

Summary of impacts on future and existing occupiers

The scheme will deliver a poor level of amenity for future occupiers of the development. Occupiers on the lower floors of the north east and south east elevations will respectively look onto the indoor training facility at LCC and an area of densely treed land within the Metrolink boundary. Nearly all flats have a single aspect, with 151 residential units having either a north easterly or north westerly aspect. Significant parts of the courtyard spaces will be overshadowed for much of the time and will not provide pleasant amenity spaces for residents to enjoy. The appellant's own sun studies (DH Proof - Appendix D) show that with the exception of the height of summer, the courtyards will be shaded for much of the day. Whilst rooftop gardens will provide sunnier spots they cannot cater for the 500+ residents that are likely to reside in the development.

For existing residents on Great Stone Road, Gorse Avenue and Gorse Crescent the proposal will result in an imposing mass which will have an intrusive, dominating and overbearing effect which would be readily visible from their windows, gardens and driveways. To existing residents of Trent Bridge Walk and Headingley Drive, the development would significantly adversely affect existing external views and appear completely at odds with the scale, form and character of the area.

Poor outlook for residents

Future residents

General concern

151 residential units having either a north easterly or north westerly aspect. No serious attempt has been made to seek to minimise the number of apartments with a northerly aspect through the design process. This should have been addressed at the outset.

Sun path videos (CD- T2-10 old CD-B13) shows that with the exception of May, June and July, the development will be shaded for considerable parts of the day, particularly the courtyards and northern elevations of the central and southern blocks of development. There are concerns that significant parts of the courtyard spaces will, due to the combination of the orientation of the scheme and the height, scale and site coverage be overshadowed for much of the time and will not provide pleasant amenity spaces for residents to enjoy.

No two hours on ground study included with the application submission, but information is included in Doug Hann's POE. Doug Hann proof indicates that southern courtyard fails the 2 hour sun on ground test, only 11% of the southern courtyard will receive two hours sun on ground on March 21st. Northern courtyard passes the two hour sun on ground test, 52% of the area will receive two hours of sun on 21st March. All rooftop gardens pass the test.

Analysis of amenity areas...

Residents facing tramline:

Almost all occupier have a largely single aspect outlook at minimal distance 3.8 m onto dense tree screen with tramline behind OC 29 and not spaced out as shown in video. Trees in third party ownership over which appellant has no control.

Cause of harm is the layout – development too close to site boundary and cannot be mitigated.

Residents facing indoor net facility building c.10 m:

Poor outlook onto indoor net facility for ground and first floor residents in the rear elevation (NE) elevation of the proposed development. CT Appendix C pg 46 up to 2.8 m. not as shown in video.

Fourteen flats with single north easterly aspects would directly face this unit and a further four units would also look onto this elevation

Single aspect and NE facing

Pleached tree screen to boundary – height limited to 2.8m

Cause of harm is the layout – development too close to site boundary.

Residents facing LCC car park

Poor outlook onto car park and no scope to meaningfully landscape to LCC boundary to access road – concrete retaining structure required to ramp down to car park. Not as shown in video.

Single facing and NW facing and facing a wall. No space for the trees

Cause of harm is the layout – development too close to site boundary.

Residents with NW facing single aspect facing courtyards

Poor outlook on account of courtyards being largely overshadowed for large parts of the day / year.

Single aspect NW unit and there are two sets of units facing NW

DH Appendix F and videos – choose videos March and October B13-1 and B13-8

March to October no daylight to NE NW facing units

Existing occupiers of Great Stone Rd, Great Stone Crescent,

A lot of residents will look onto this development at short distance. What they look onto will be important to them – a view from their windows, stepping out of the front door, sitting in the rear garden, walking down the road approaching their house. They will be faced with a poor outlook onto a scheme which will be read from most vantage points as a single mass of development, akin to a high density student accommodation complex, out of context by reason of its height, size, scale, massing.