



BioPark Planning Appeal

Proof of Evidence

Welwyn Garden City Society

Architecture

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A: 3-D Model Demonstrating That The Proposal Is Totally out of Scale to Adjacent Site



View from South West looking North East.

The Proposal is in grey on the right.

The neighbouring Mirage housing site is shown in white on the right and is dwarfed by the Proposal.

Model constructed in a personal capacity by Richmond Bauer from the Appellant's drawings.

B: Distance Views Demonstrating Adverse Impact of Higher Levels

This will be the view seen by train visitors as the gateway to the Garden City.

Current Benign View of Employment Building**Proposed Housing is Higher, Darker and Adverse (like a 'Munsters Mansion')**

View from railway bridge - South looking North.
Taken from Appellant's Heritage Statement (page 66)

C: Excessive Shade Produced By Excessively Tall and Bulky Buildings

Birds-eye view of 3-D Model:



View of shadows at 3pm on a summer day showing deep shade on outdoor spaces.

The Proposal is represented by the grey buildings.

Model constructed in a personal capacity by Richmond Bauer from the Appellant's drawings.

D: Increase in Floor Area and Occupants

Increase In Occupants

Previous Employment	Proposed Housing	Increase	
600	852	+252	+ 42%

Calculation previously submitted in Society SOC Appendix D

Increase in Gross Internal Floor Area (m2)

Existing	Proposed	Increase	
20,366	32,973	+12,607	+ 62%

Calculation previously submitted in Society SOC Appendix I

E: Basement Car Park Ventilator in 'Usable' Outdoor Space

Plan view of Block B Courtyard



Extract from Appellant drawing BMD20044_DR_P101C20_Detailed20GA