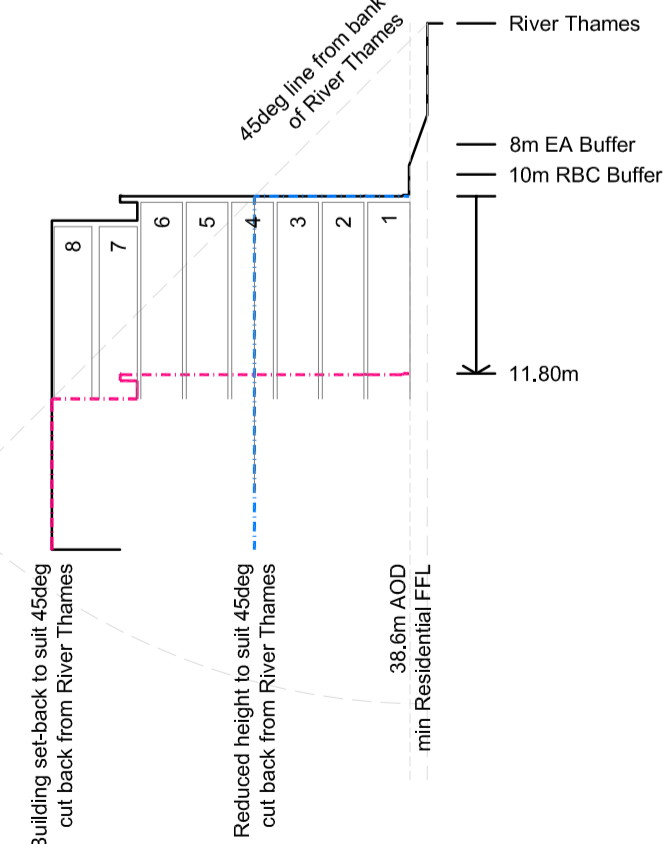


Statement of Case

Appendix 30

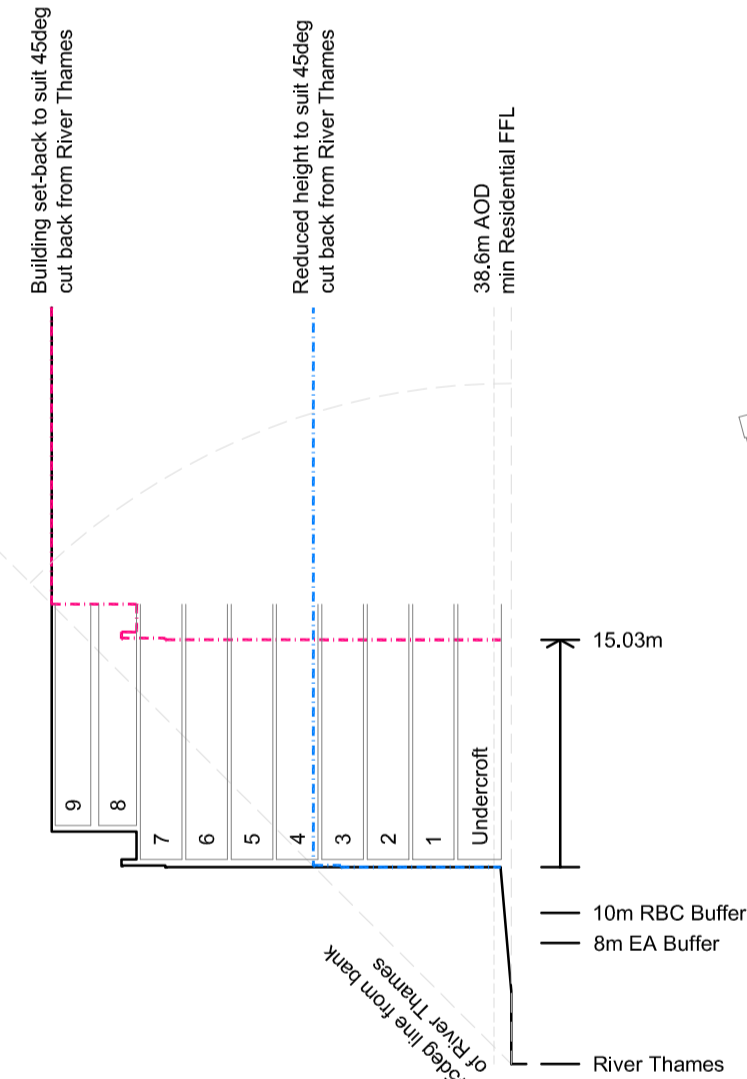
Blocks D and E Set Back Option

Section a-a
Christchurch Wharf (Block E)



Sections

Section b-b
Turbine Hall (Block D)



Further to the response from the Environment Agency (EA) ref. WA20201274702-L01, a request has been made to either provide mitigation planting elsewhere along the River Thames and replace the current planting, or adjust the buildings' facing on to the River Thames.

This drawing explores the latter, using the EA rule of thumb of setting the building back from the River equidistant to the building height (i.e. the building height should not exceed a line projected 45deg from the edge of the River).

Using this method, two options are explored. The first looks at the maximum height achievable whilst retaining the existing footprint (blue line), and the second looks at the minimum setback from the River Thames whilst maintaining the current building height (pink line). The current building height is shown in yellow. The diagrams below quantify the loss of dwellings in each scenario.



Extract of Site Plan on River Thames Frontage

Loss of Dwellings

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-1	-1	-3	-3
Total	-2	Total	-6

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-1	-1	-2	-3
Total	-2	Total	-5

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-1	-2	-2	-5
Total	-3	Total	-7

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-2	-2	-4	-5
Total	-4	Total	-9

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-2	-2	-4	-7
Total	-4	Total	-11

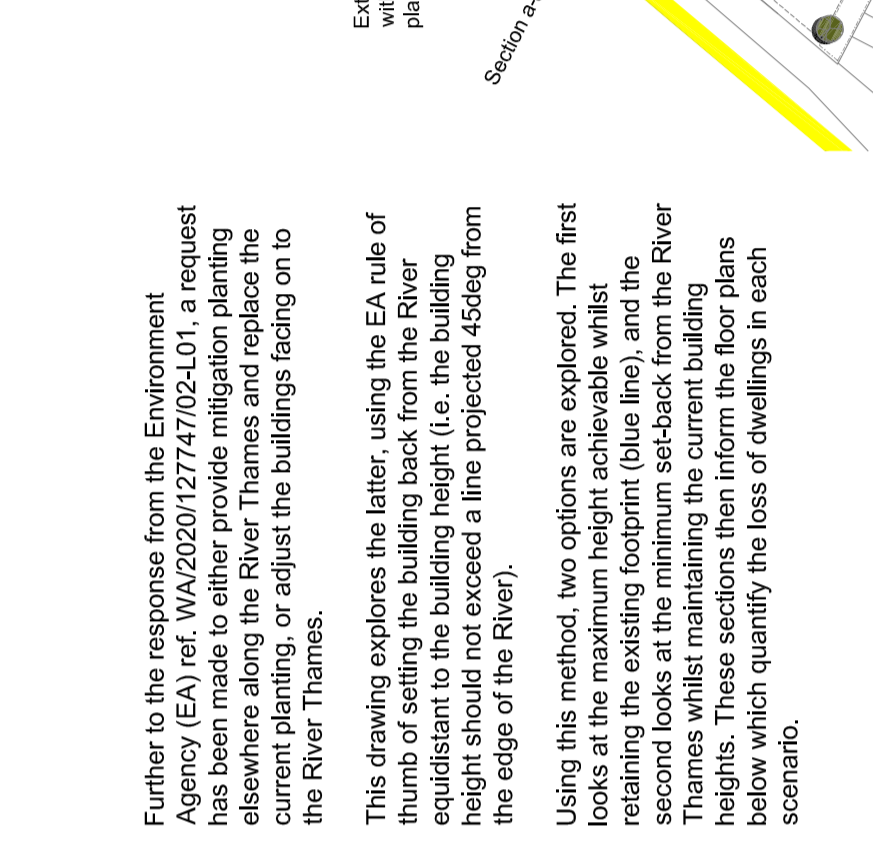
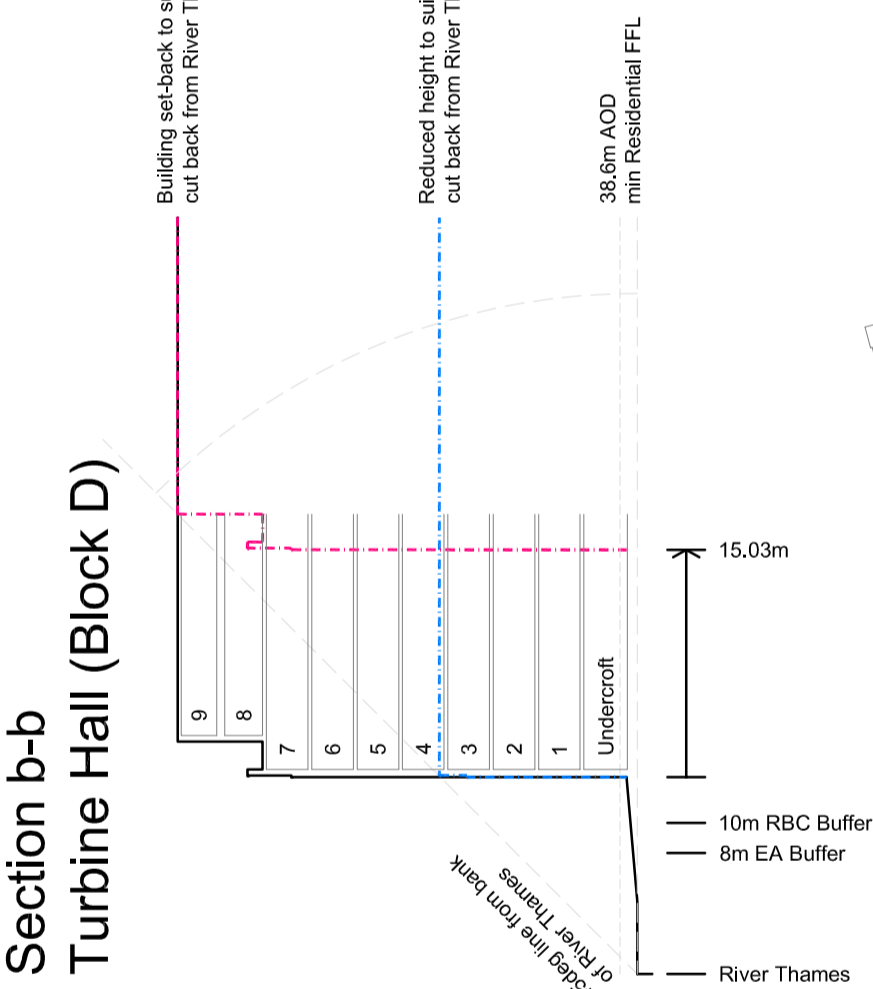
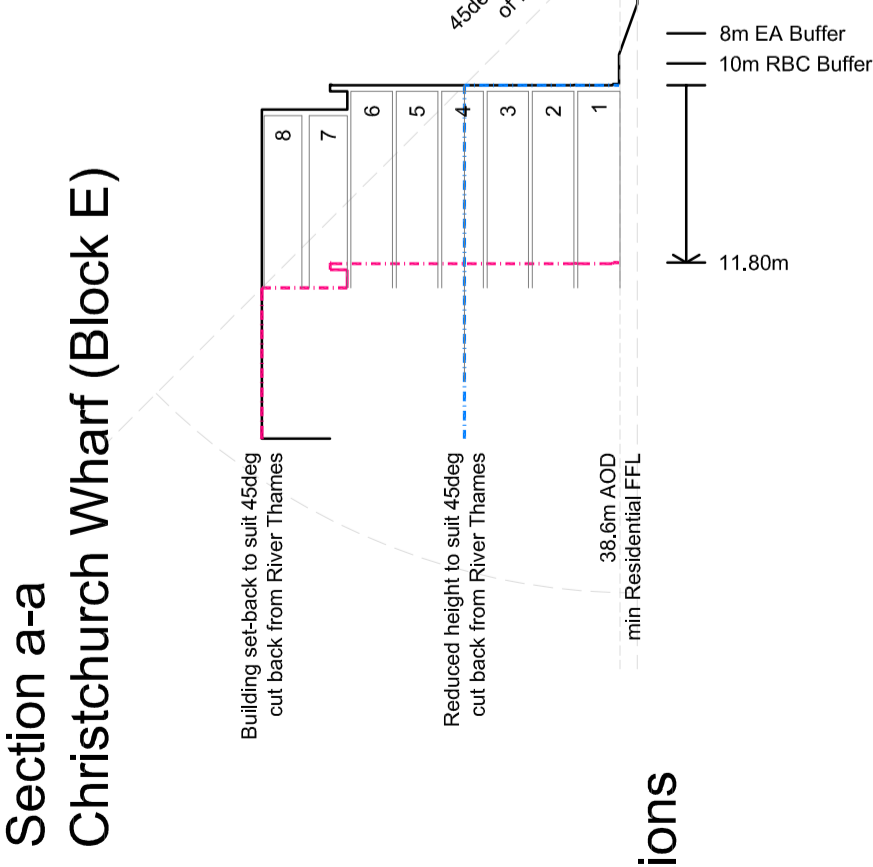
Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-3	-3	-5	-8
Total	-6	Total	-13

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-3	-3	0	0
Total	-6	Total	0

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-3	-3	0	0
Total	-6	Total	0

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-3	-3	0	0
Total	-6	Total	0

Set-back (Pink)		Reduced Height (Blue)	
Block E	Block D	Block E	Block D
-19	-19	-17	-31
Total	-38	Total	-48



Undercroft

Assumed no loss in car parking could still be provided as undercroft or as surface spaces.