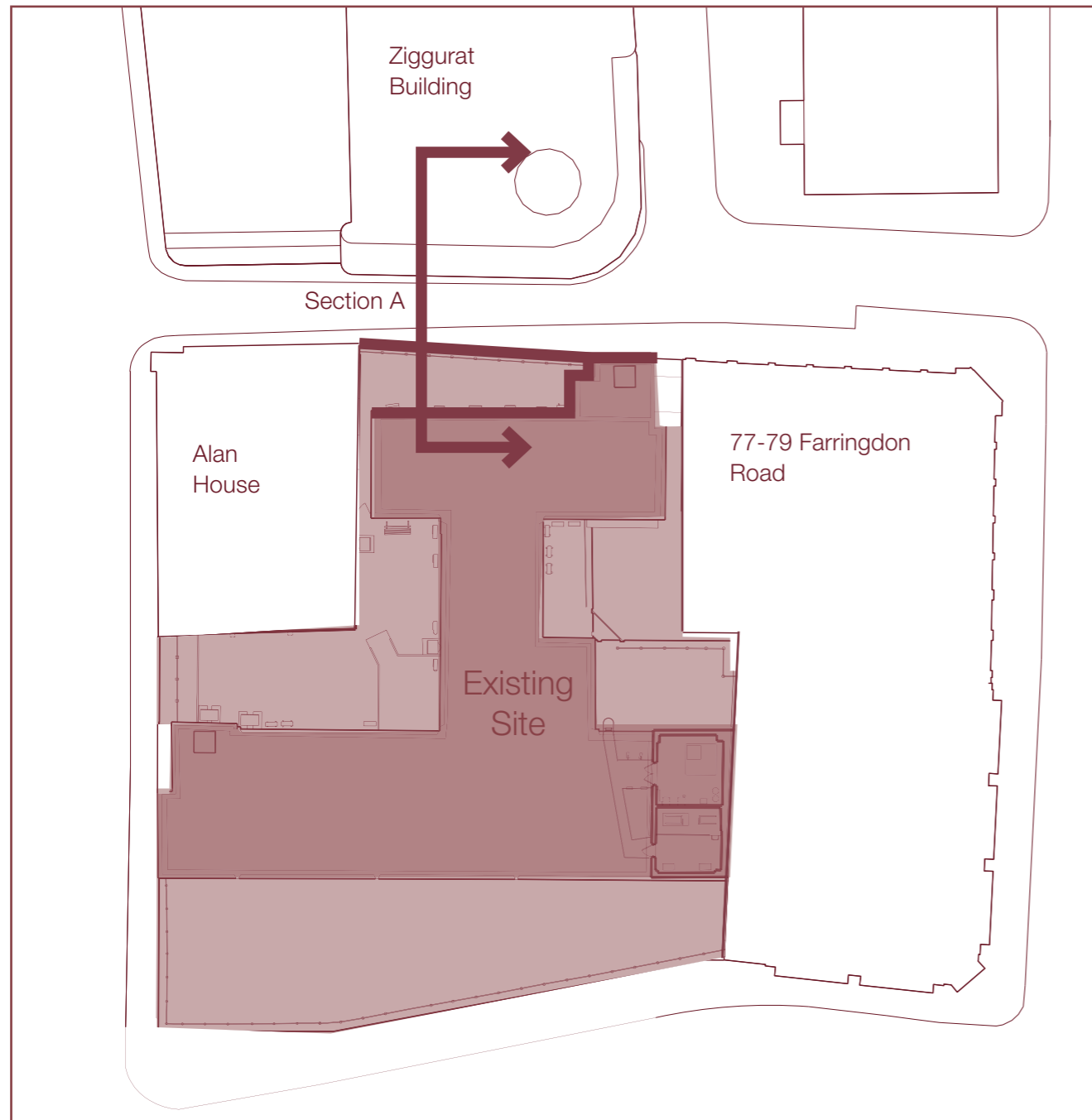
4.0 Architectural Design

4.18 Stakeholder Engagement

2. Review of enclosure and relationship with neighbours

Upper Levels

The three upper levels are currently above the shoulder height of the existing building.



Key

Section A

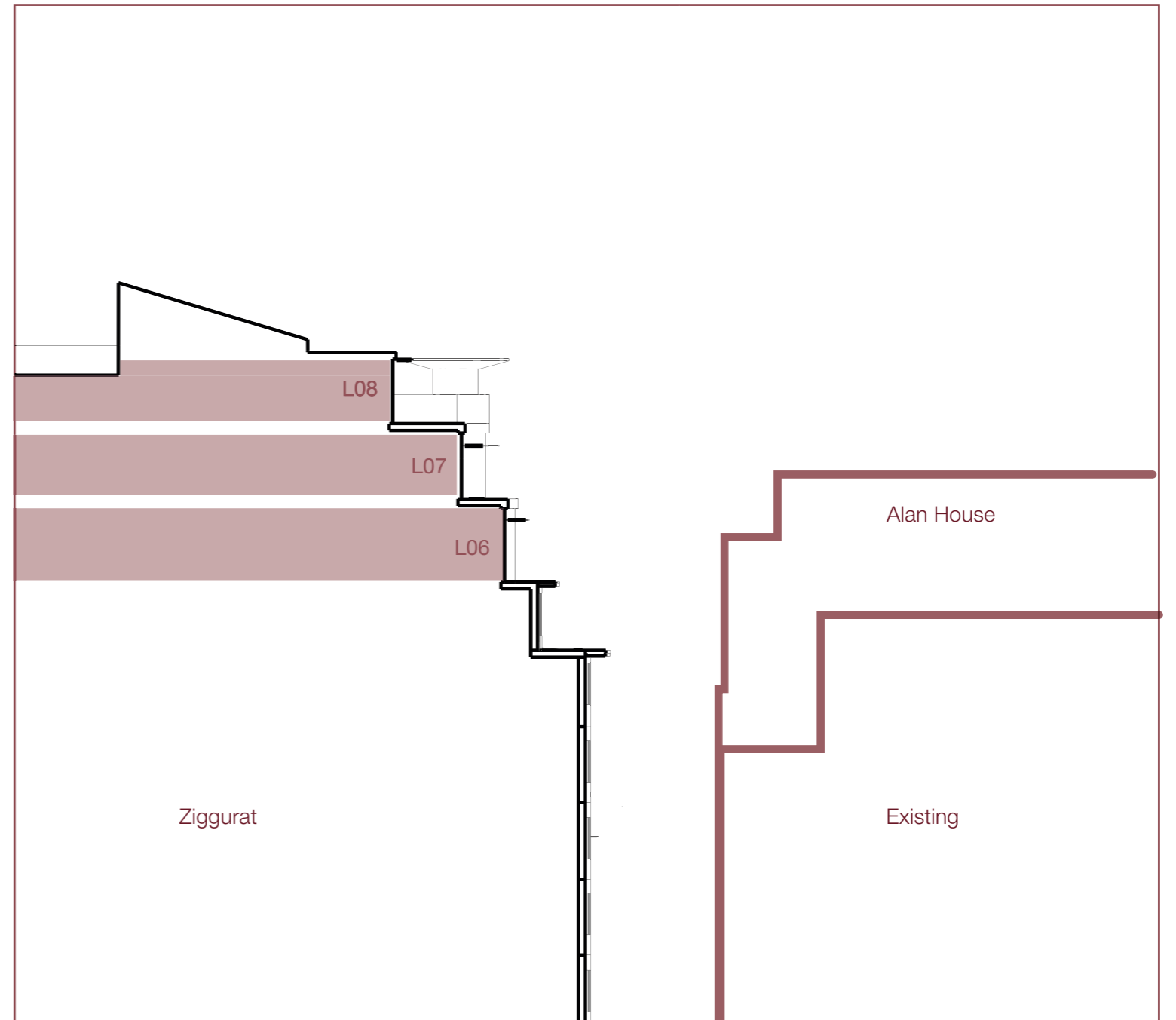
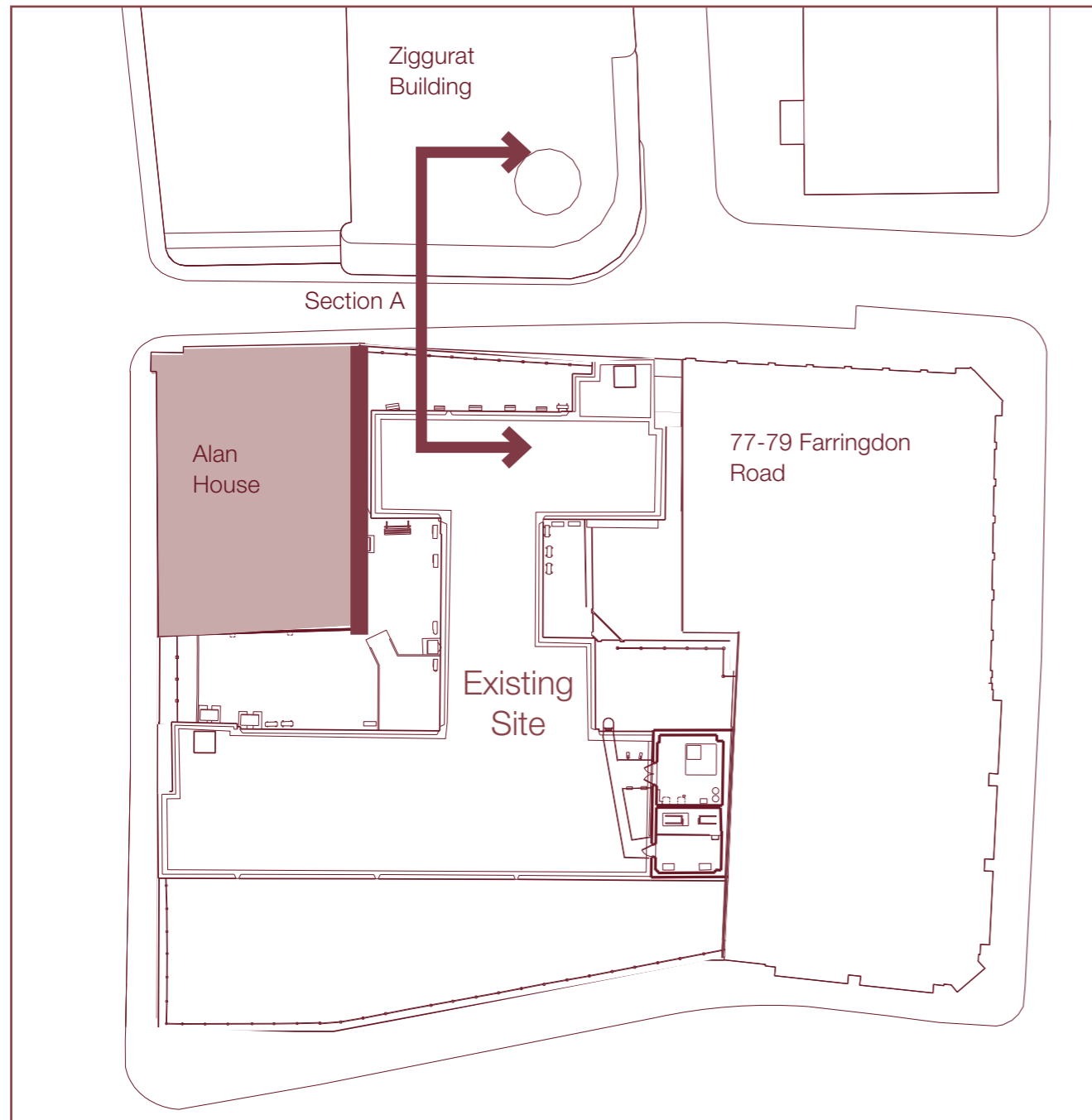
4.0 Architectural Design

4.18 Stakeholder Engagement

2. Review of enclosure and relationship with neighbours

Upper Levels

The Alan House Boundary Wall sets a taller datum to the West of the site.



Key

Section A

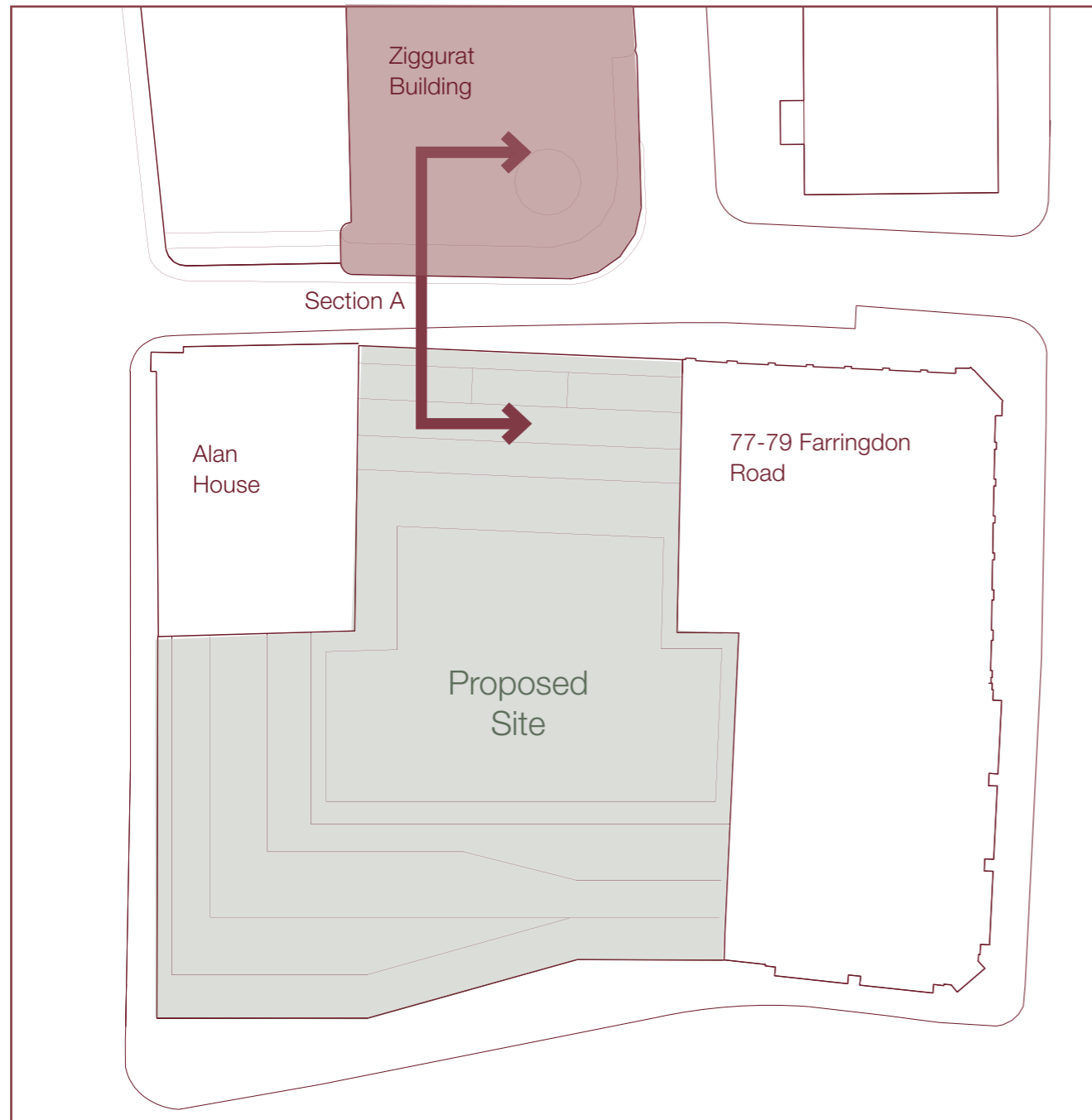
4.0 Architectural Design

4.18 Stakeholder Engagement

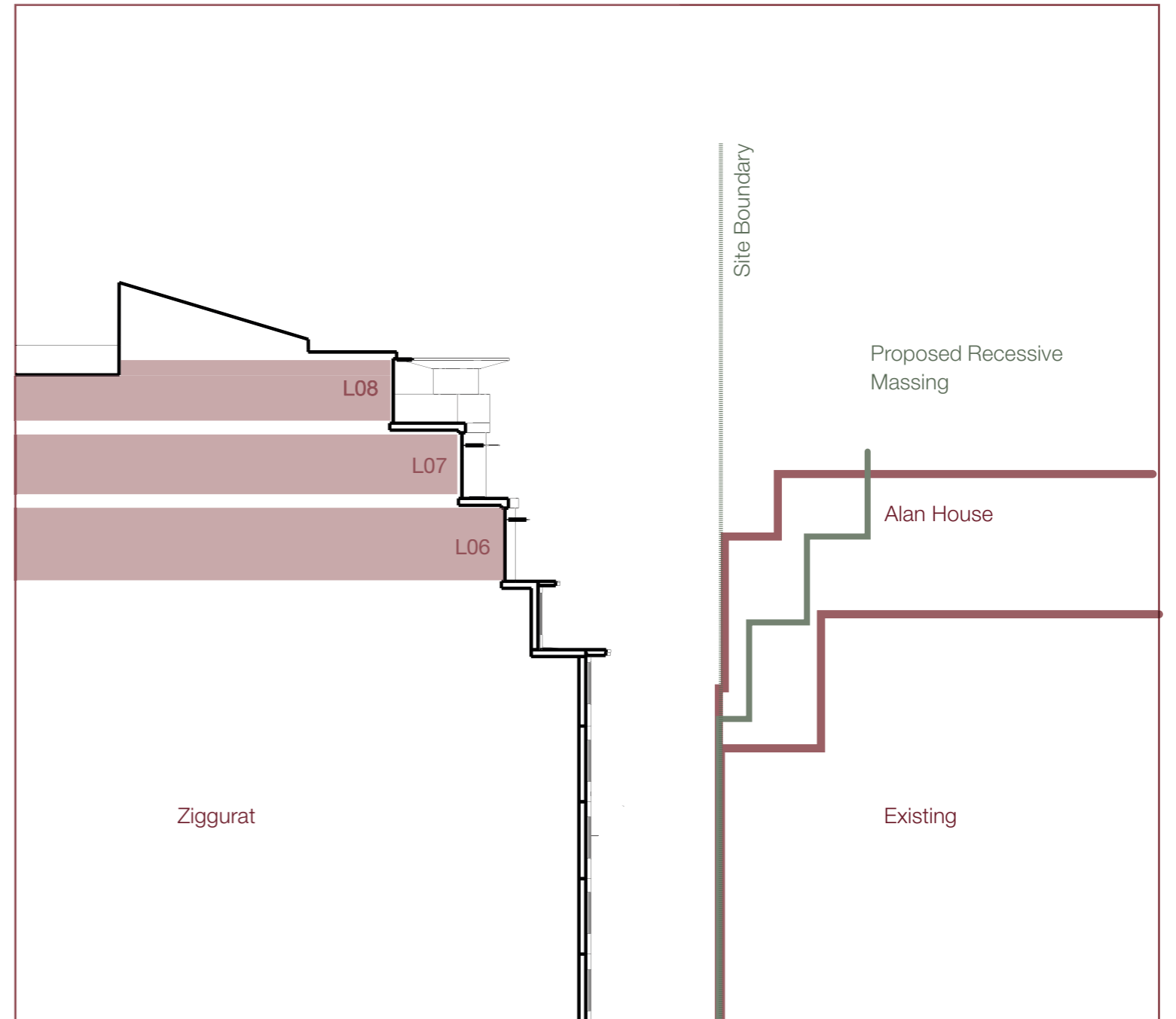
2. Review of enclosure and relationship with neighbours

Upper Levels

The proposed massing is more recessive than Alan House but taller than the existing building. The proposal is recessed from the boundary to mitigate sense of enclosure from the neighbours.



Key



Section A

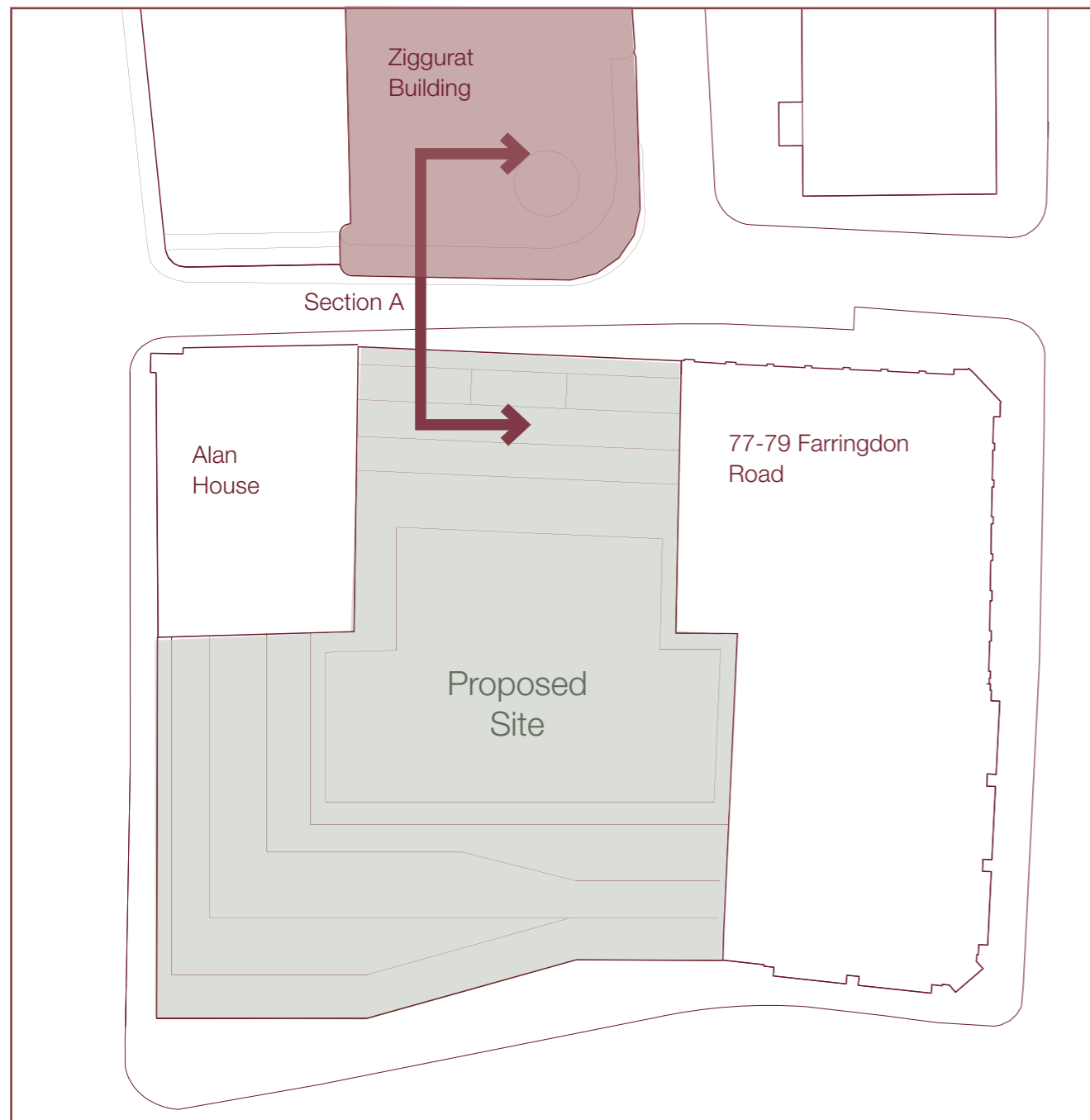
4.0 Architectural Design

4.18 Stakeholder Engagement

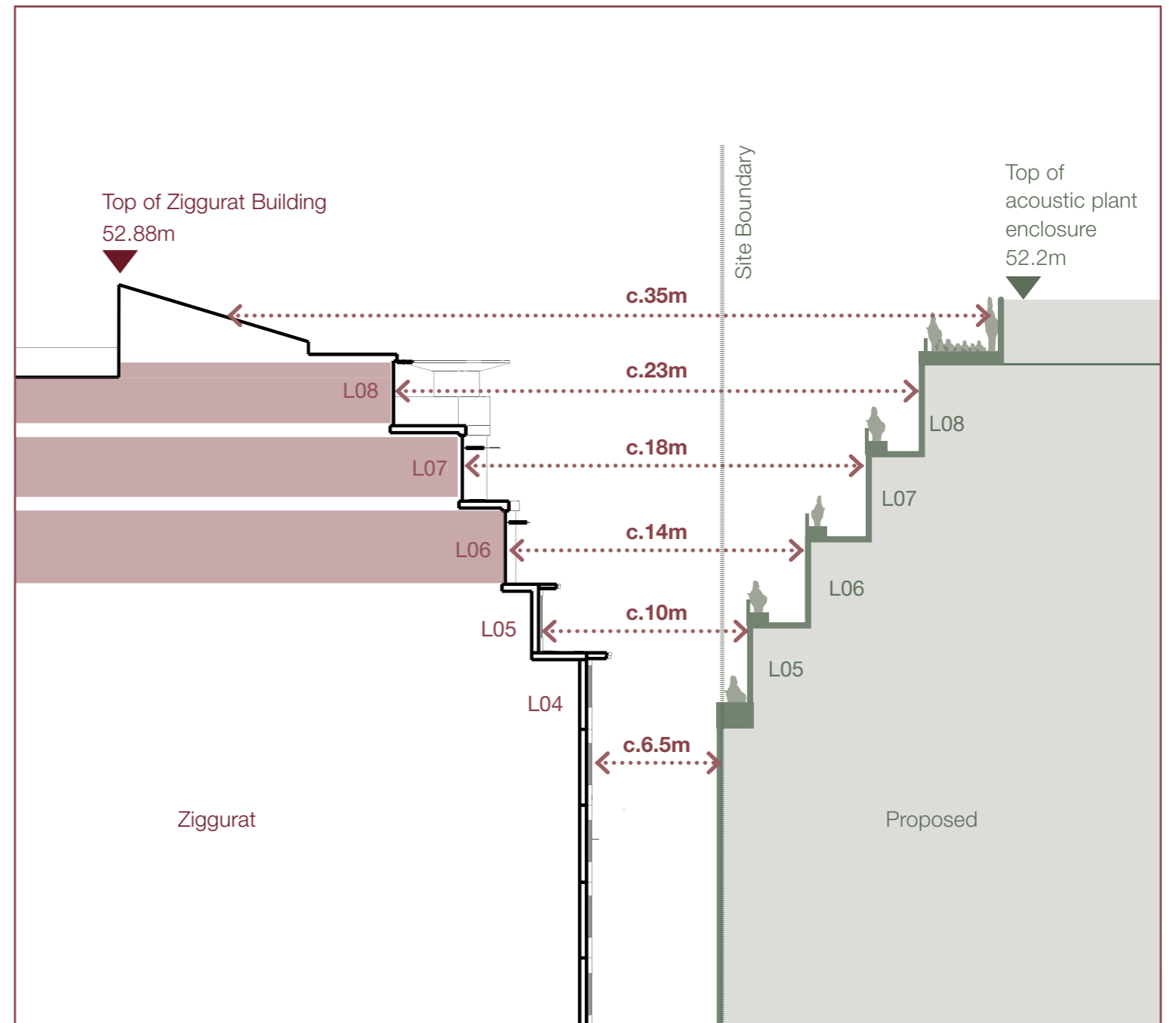
2. Review of enclosure and relationship with neighbours

Upper Levels

The proposed massing mirrors that of the Ziggurat building, but remains lower than the Ziggurat's highest point.



Key



Section A

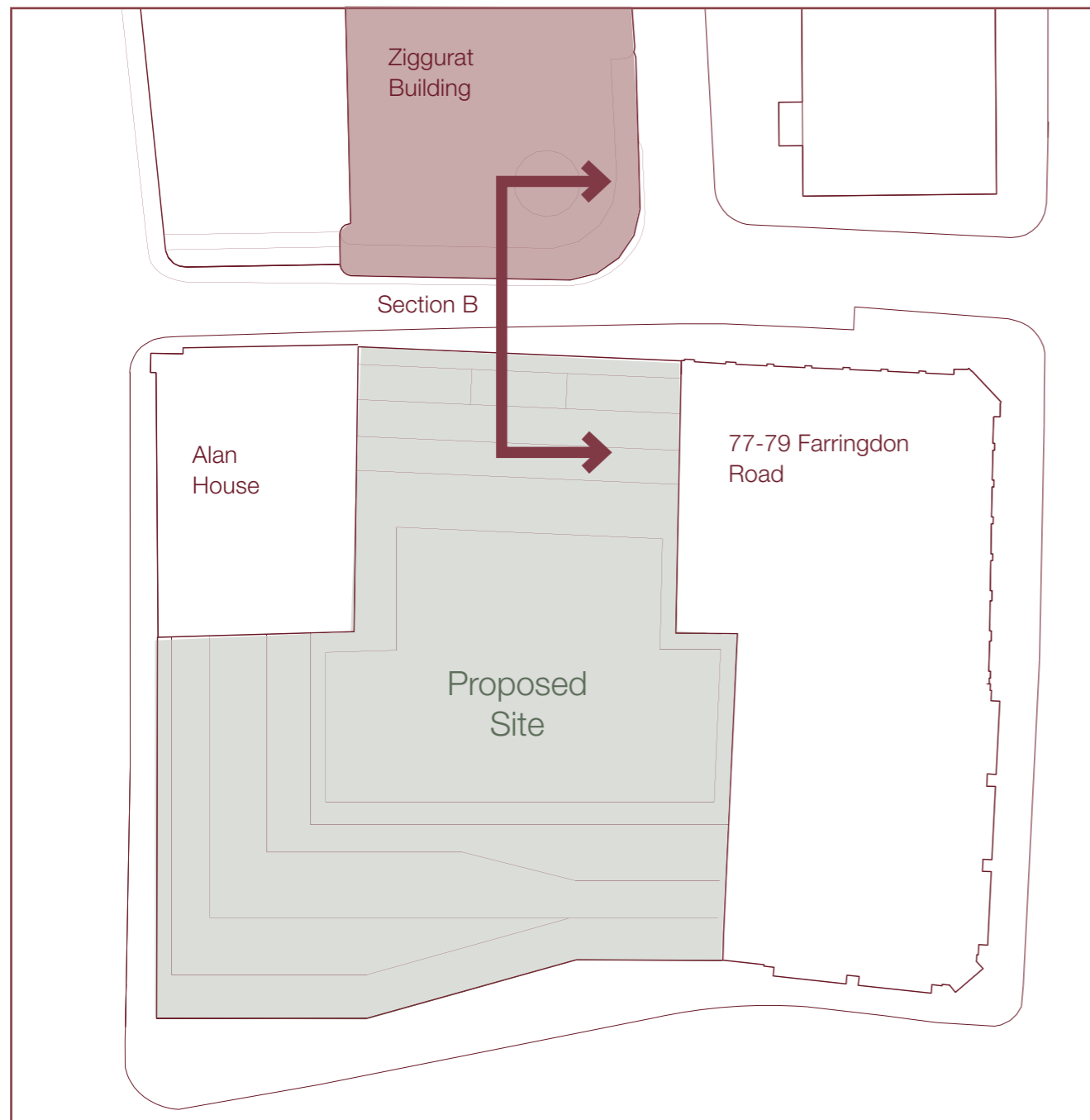
4.0 Architectural Design

4.18 Stakeholder Engagement

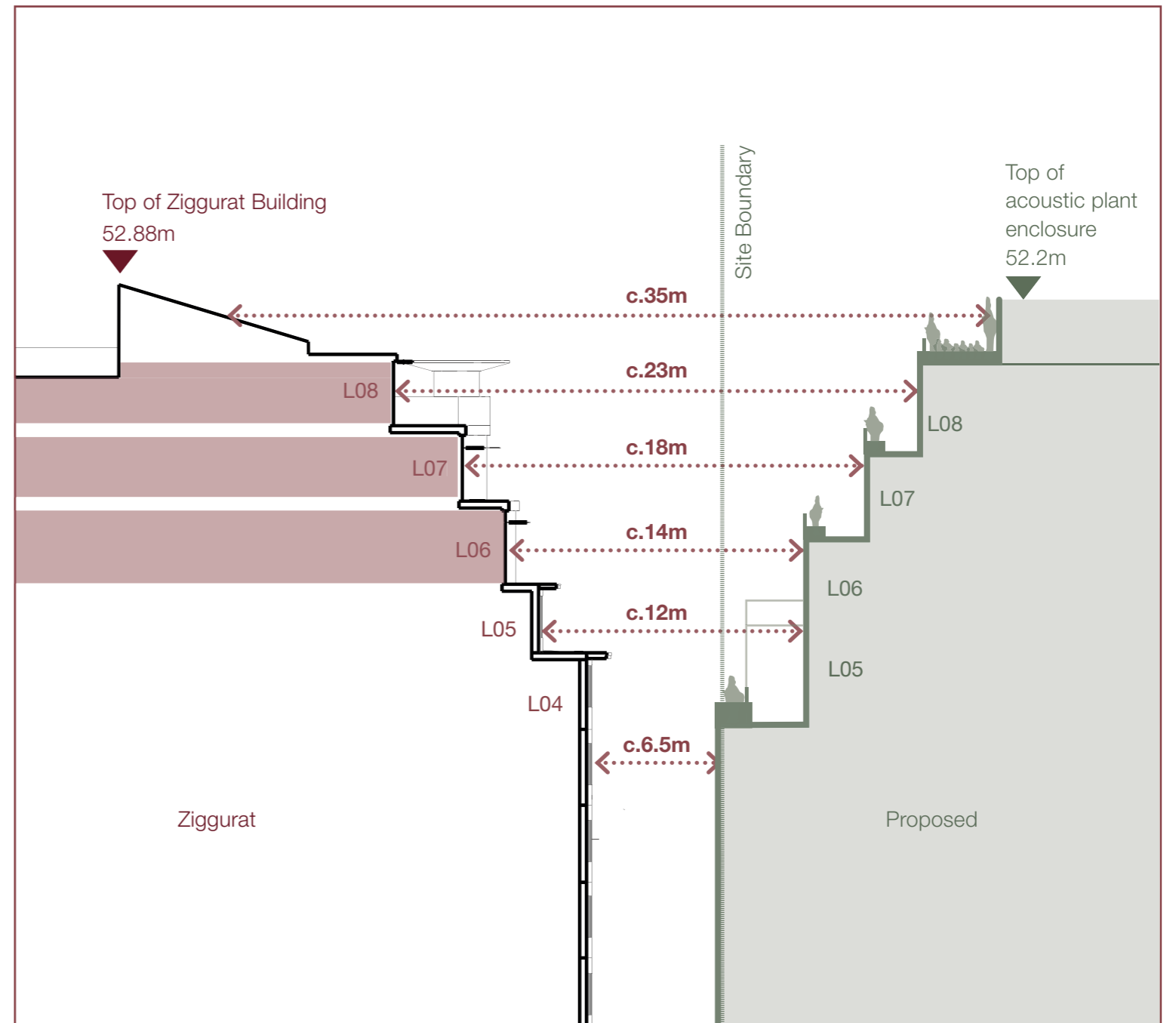
2. Review of enclosure and relationship with neighbours

Upper Levels

The massing becomes further recessive in the centre of the plan, creating a more generous relief between the proposal and central floors of the Ziggurat building.



Key



Section B

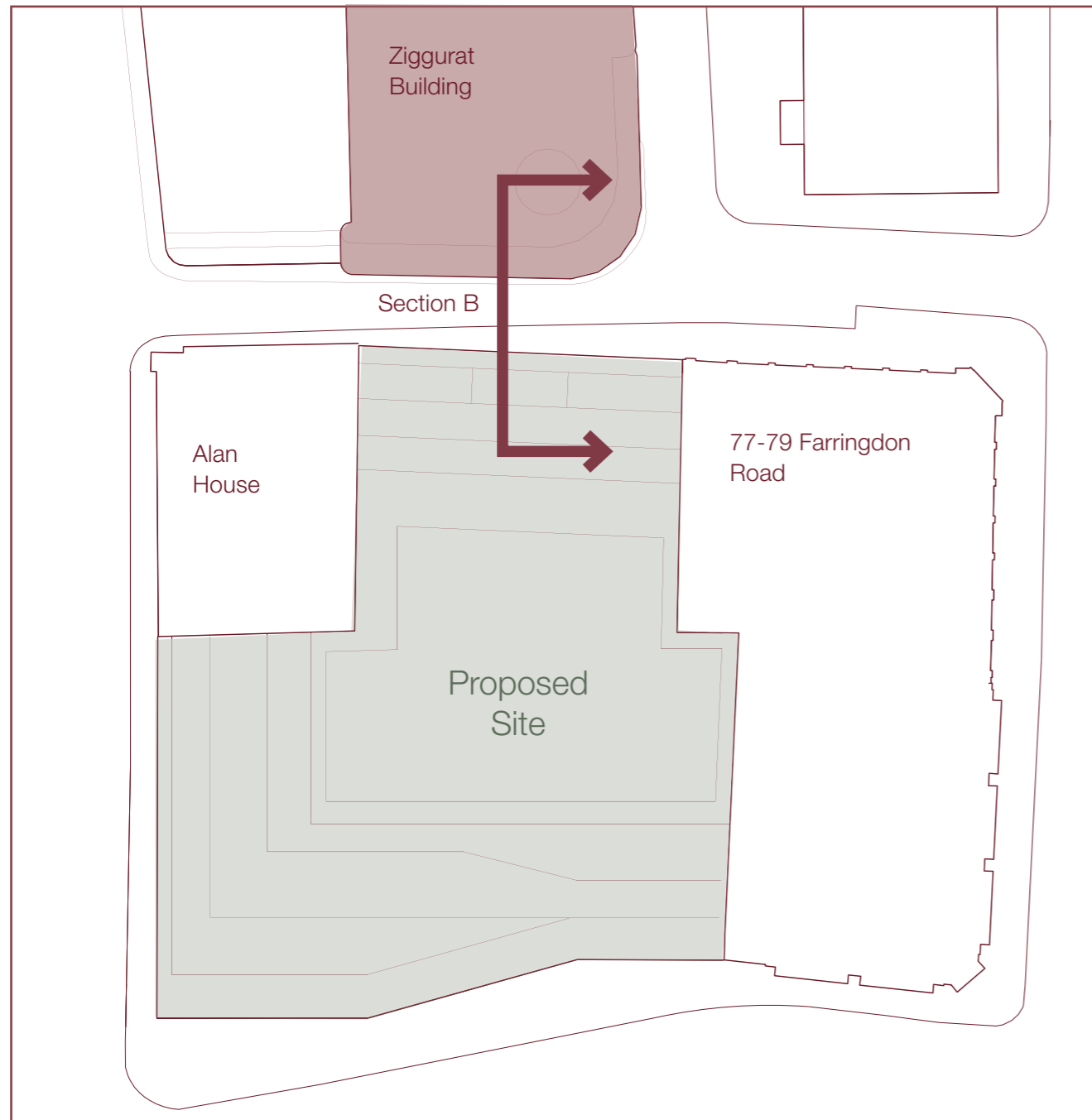
4.0 Architectural Design

4.18 Stakeholder Engagement

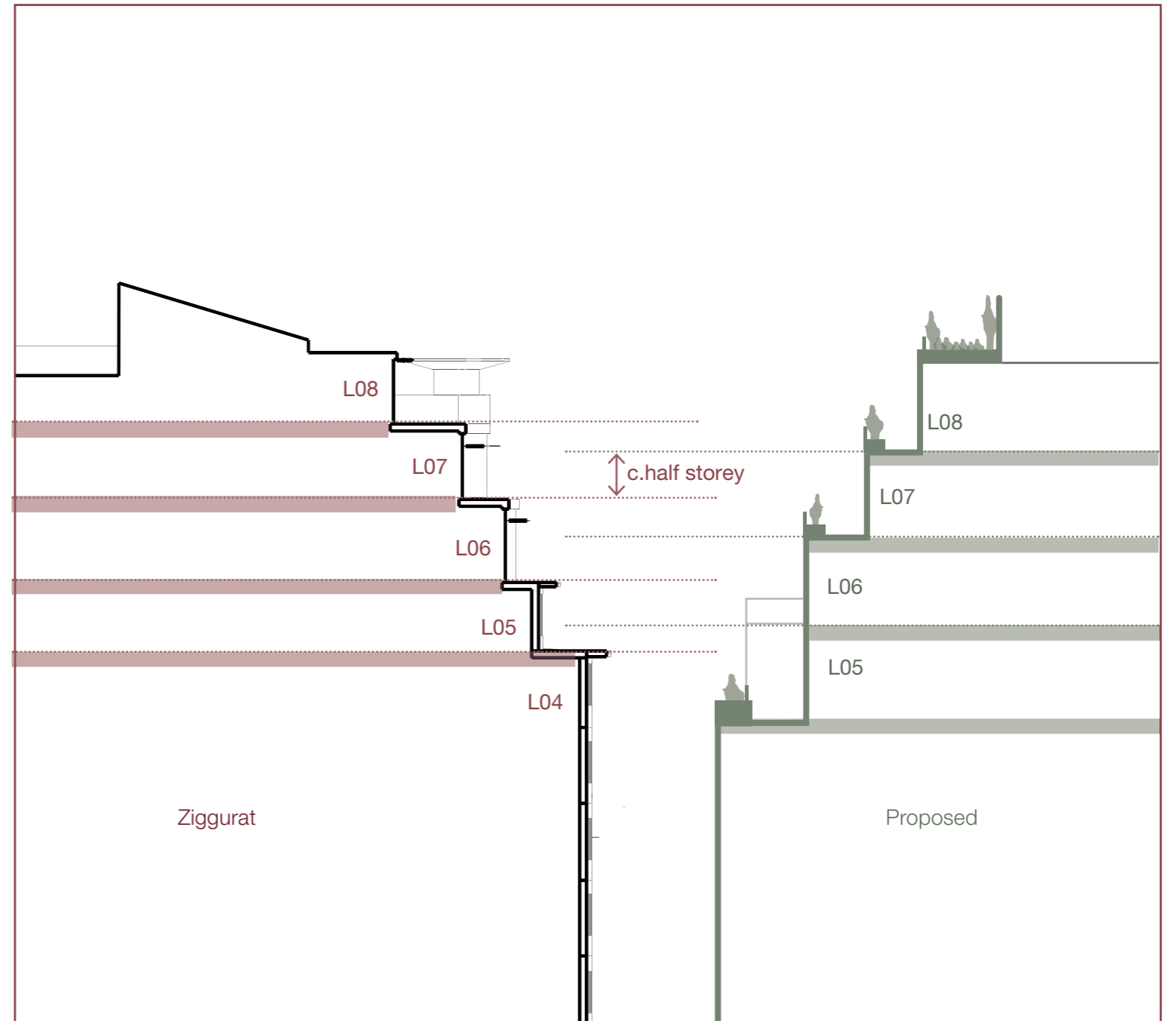
2. Review of enclosure and relationship with neighbours

Upper Levels

The proposed floors are staggered in height by c. half a storey with those of the Ziggurat building to minimize possibility of overlooking. The introduction of deep planted zones on the perimeter of the building provide a 'landscaped buffer' which prevents office users to approach the edge of the building. The height of the proposed planting will be higher than eye level, further preventing overlooking.



Key



Section B

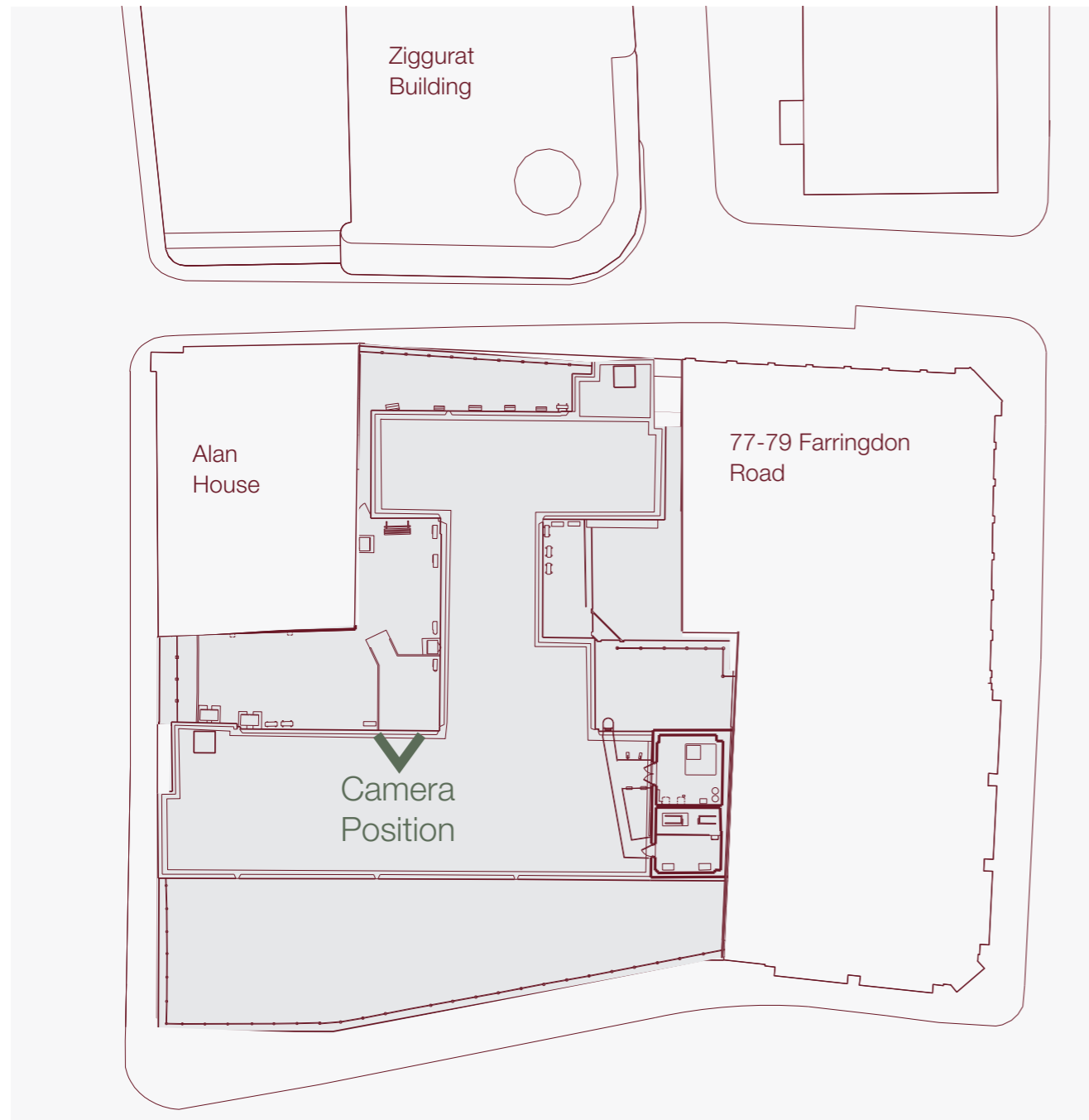
4.0 Architectural Design

4.18 Stakeholder Engagement

3. Privacy & Overlooking mitigation

Existing Condition

The existing car park and offices offer little privacy to the neighbouring residential buildings. The following photographic study shows direct overlooking to both Ziggurat and Da Vinci, even from viewpoints which are at a distance, as per the below example.



Key

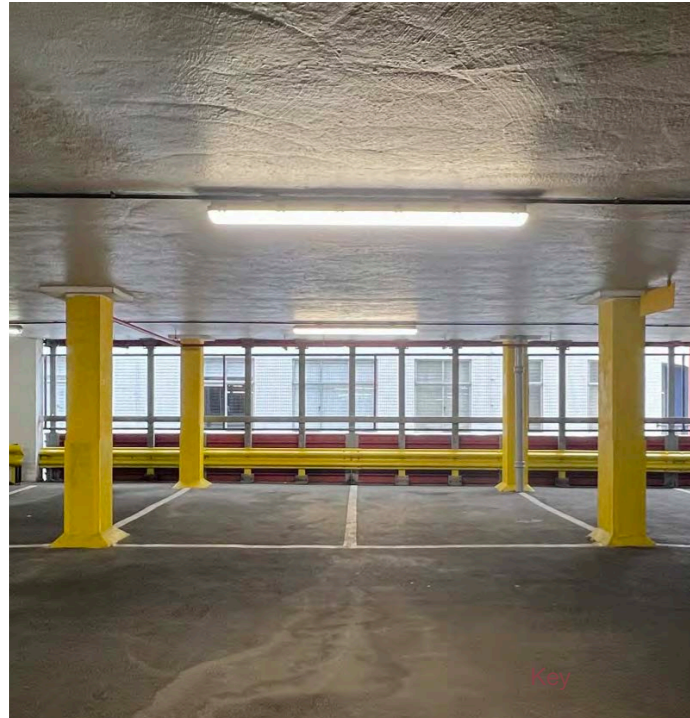


View from the NCP offices towards Ziggurat, level 08.

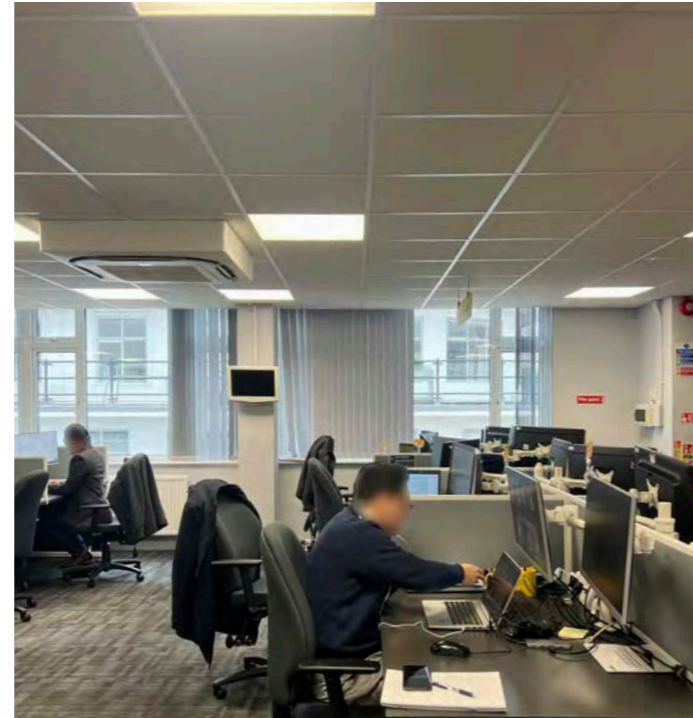
4.0 Architectural Design

4.18 Stakeholder Engagement

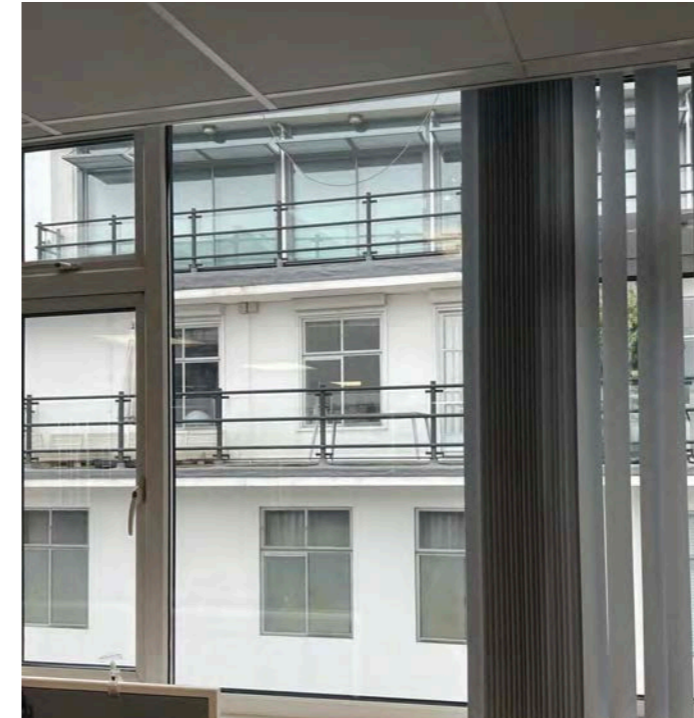
Views towards Ziggurat Building



View from the NCP Car Park



View from NCP offices

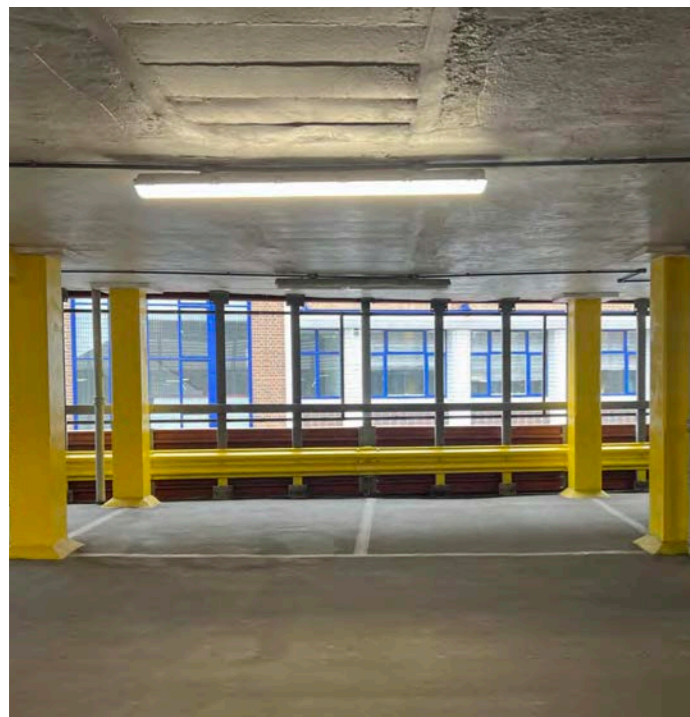


View from NCP offices, taken from the desk adjacent to window

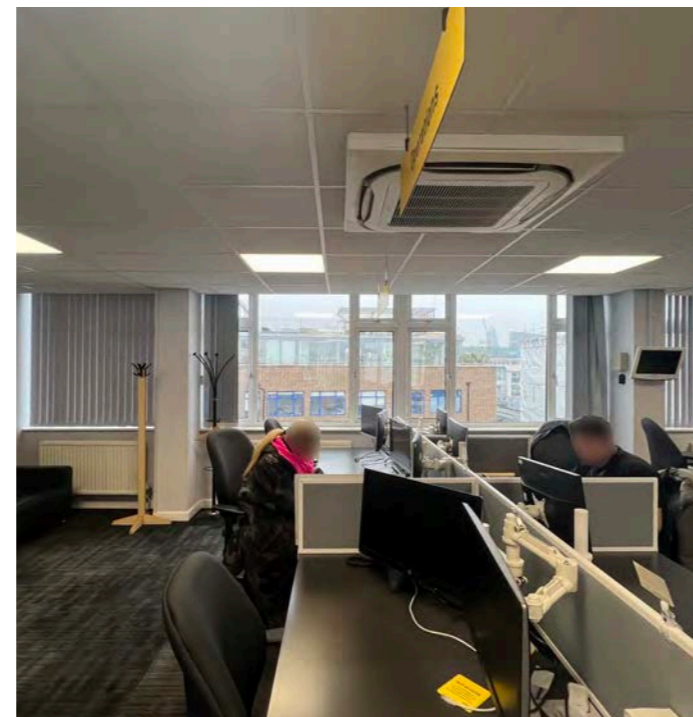


View from NCP offices, taken from the window

Views towards Da Vinci House



View from the NCP Car Park



View from NCP offices



View from NCP offices, taken from the desk adjacent to window



View from NCP offices, taken from the window

4.0 Architectural Design

4.18 Stakeholder Engagement

3. Privacy & Overlooking mitigation

Proposed Northern Upper Levels: Ziggurat Side

The planting in this view will be a combination of evergreen and deciduous plants, mostly perennials and woody shrubs. The shrubs will keep their form and shape through winter, even when the foliage has dropped. Evergreens will, of course, retain their leaves through winter.

Automatic irrigation and appropriate maintenance will be part of the building management to ensure urban greening provides an improved sense of privacy from the existing condition from the NCP offices.



Fragaria (ornamental)



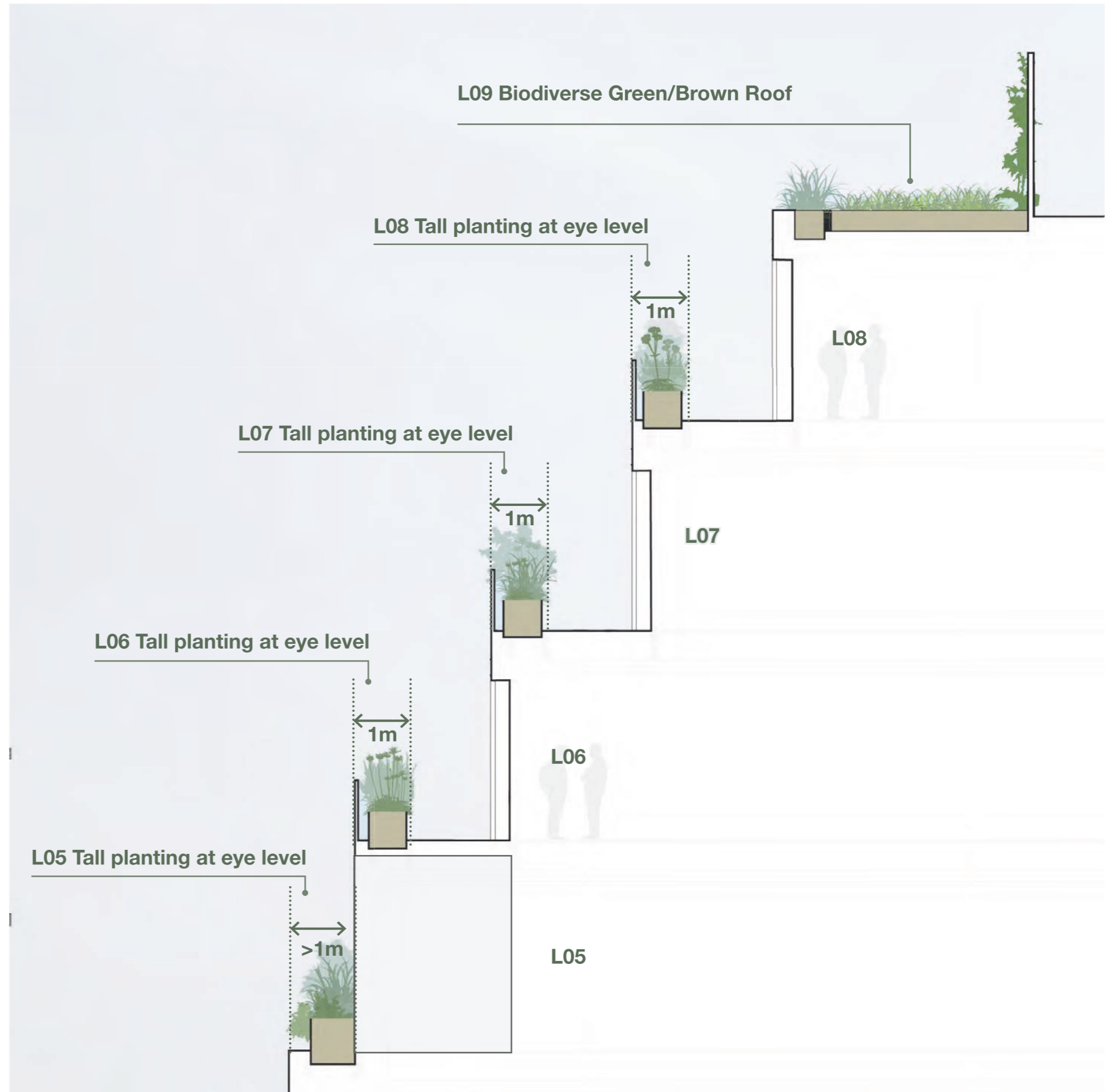
Centaurea nigra



Rosa canina



Hebe



Sectional Diagram

4.0 Architectural Design

4.18 Stakeholder Engagement

3. Privacy & Overlooking mitigation

Proposed Southern Upper Levels: Da Vinci House Side

The planting palette has been developed in response to the particular micro-climate created on side. Each of these areas has its own planting profile and therefore its own habitat to serve specific local wildlife. The mix of native and native-adjacent planting has been chosen to support multiple species of bats, birds and bugs throughout the year. The planting has also been chosen with future climate conditions in mind. For the buildings users the various habitats offer seasonal delight and a respite from the urban context.



Borago officinalis



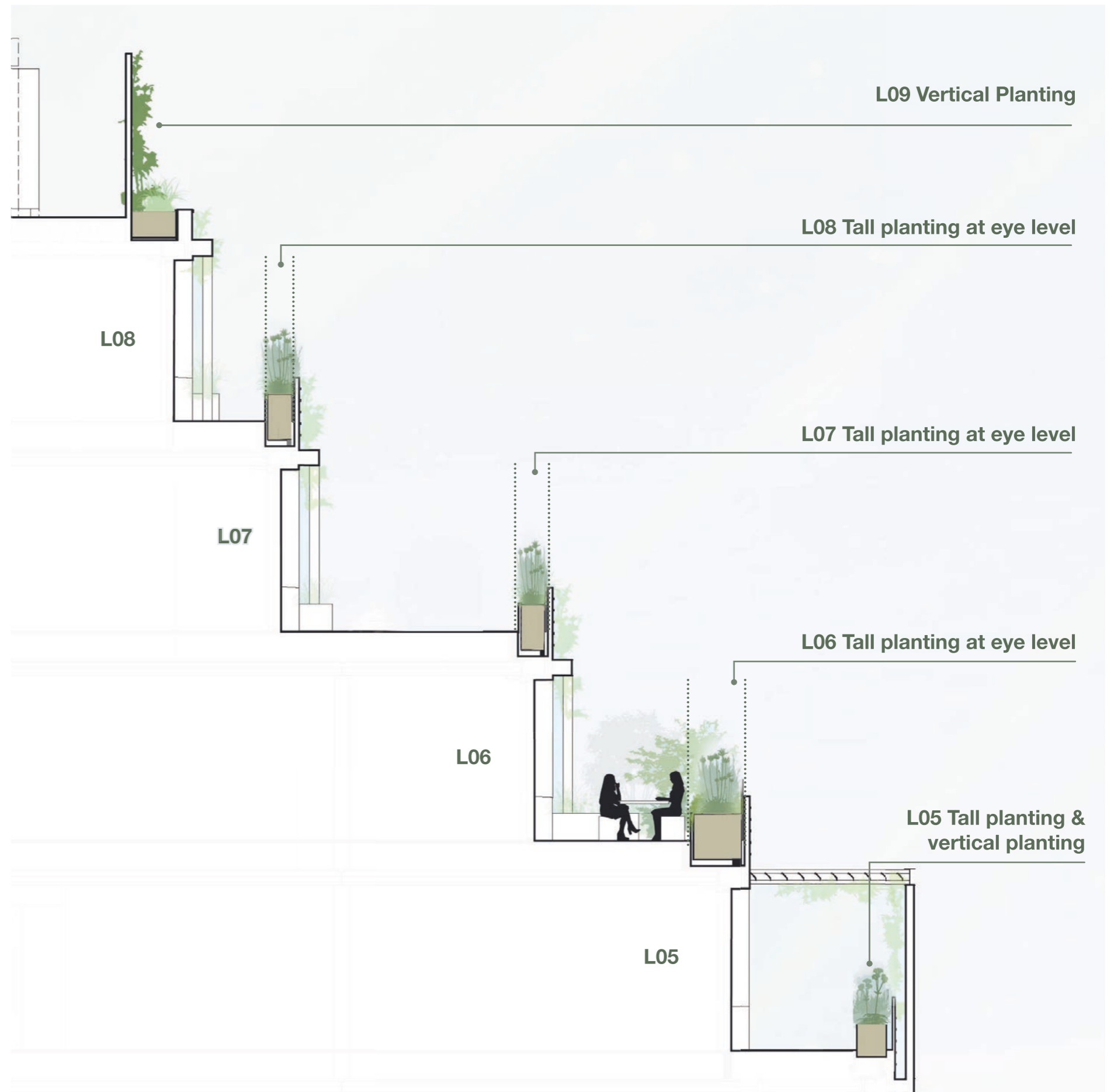
Fragaria 'Lipstick'



Fragaria vesca



Salvia officinalis



Sectional Diagram

4.0 Architectural Design

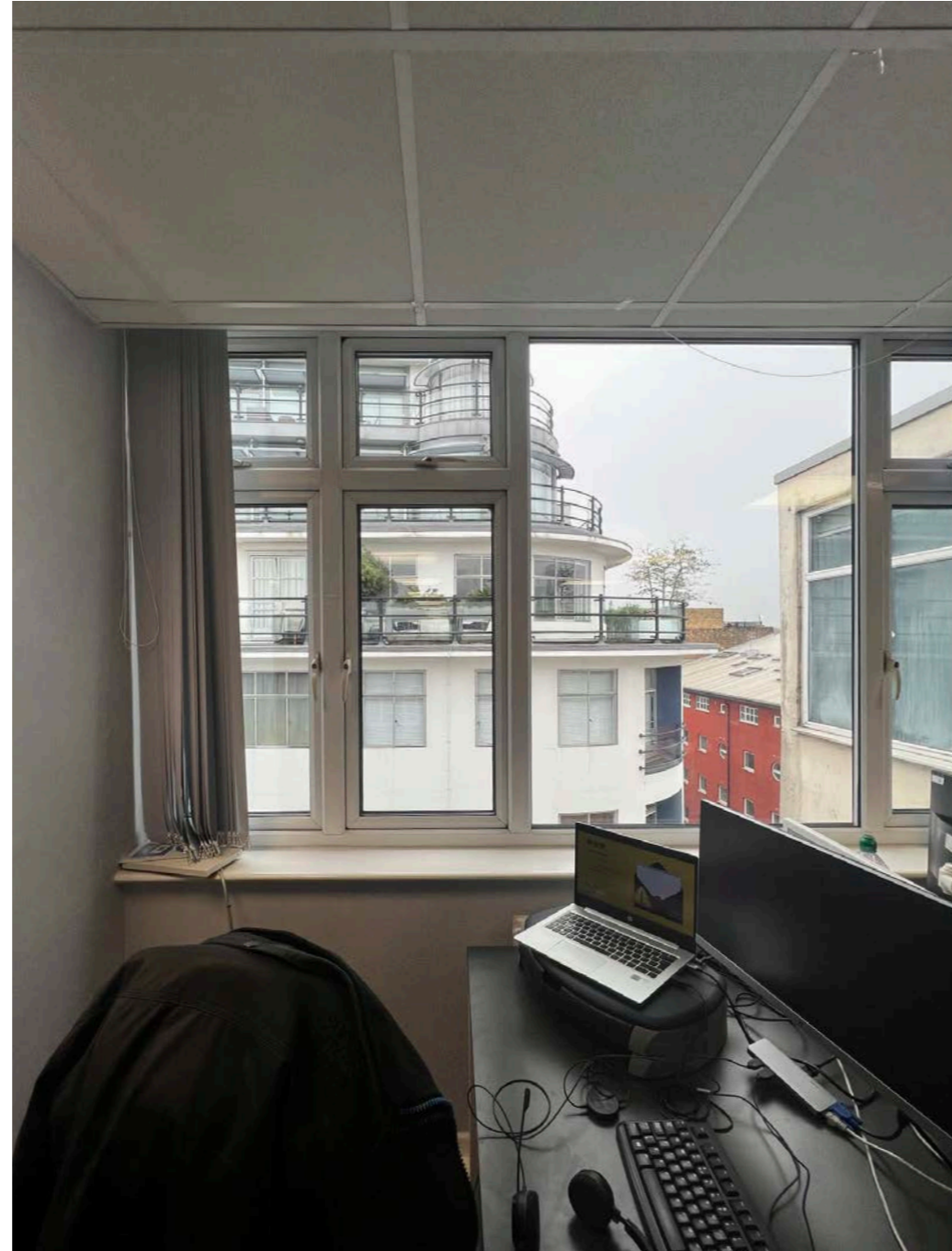
4.18 Stakeholder Engagement

3. Privacy & Overlooking mitigation

Proposed Northern Upper Levels: Ziggurat Side

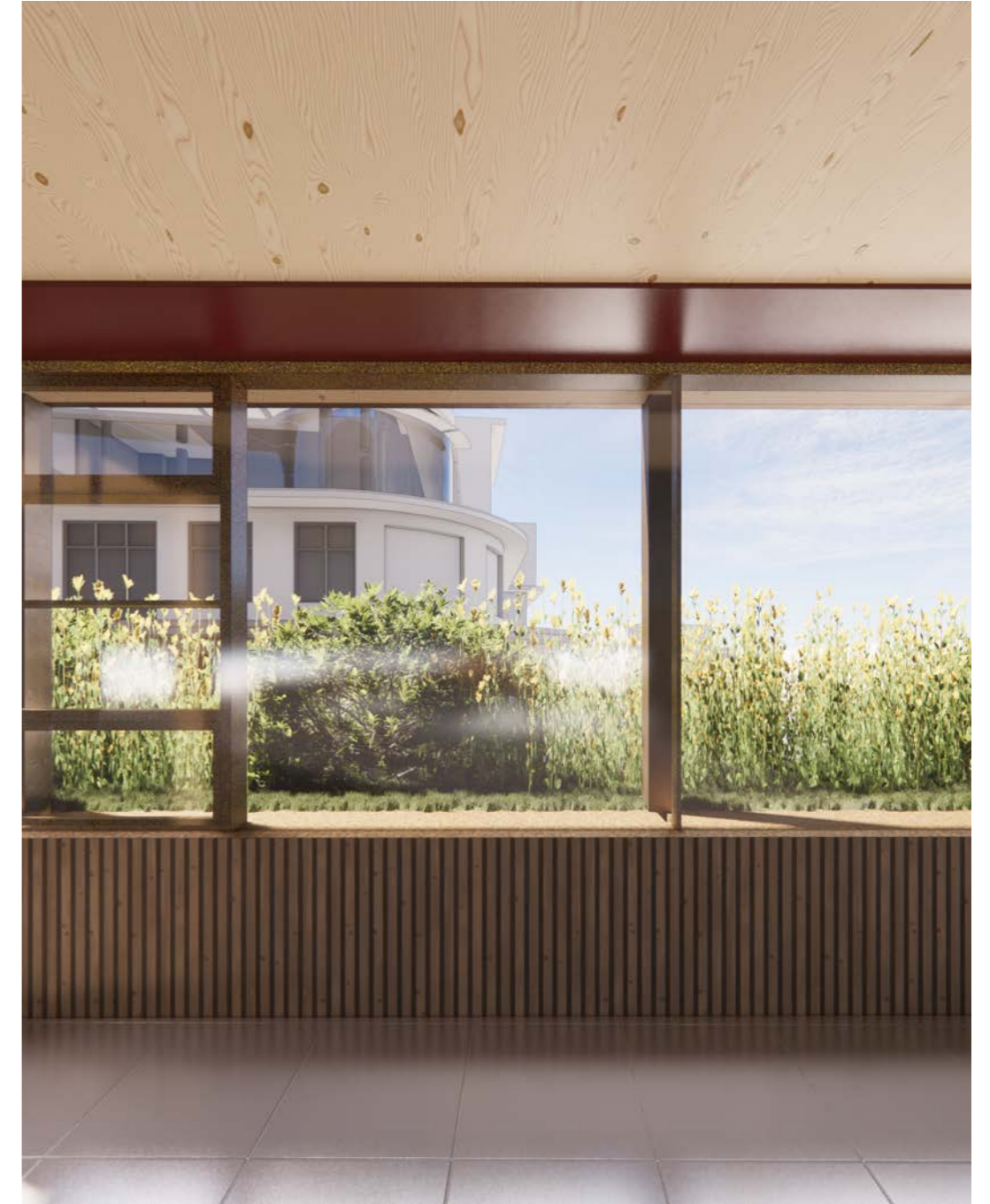
The Ziggurat Building upper floors experience overlooking from the existing NCP car park and offices. The car park operates 24/7, which means residents experience overlooking by a daily and 'unpredictable' number of visitors, including evenings and weekends. The NCP offices are understood to lack sensors/lighting/blinds solutions that address out-of-hours overlooking.

Existing



- Currently nothing obstructs the view from the NCP car park to the Ziggurat building

Proposed



- A landscaped "buffer" offers improved privacy from existing condition.
- Tall planting is proposed to ensure it obstructs views.
- 1m deep planter zone ensures occupiers are kept at a distance from building's perimeter.
- The proposed levels are staggered from the Ziggurat ones to ensure overlooking is further mitigated.