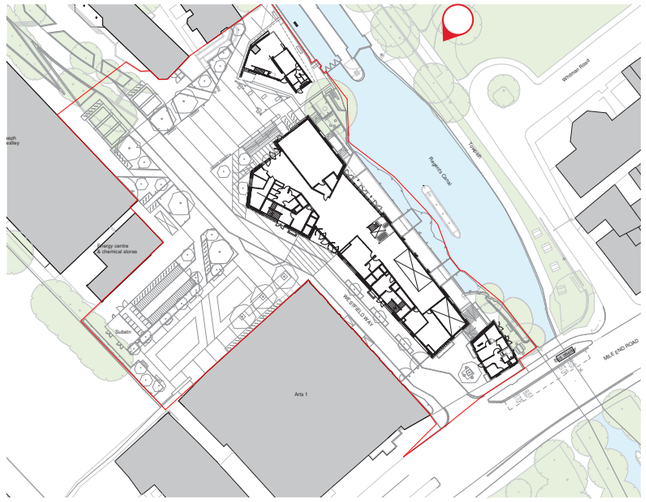
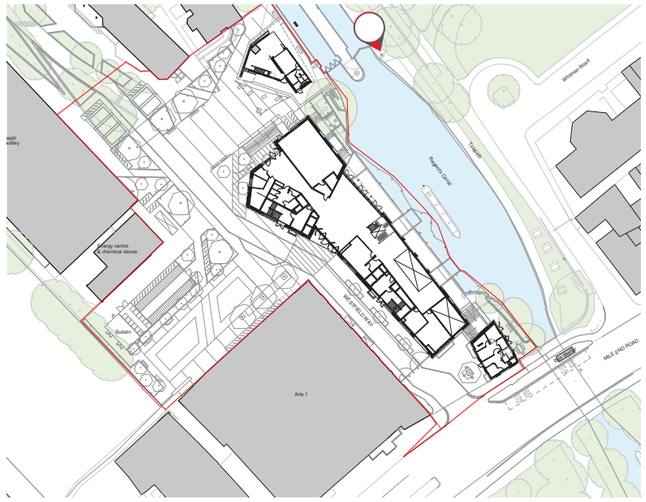


Plan indicating photograph view position (building plan as pre-app mtg2 layout,)

Existing photograph

Illustrative photomontage - as tabled at pre-app meeting 3



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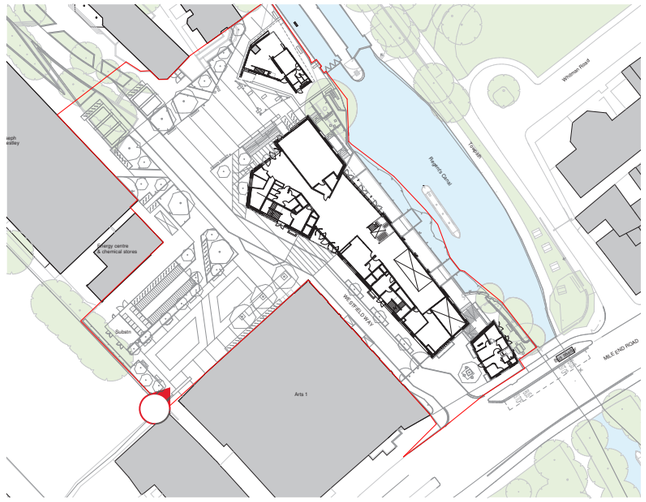

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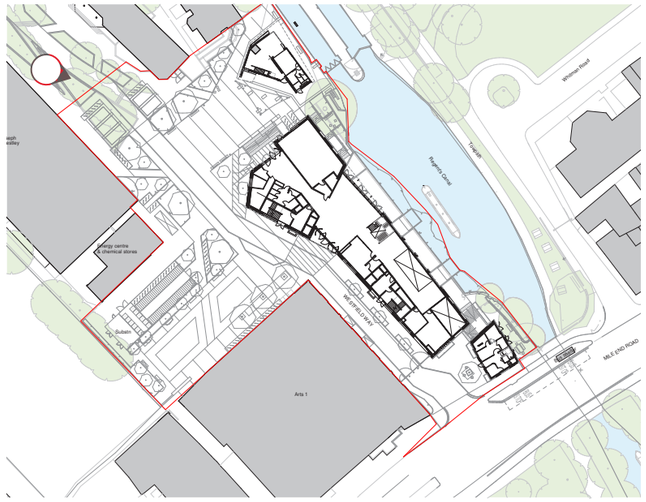
View from Towpath below Mile End Road bridge



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Existing photograph

Plan indicating photograph view position (building plan as pre-app mtg2 layout,)

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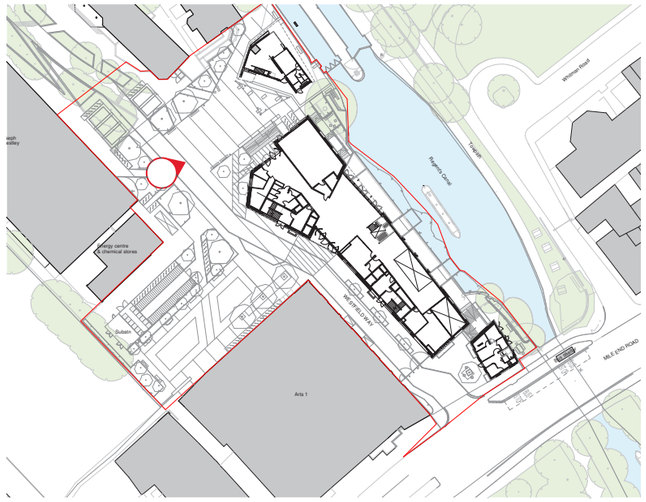

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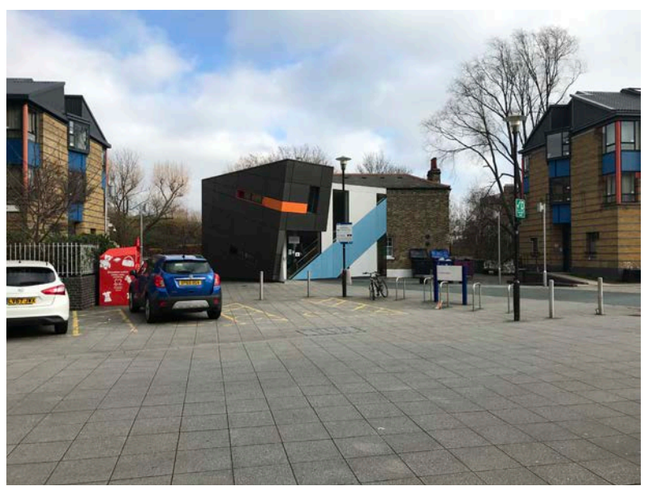


Existing photograph

Illustrative photomontage

Eastern campus entrance view

7.9 Landscape concept design

The landscape proposals aim to maximise the potential public benefit with the new and improved public realm. The key elements to the landscape proposals include:

- A Gateway arrival space to campus with improved permeability from Mile End Road
- The reconfiguration of Westfield Way to be pedestrian and more welcoming
- A re-landscaped square behind Arts 1 with cycle hub (Arts 1 Cloister)
- A re-landscape square behind the lock keeper's cottage (student plaza)
- A continuous band of swale planting creating a landscape link between the Regent's canal and the Novo cemetery which is a Grade II listed park and garden.
- A new widened canal side path, with new canal side planting and study/seating decks accessed by steps from the Mile End Road
- Rearrangement on the site of the existing accessible parking bays.
- Signage and information providing a heritage trail linking 357 Mile End Road, the canalside path and the Lock Keeper's Cottage

For further detail refer to the landscape strategy included separately with the application. For transport information refer to the Transport Assessment included separately with the application.

7.11 Arboriculture

The trees that are located within the Regent's Canal conservation area are protected. The proposals are to protect and retain the existing trees alongside the canal and design the substructure of the building appropriately. For further details refer to the arboriculture report included separately with this application. Within the campus and the two new landscaped squares some trees and raised planters will need to be removed to suit the new proposals. New planters and new trees are proposed as part of the landscape works. Refer

Extract of landscape plan from the landscape design proposals

Westfield Way East Gate looking northeast

View from the canalside looking south

Westfield Way looking north

View along the canal-side path from the bottom of the canal steps, looking north

Extract of images from the landscape design proposals

to the landscape design proposals included separately with this application.

7.12 Ecology

The key ecology issues are included within the biodiversity survey and report included within the application. Ecology enhancements include the introduction of a 6-8m wide planted wildlife corridor, green and brown roof, vertical greening, invertebrate refuges, bat and bird boxes Refer to the Landscape Strategy included separate with this application for further details. The external lighting and light spillage design proposals described in section 7.14 are to safeguard the bat foraging routes along the canal.

7.13 Security

The new arrangement of the East Gate entrance on Westfield Way will remove the security outbuilding and gates currently located next to no. 357 Mile End Road. Two new sets of gates are proposed. The first (vehicle and pedestrian), set back slightly from the southern end of the new SBM building will be used to close off Westfield Way. The second (pedestrian), located at the top of the proposed external steps will be used to secure the canal side from the Mile End Road.

The proposals will provide a manned security presence at the Westfield Way gate during the day that will control the rising bollards for those vehicles permitted to enter (refer to section 8.6) At night the Westfield Way gates will be closed. In addition, canal side gates will be closed. New lighting and CCTV cameras are proposed as part of the proposals.

7.14 External lighting

The external lighting proposals aim to highlight key aspects of the site and encourage user safety and comfort outside of daylight hours. The main interventions include lighting columns along Westfield Way and other pedestrian routes through campus, uplighters to specimen tress, feature lighting to the Lock Keepers shade sail and low-level directional lighting bollards to canal frontage and through other sensitive habitats including the swale (lighting to face away from canal to minimise impact on ecology). Potential for light spillage towards the Regent's Canal has also been designed to be minimised by reducing the light levels against the edge of the canal at the ground and lower ground levels and using task lighting at these levels. For further details refer to the External Lighting Strategy included separately with this application.

7.15 Daylight, sunlight, and overshadowing

A daylight and sunlight assessment has been undertaken to determine the impact of the proposals on neighbouring residential properties. The impact of the proposals is deemed to be acceptable in relation to BRE guidelines. The full report is included separately with this application.

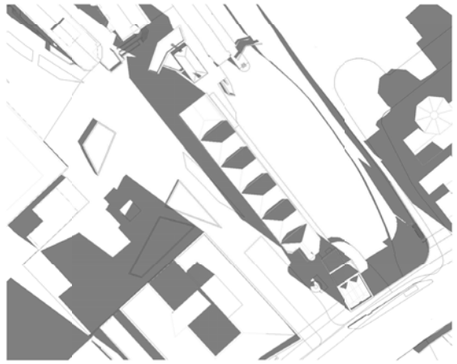
7.16 Shadow studies

The sun path shadow studies included on the following two pages illustrate (without factoring in trees) that the canal side environment will receive sun during the early morning and mid-morning from March to September after the works are complete. It also demonstrates that the two new relandscaped squares behind the lock keeper's cottage and Arts 1 and the seating within those spaces will receive sunlight from early afternoon onwards from March to September. Detailed transient shadow studies for the 21st March (spring equinox) have been undertaken by the daylight and sunlight consultant whilst preparing the daylight and sunlight report (included separately with this application).

7.17 Acoustics

The acoustic strategy (including the plant noise mitigation strategy) is included separately with this application. There are no high noise outputs arising from the building use or function. The proximity of LUL tunnels beneath 357 Mile End Road means that ground borne vibration and noise needs to be resolved for lower ground floor accommodation. Following a review of potential mitigation options, a box-In-box lightweight solution will be developed for the lower ground floor teaching space.

Spring/Autumn Equinox



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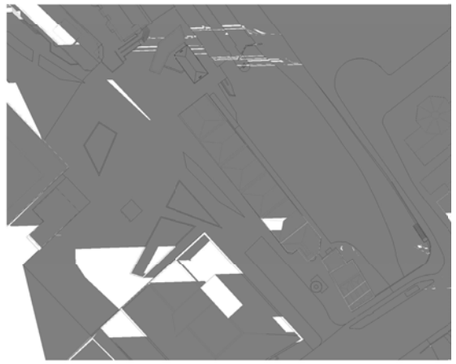

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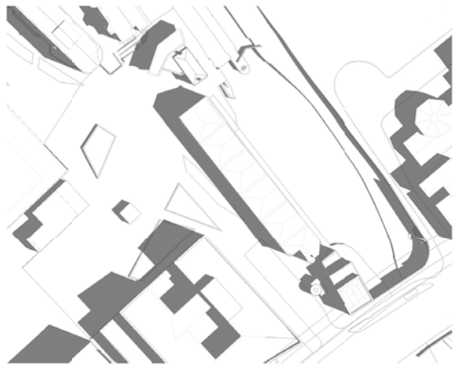
Summer Solstice



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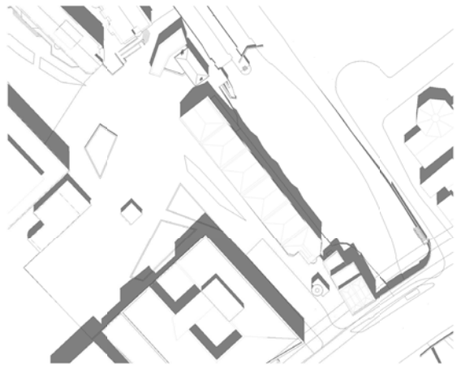

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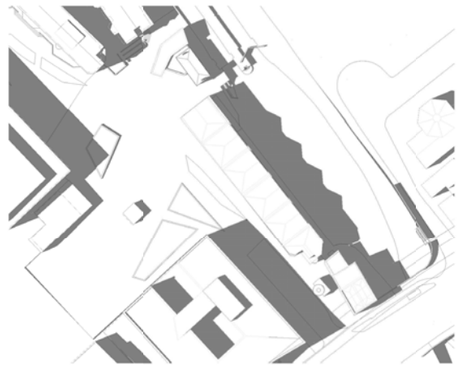

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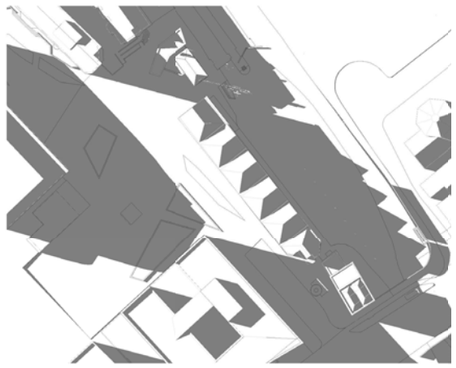

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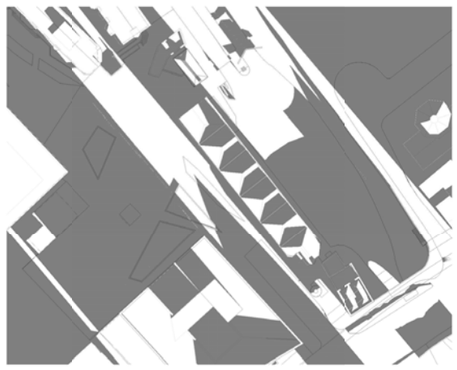

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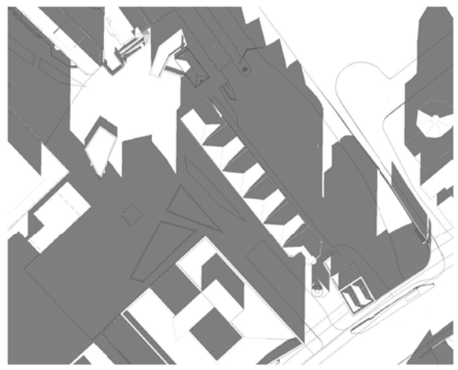

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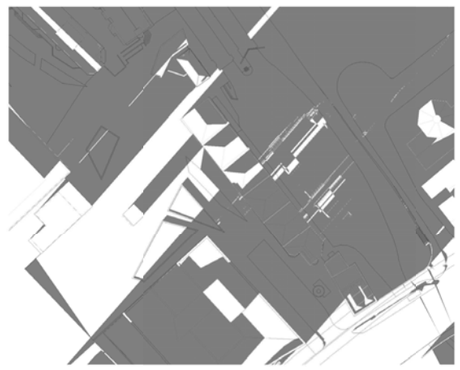

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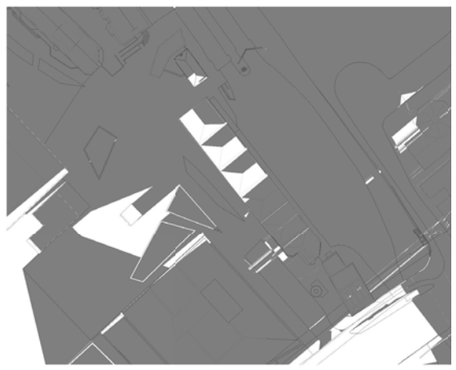

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Sunpath / shadow studies of existing site

Spring/Autumn Equinox

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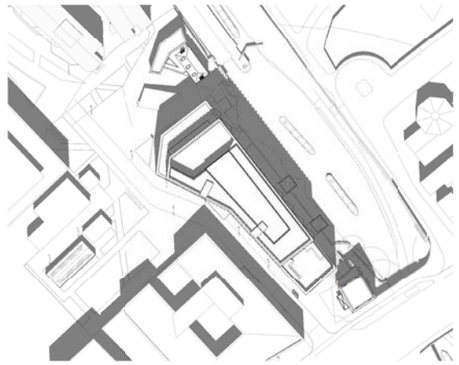

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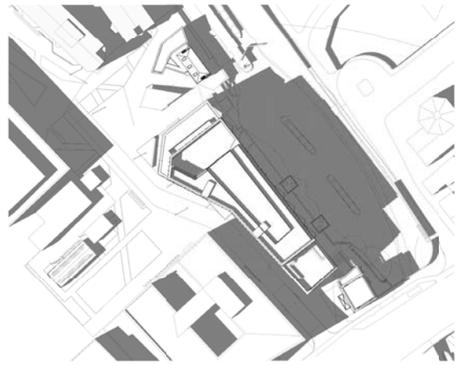

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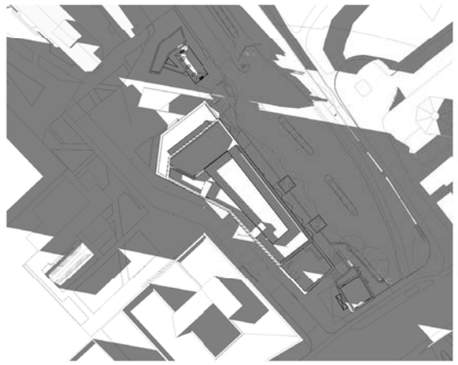

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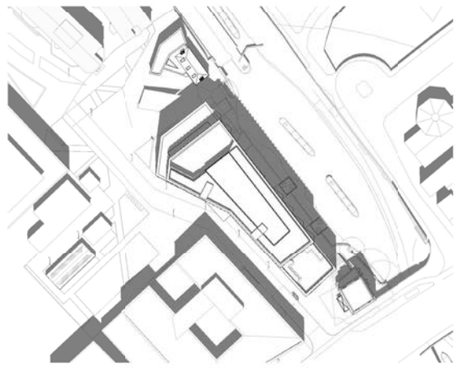

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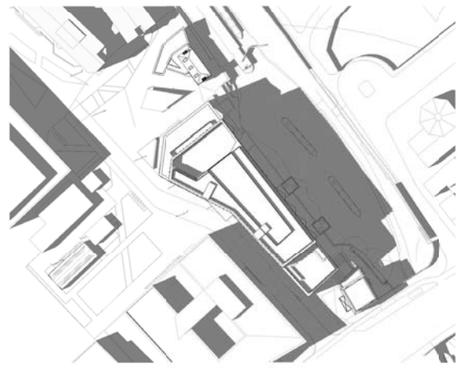

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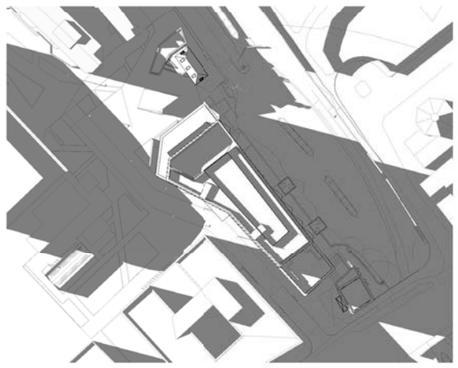

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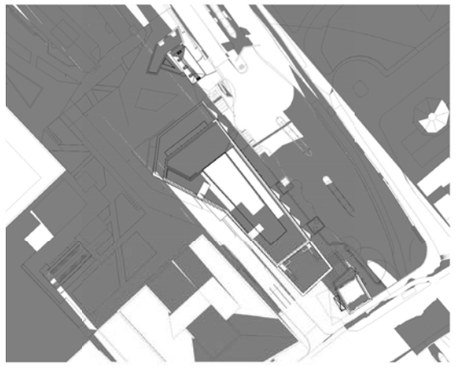

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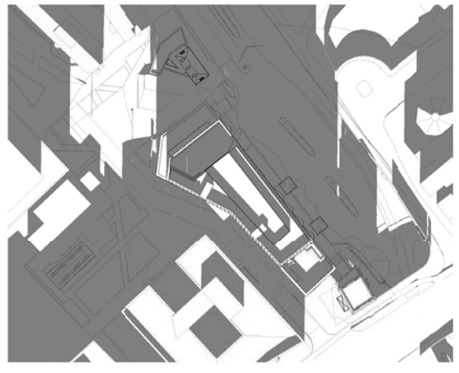

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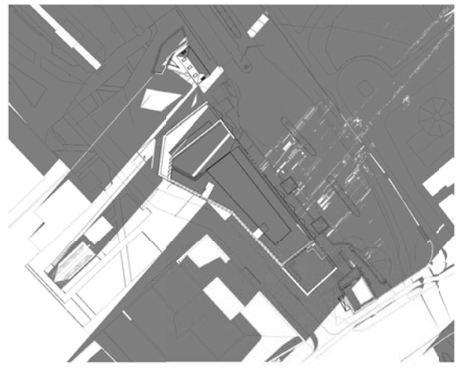

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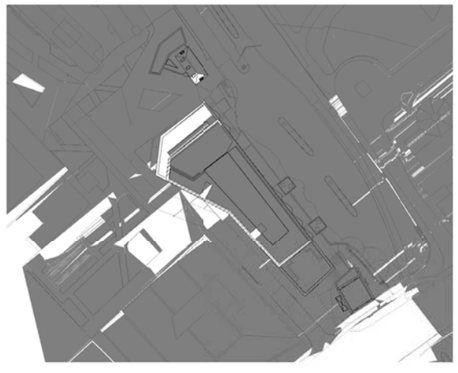

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Sunpath / shadow studies of proposals