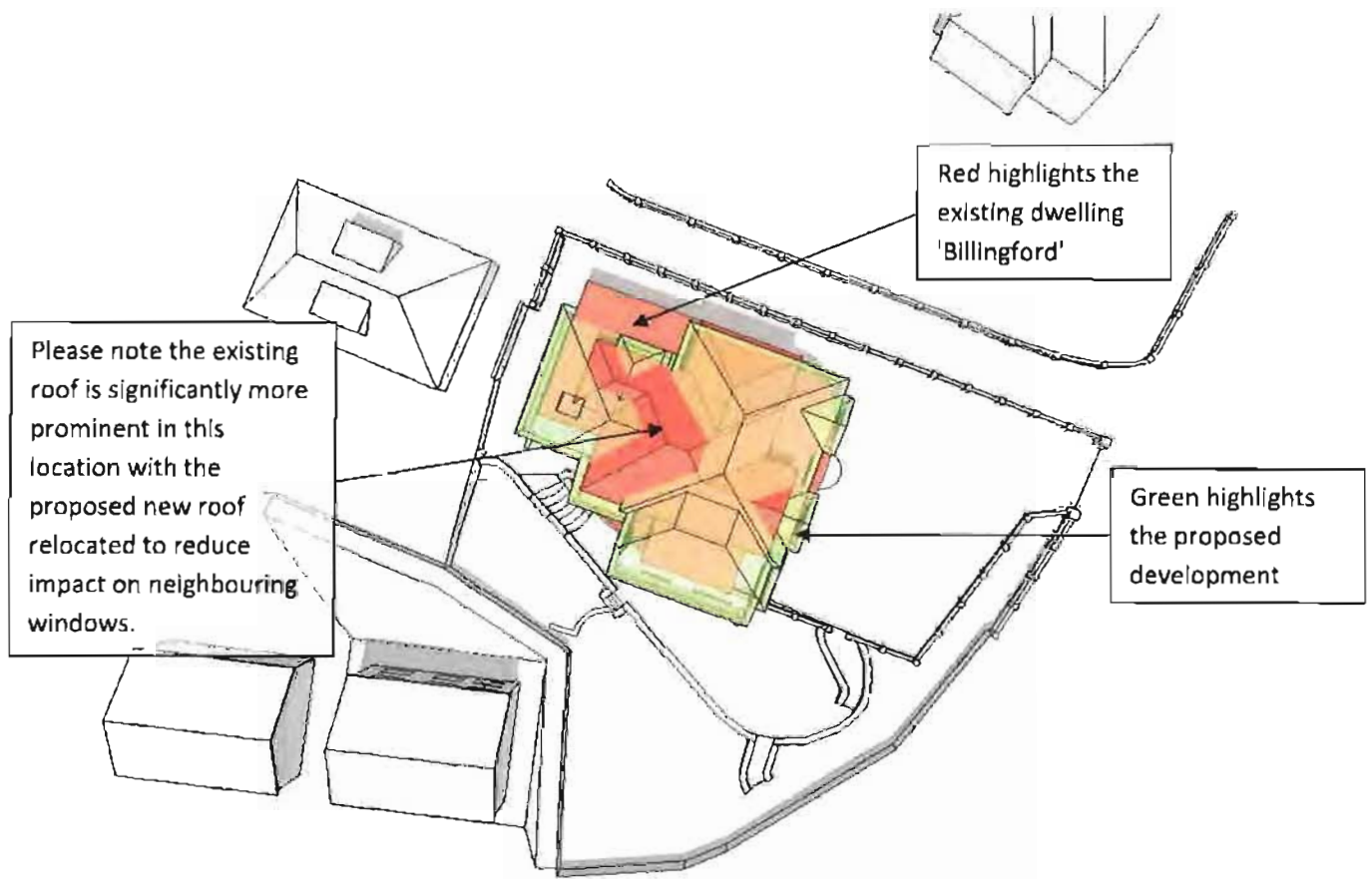
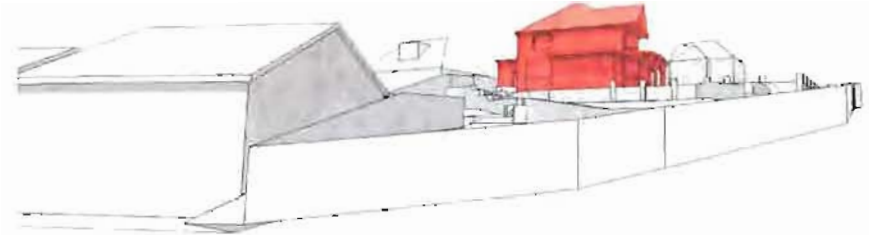


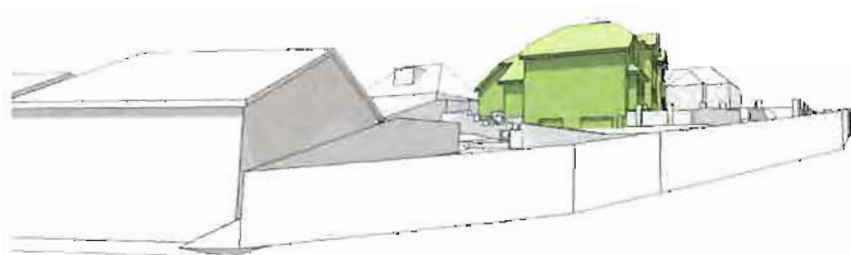
5187-Billingford 3D Massing Comparison



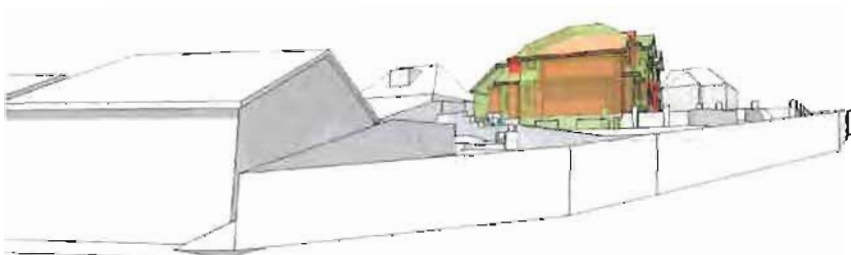
▲ Fig 1.0 - COMBINED Plan view. Note the minimal difference in footprint.



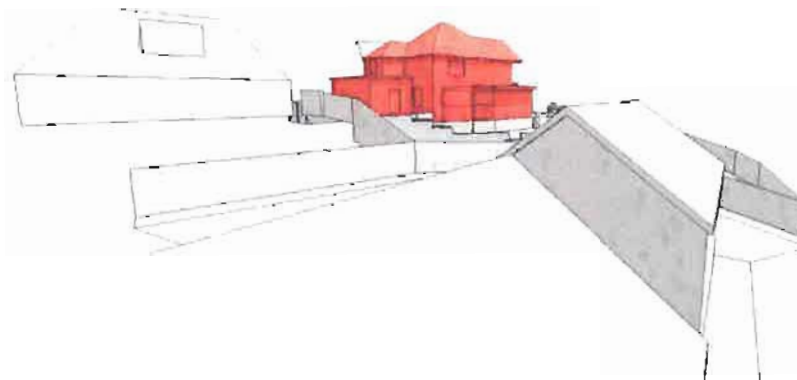
▲ **Fig 2.0 - EXISTING Street View.** Note the prominent roof line and directly overlooking windows.



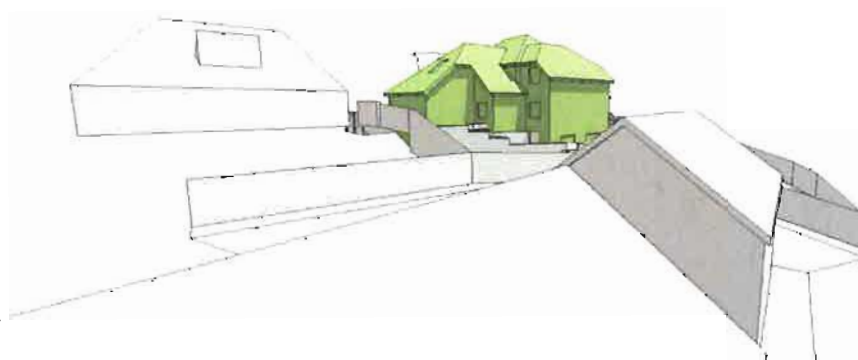
▲ **Fig 2.1 - PROPOSED Street View.** Note the lower eaves line and zero overlooking windows.



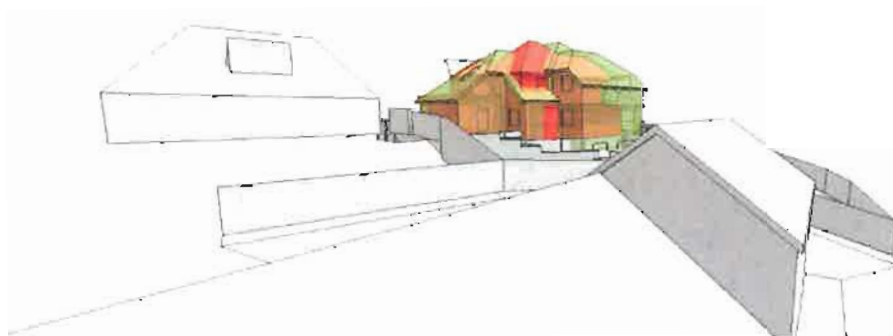
▲ **Fig 2.2 - COMBINED Street View.** Note the minimal difference in massing between the existing and proposed buildings. The existing bulk directly overlooking No 27 Elstree Hill is removed.



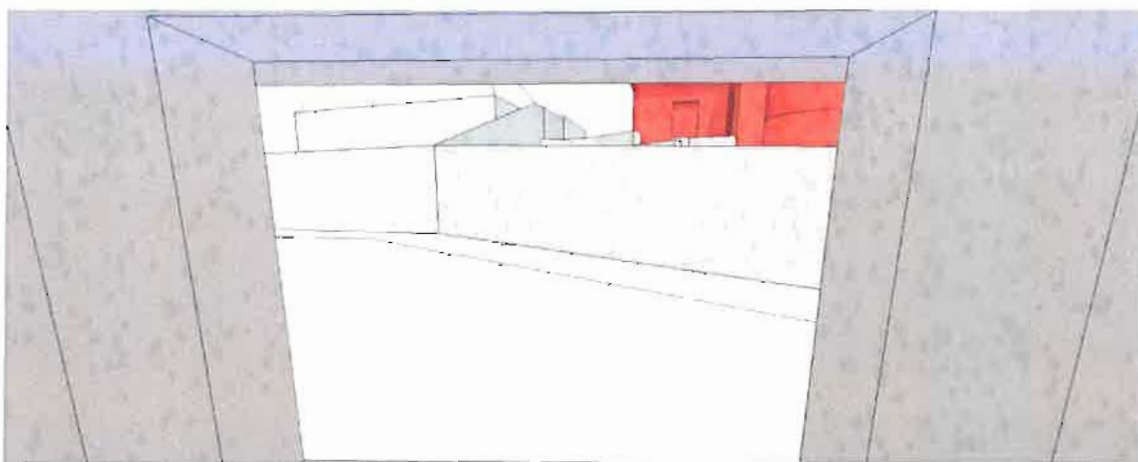
▲ **Fig 3.0 - EXISTING Street View.** Note the prominent roof line and directly overlooking windows.



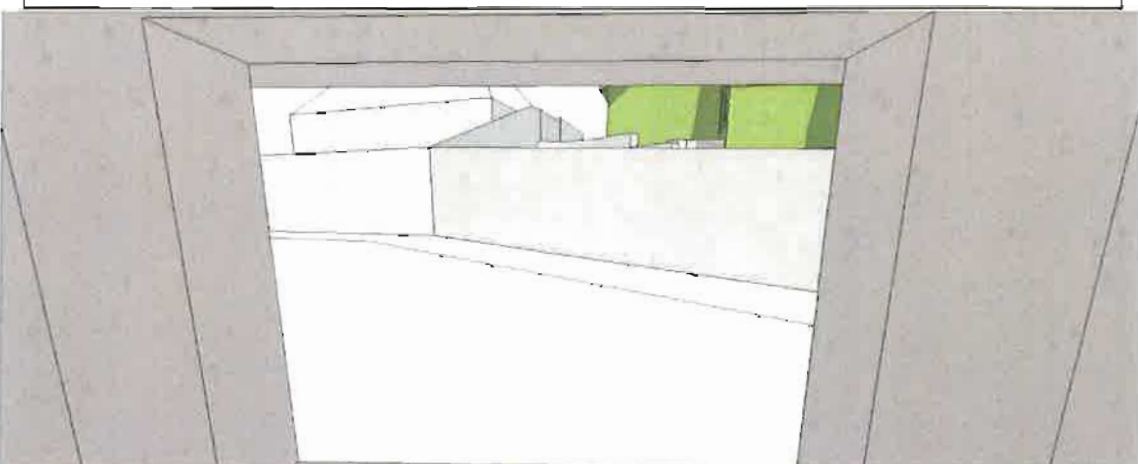
▲ **Fig 3.1 - PROPOSED Street View.** Note the lower eaves line and the carefully located windows to avoid overlooking.



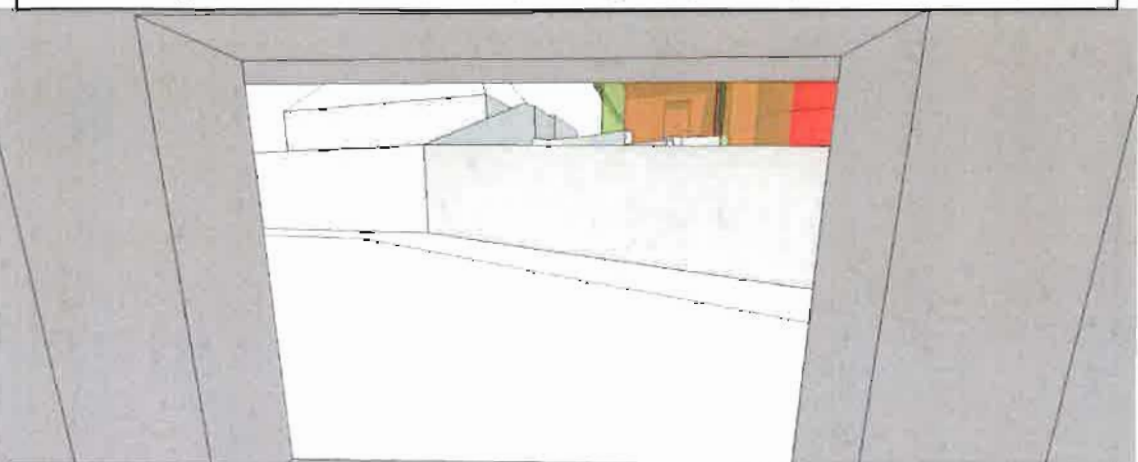
▲ **Fig 3.2 - COMBINED Street View.** Note the minimal difference in massing between the existing and proposed buildings. The existing bulk directly overlooking No 27 Elstree Hill is removed.



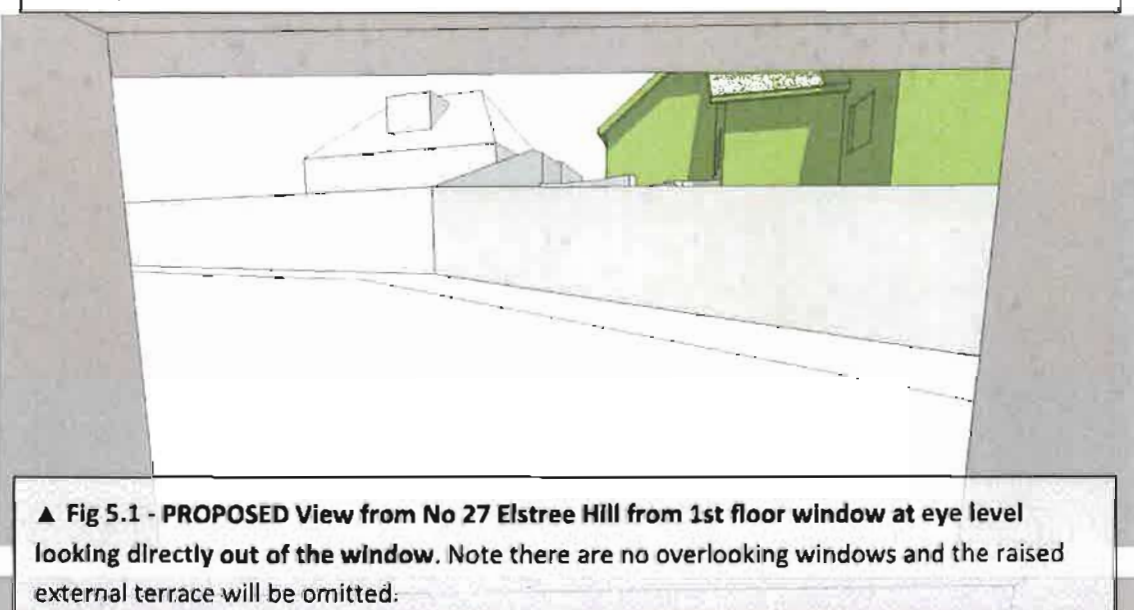
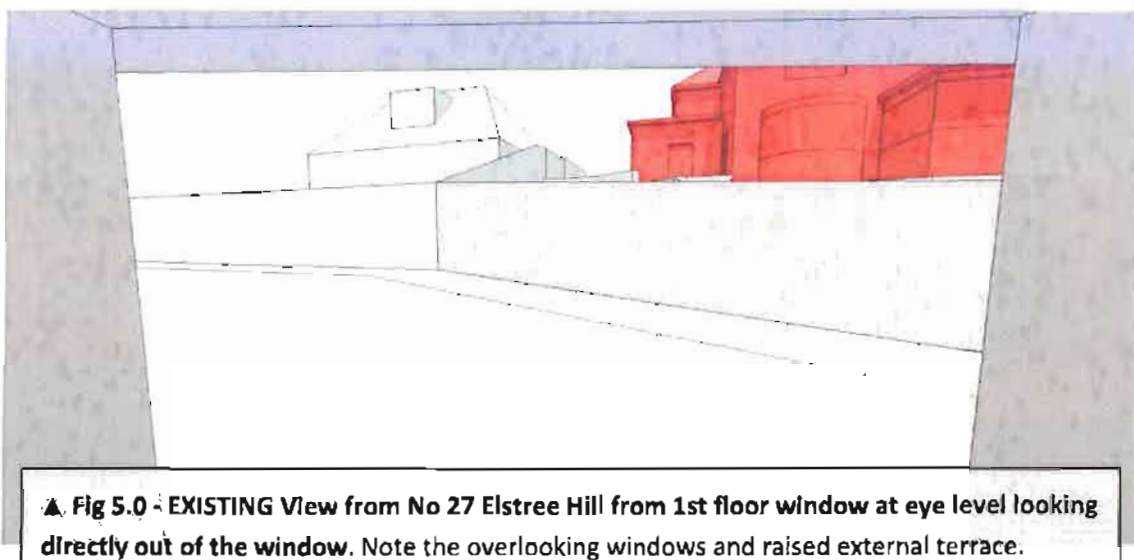
▲ Fig 4.0 - EXISTING View from No 27 Elstree Hill 1m within the room from 1st floor window at eye level.. Note the overlooking windows and raised external terrace.

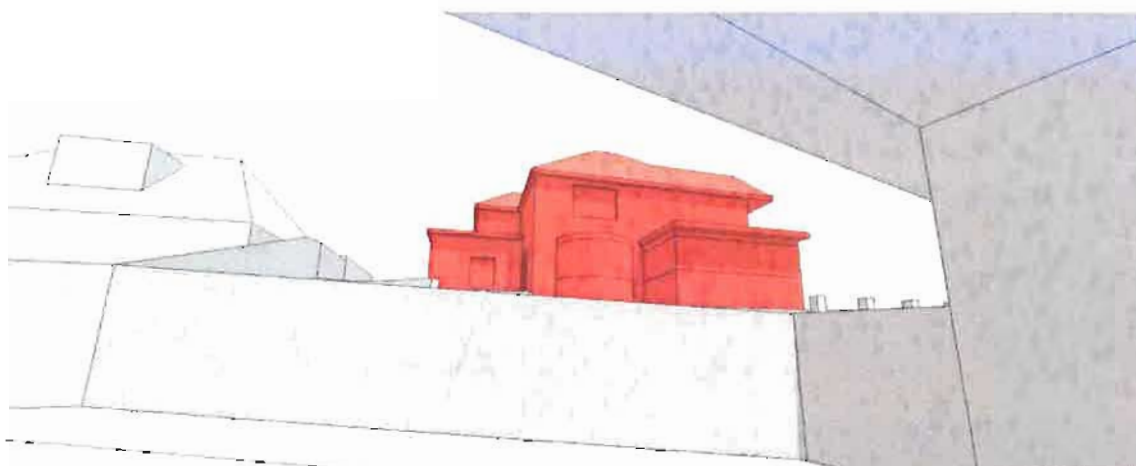


▲ Fig 4.1 - PROPOSED View from No 27 Elstree Hill 1m within the room from 1st floor window at eye level. Note there are no overlooking windows and the raised external terrace

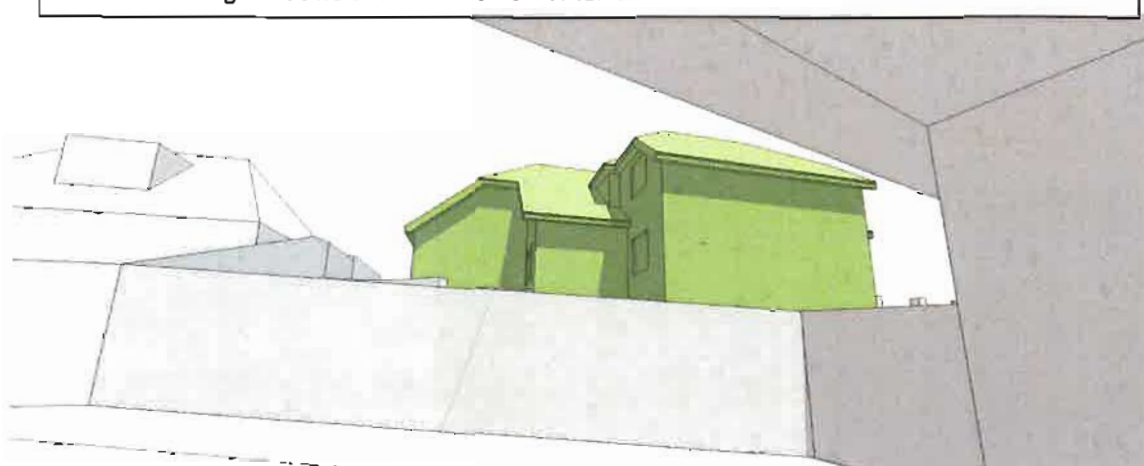


▲ Fig 4.2 - COMBINED View from No 27 Elstree Hill 1m within the room from 1st floor window at eye level. Please note there will be a significant improvement to privacy.

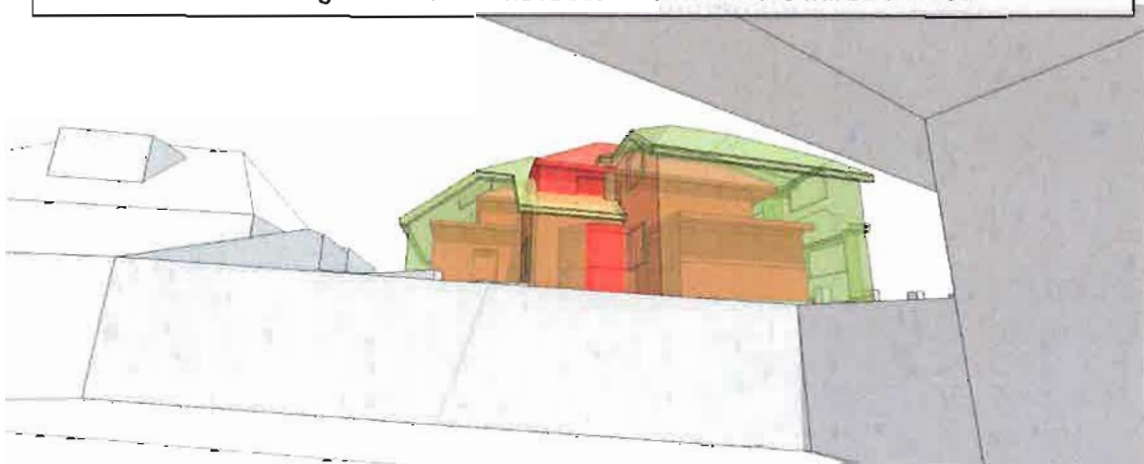




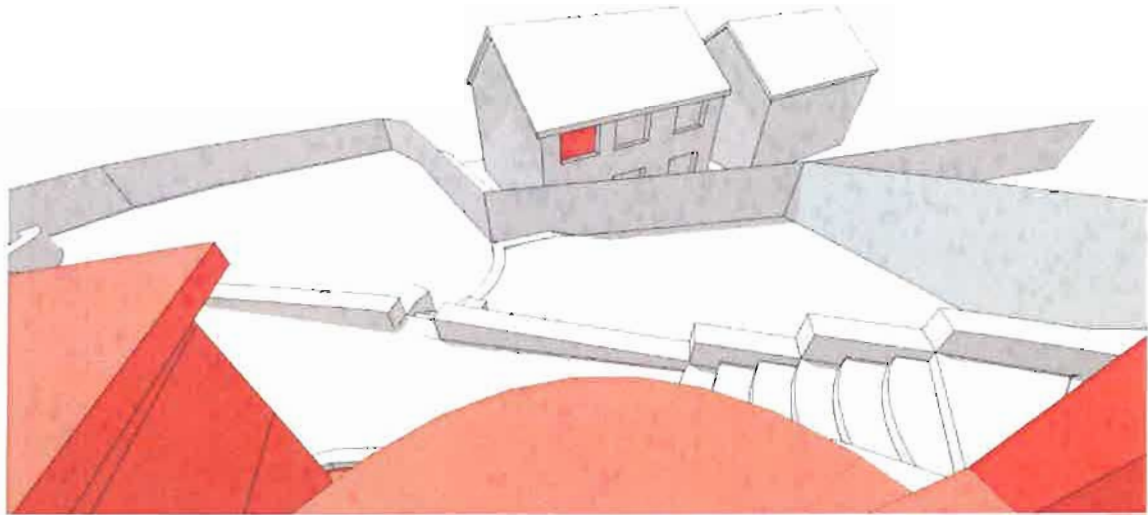
▲ Fig 6.0 - EXISTING View from No 27 Elstree Hill from 1st floor window at eye level. Note the overlooking windows and raised external terrace.



▲ Fig 6.1 - PROPOSED View from No 27 Elstree Hill from 1st floor window at eye level. Note there are no overlooking windows and the raised external terrace will be omitted.



▲ Fig 6.2 - COMBINED View from No 27 Elstree Hill on 1st floor window at eye level. Please note there will be a significant improvement to privacy.



▲ **Fig 7.0 - EXISTING View from Billingford first floor bedroom window.** Note highlighted window at 27 Elstree Hill used to simulate Figs 3.0 - 4.0.

3D massing model Conclusion

The existing dwelling has many overlooking windows and the external raised terrace adds to this lack of privacy. The proposal in comparison significantly reduces the height of the external terrace/private amenity space and has carefully orientated windows to ensure that there is no loss of privacy and amenity space is sufficiently protected.

In addition it is also worth noting that the massing model does not include existing and proposed trees and landscaping. It is envisaged that a hedgerow adjacent to the boundary will provide an additional verdant barrier between neighbours and a pleasant backdrop to the development.