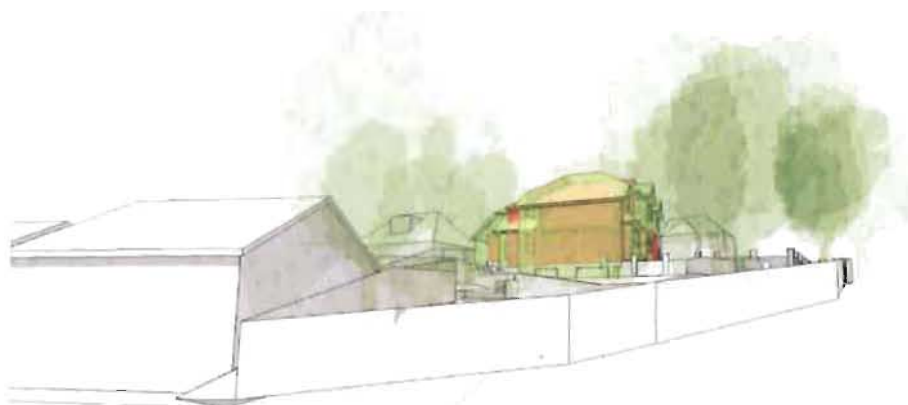
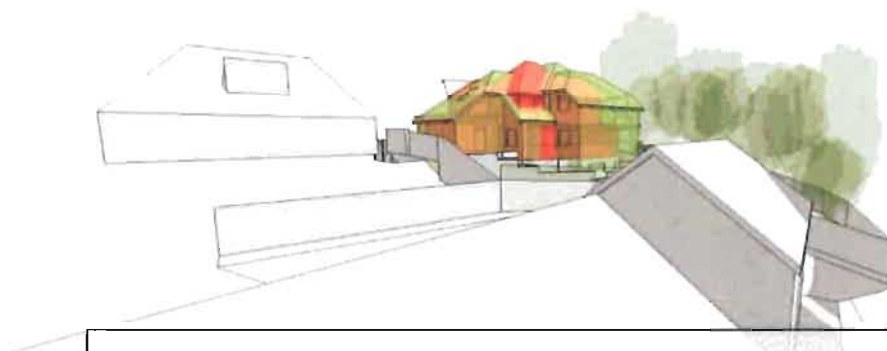


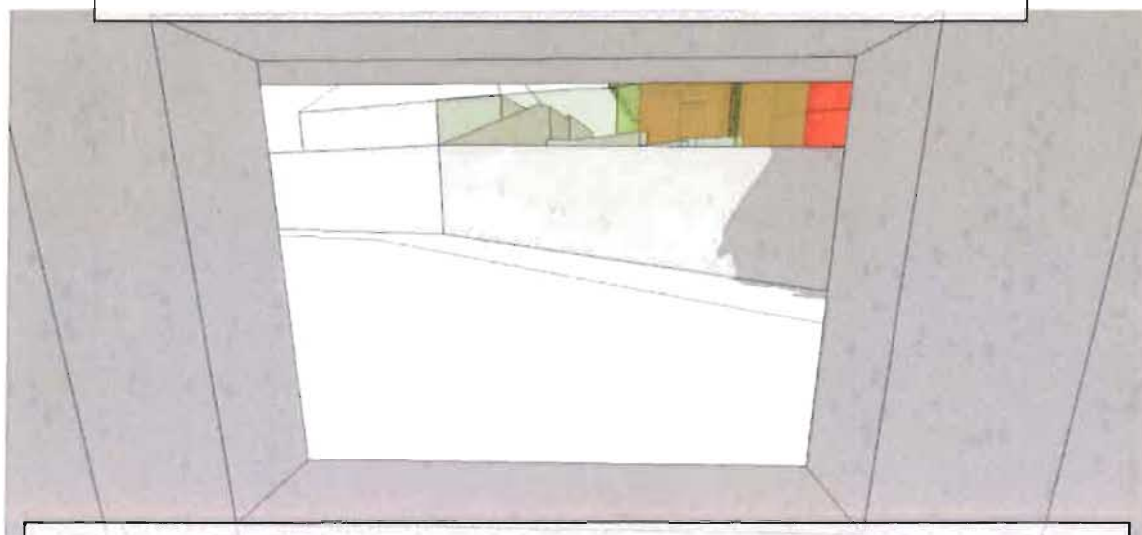
5187-Billingford 3D Massing Comparison - Showing Trees & Hedges



▲ Fig 2.3 - COMBINED Street View (With Trees). Note the minimal difference in massing between the existing and proposed buildings. The existing bulk directly overlooking No 27 Elstree Hill is removed.



▲ Fig 3.3 - COMBINED Street View (With Trees). Note the minimal difference in massing between the existing and proposed buildings. The existing bulk directly overlooking No 27 Elstree Hill is removed.



▲ Fig 4.3 - COMBINED View from No 27 Elstree Hill 1m within the room from 1st floor window at eye level (With Trees & Hedge). Please note there will be a significant



3D massing model showing Trees & Hedges Conclusion

The above massing model shows how the existing and proposed trees and landscaping will provide a pleasant natural separation between neighbours.

It is envisaged that a landscaping condition could be suitably applied to any successful determination to ensure that an appropriate boundary treatment between dwellings is maintained.