

This document comprises only images taken from the applicant's (L&Q) own planning application submission. We have simply re-arranged the images to give a more honest and realistic impression of what the scheme would mean to the area.

We have also added our own captions rather than the somewhat 'rose tinted' language used in the application descriptions.



Above; Existing character of streets near the stadium

Below; proposed development style, this is the entrance that the public will go through to get to the open space within. Welcome to fortress stow-town.





Above; another example of the local scale and character as existing

Below; what L&Q think is appropriate in this suburban setting!





Above; local existing

Below; L&Q's sensitive proposals





Above; low rise local context

Below; L&Q's 'vision' (which has the sun shining from the north in an attempt to brighten it up a bit...doesn't really does it?)

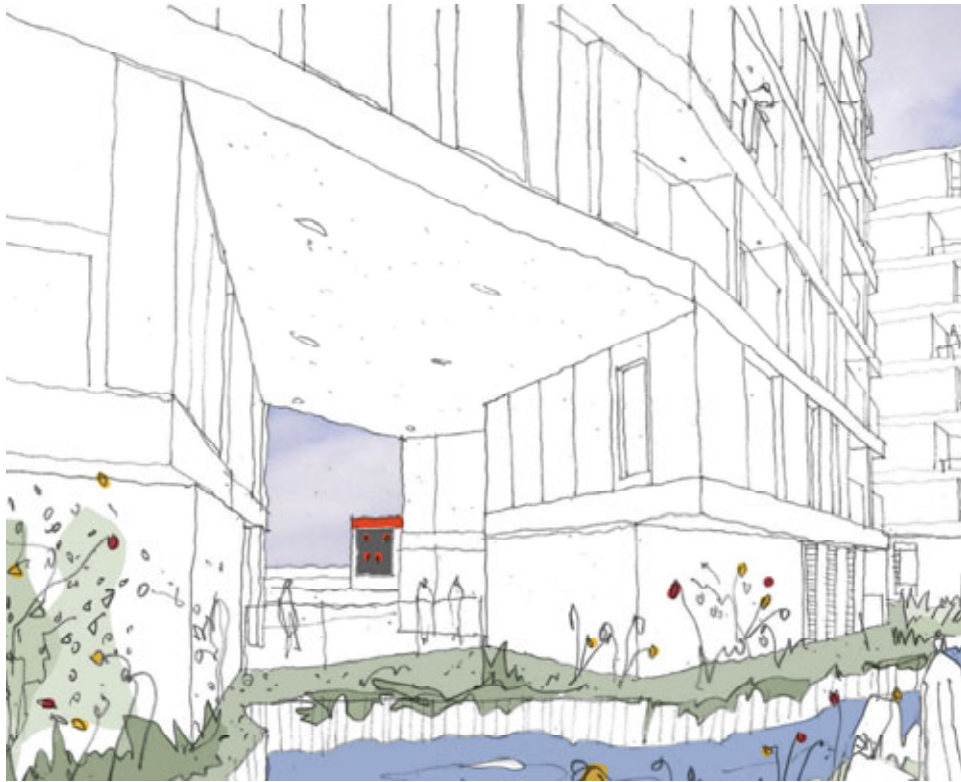


We now reproduce some of the submitted drawings, which were presumably sent to the council to try and promote the scheme. They do the exact opposite. The architects have not designed large scale housing before and it shows. These buildings are proposed in a low rise area and which is by their own admission suburban. What's suburban about the following images?



Monolithic slabs of four storey bland blocks  
And the same below but 3 storey





Above; doesn't look that great any way but imagine it with the gaffitti, tyres and shopping trolleys.

AND FINALLY...the idillic allotments, mums and toddlers all pottering away in neatly tended bedding banks. As if! The area will be a shambles of sheds and paraphanalial like all allotments..some un-tended, some fenced off.....hardly the setting for a listed building is it?



## **Layout**

This scheme does not appear to work in terms of massing, quantum or scale. There is no move to relate the scheme to any of the neighbouring street patterns or integrate the new development into the surrounding neighbourhood. Generally, the routes through the site offer no public access to the open spaces beyond and whilst they make some suggestion of home zones the actual potential outdoor activity to these spaces will be limited with the proposed vehicle uses.

## **Public spaces**

The locations of the proposed public functions are poorly chosen, as they do not generate pedestrian movement across the site. The aspirations of any public space should extend beyond the site boundaries in order to announce its presences and offer the public facilities to the wider neighbourhood. These proposals make no attempt at this. This lack of presence from the existing neighbourhood leaves the public space 'secret' and will result in limited use and leads to the question of the long term quality of this space.

## **Building**

In terms of architecture, the large parallel block, large in both height and length, offer little variation of roofline or architectural treatment. As such the treatment and massing simply adds to the overwhelming presence the scheme will have on the suburban landscape.