

KC+A

Brunel Walk, Haringey, London, N155HQ and  
Turner Avenue Estate, Haringey, N155DG

# 3.0 DESIGN DEVELOPMENT

This section of the report describes the design rationale for the proposals and how they have evolved in response to consultation feedback.





Birds eye artists impression of the proposal

1. New High-quality shared green amenity spaces

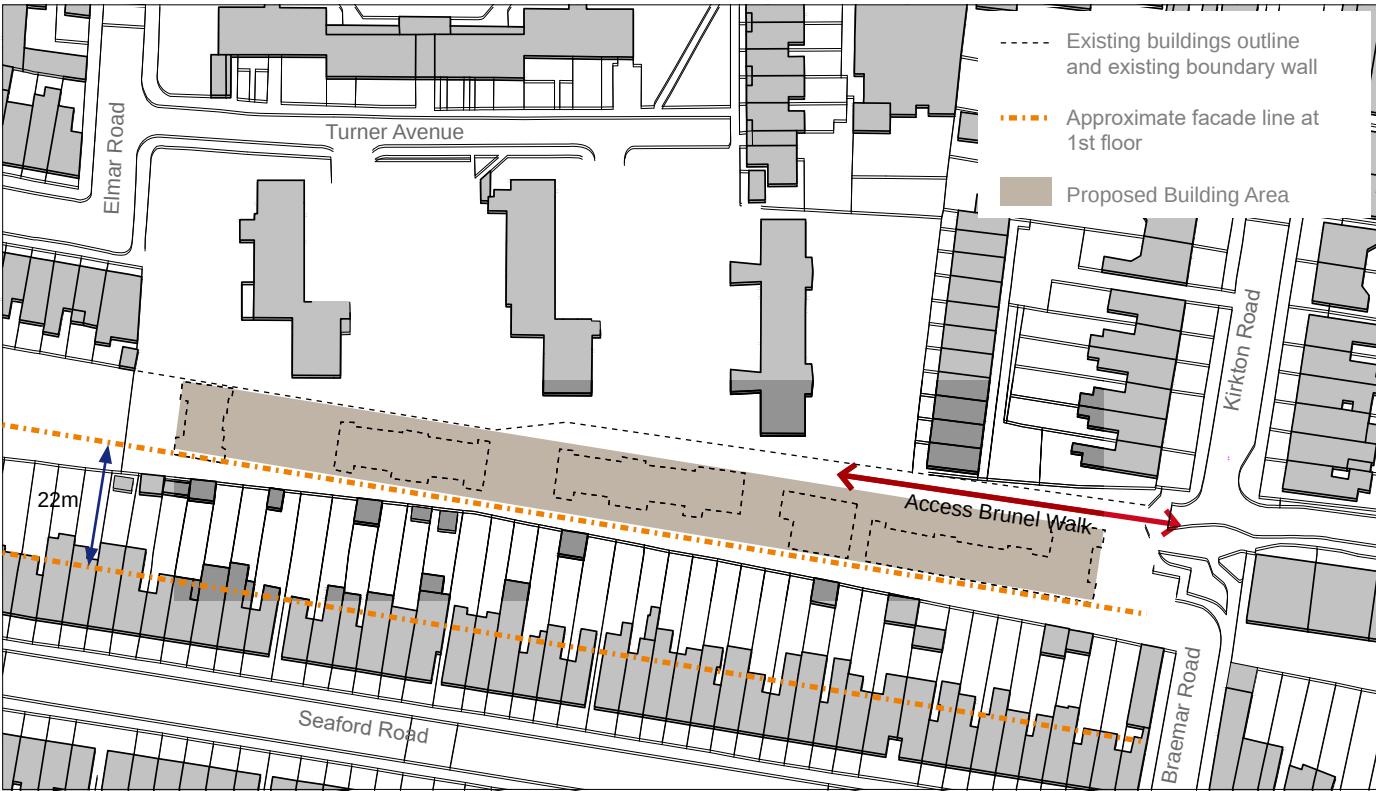

2. Improved play spaces


3. Enhanced public realm: improved safety and security


4. New high-quality homes in buildings A,B,C and D embedded within the Turner Avenue estate


5. Improved frontages to neighbouring streets





**Step 1.**  
Proposed area of built form with separation distance to neighbouring properties on Seaford Road.



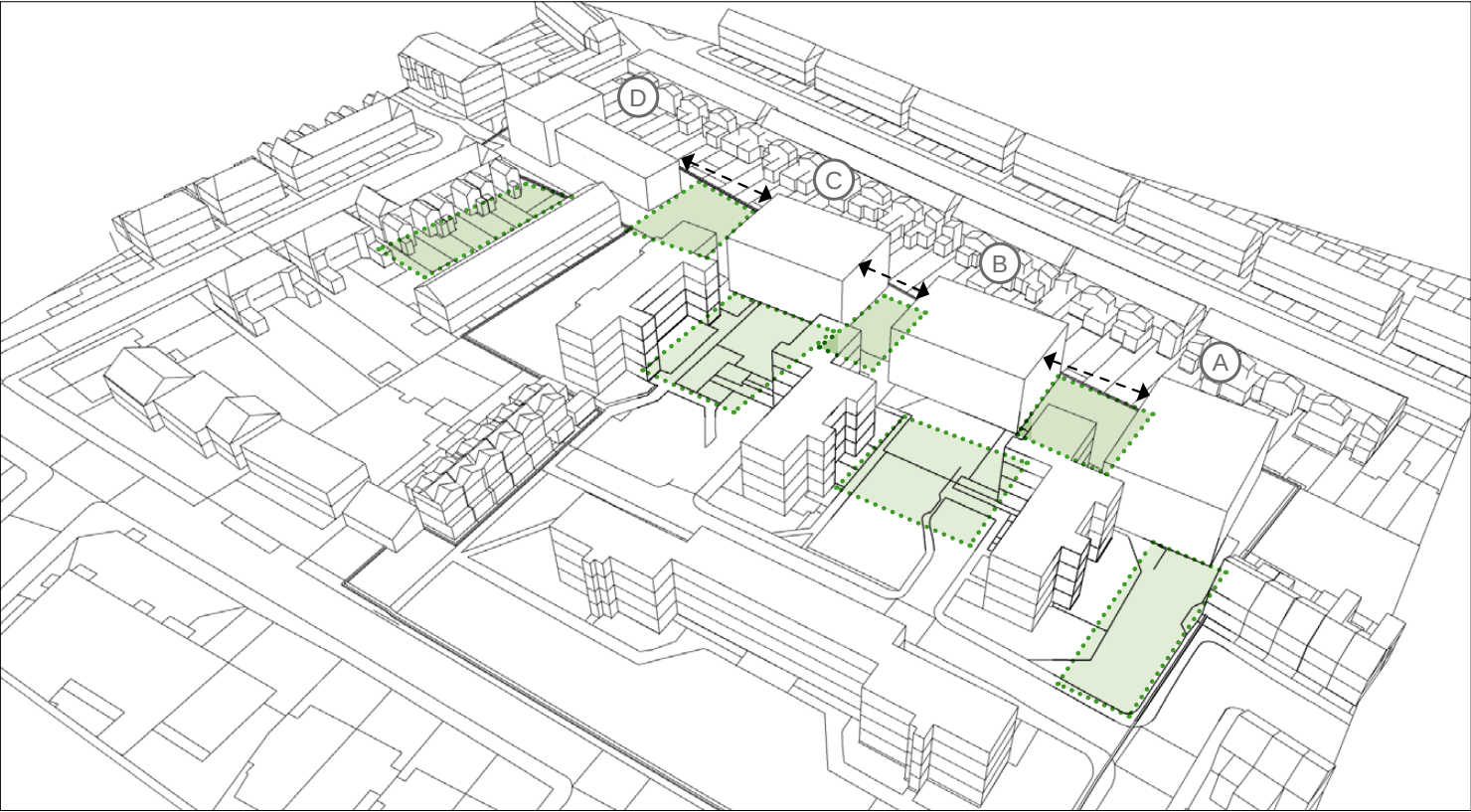
**Step 2.**  
Break built form area down into sections, preserving outlook from Turner Avenue.



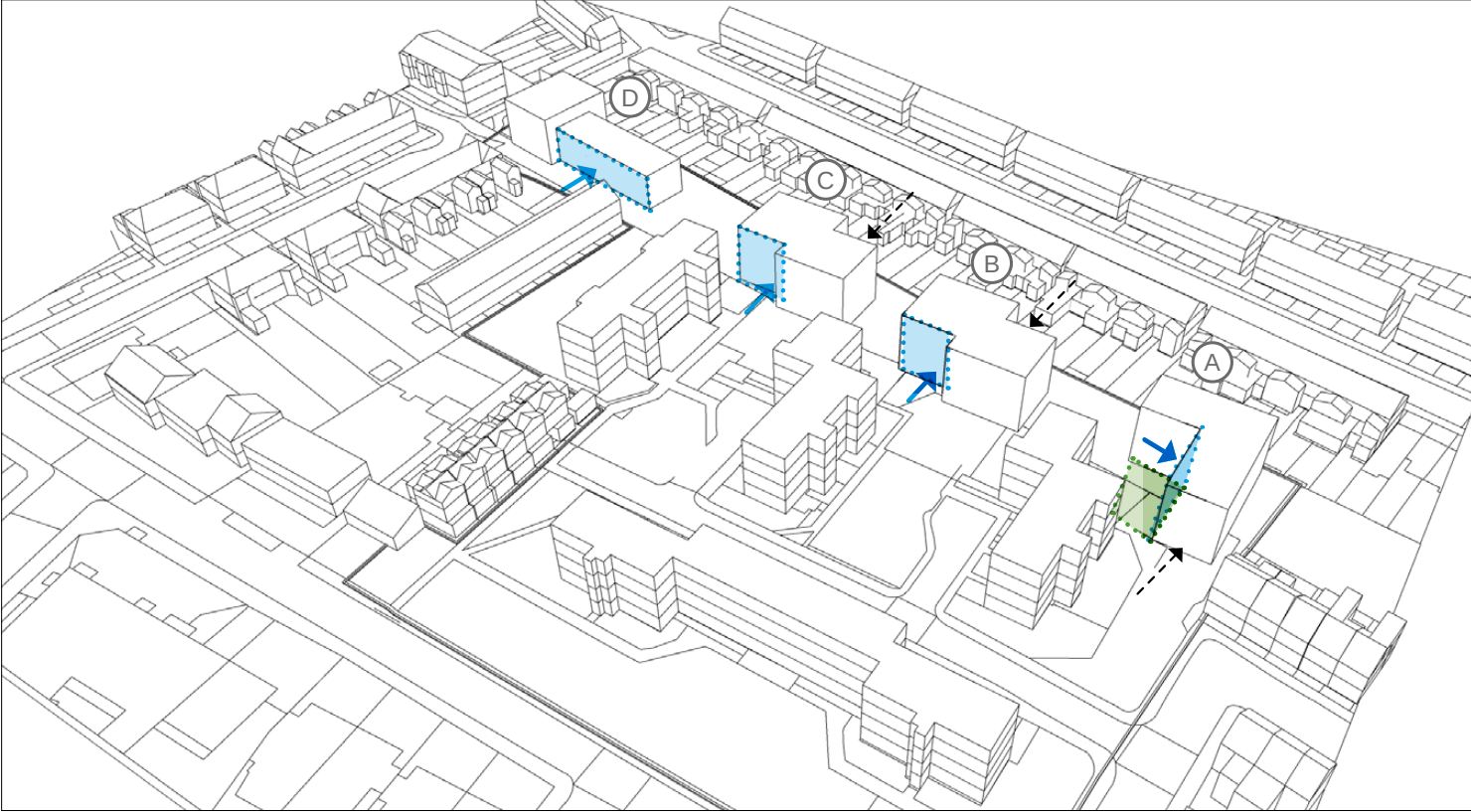
**Step 3.**  
Create shared private gardens and enhance existing private gardens.



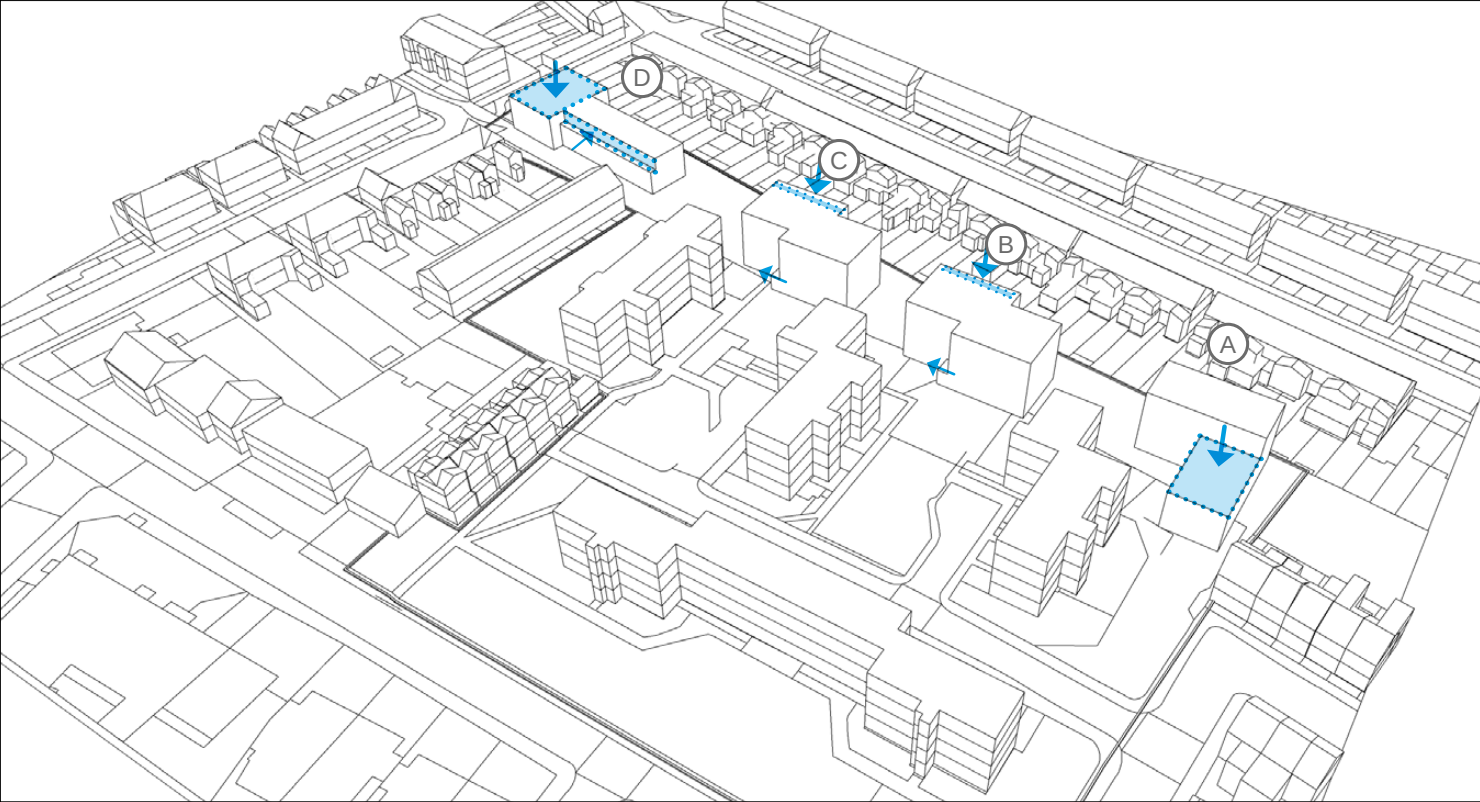
**Step 4.**  
Create amenity courtyards within Turner Avenue, complete streets with building line and active frontage.



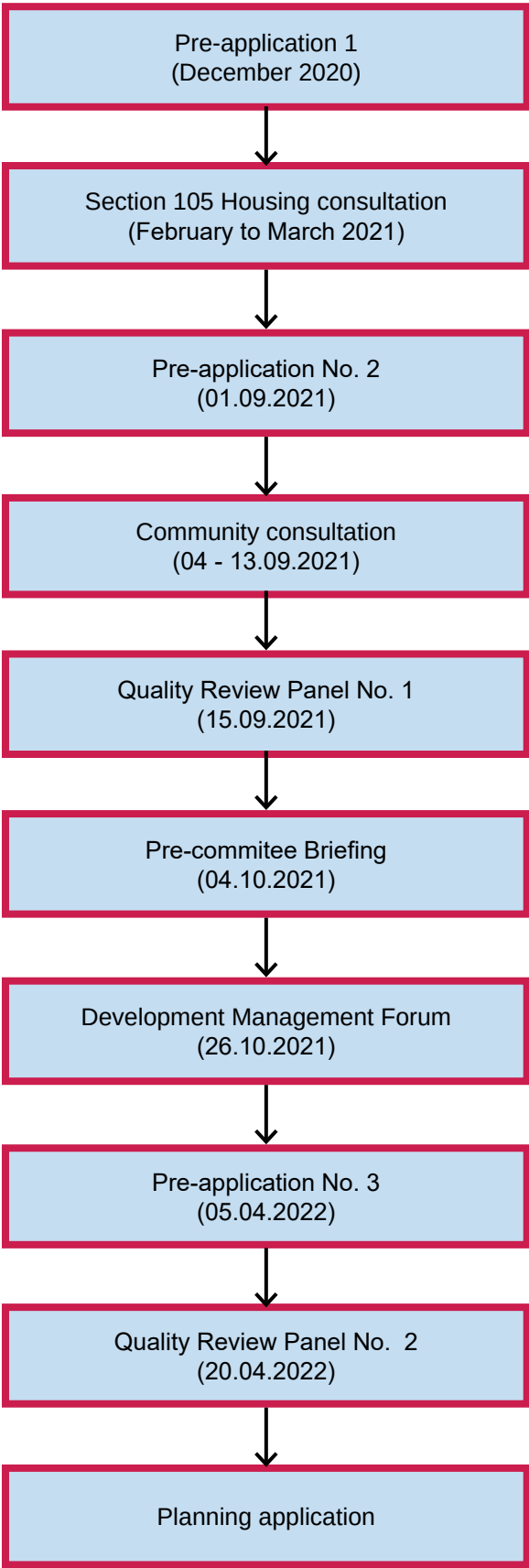
**Step 5.**  
Built form of 4 storeys creates new courtyards and shared amenity gardens in response to neighbouring constraints.



**Step 6.**  
Buildings further stepped and articulated in response to context.



**Step 7.**  
Height reduced to 3 storeys on Kirkton and Elmar Road frontages in response to context. Top floors set back adjacent to rear



The project team has engaged with a variety of stakeholders over a period of two years. The scheme proposals have evolved in response to feedback, comments and concerns expressed by stakeholders.

Prior to prior to the community engagement process, a separate statutory Section 105 Housing consultation exercise was undertaken with secure tenants and leaseholders on the Turner Avenue Estate. This consultation focused specifically on changes proposed to estate wide amenities including removal of pram sheds, relocation of bin stores, reconfiguration of parking areas, enhancement of communal green areas and play areas.

Although the Section 105 consultation does not form part of the pre-application planning process the feedback formed an important part of the brief that was used by KC+A to develop initial proposals presented to the wider community and the Council. Key points included the importance in re-provision of car parking with the estate, a desire for electrical car charging points, the accessibility of new green spaces, a wish to discourage anti-social behaviour, a wish for CCTV to improve safety and security and to remove bin chutes to the existing blocks.

Engagement took place with various stakeholders including the residents of Turner Avenue, neighbours and the local community, ward councillors and a number of other consultees including the local crime prevention officer.

As part of the community engagement exercise an exhibition of emerging proposals was carried both in person on site and on line. The Local Planning Authority also held an online Development Management Forum on 26th of October 2021. This event was also open to members of the public to participate and was attended by two members of the community and Councillors.

The emerging proposals have also been reviewed by the Local Authority planning department in a series of pre-application meetings. In these meetings draft proposals were presented and feedback was given by the planning officers. A pre-committee planning briefing was also held.

The Local Authority also refer proposals to an independent Quality Review Panel composed of design experts where again draft proposals were presented and feedback was given by the Panel.

The key event timeline is summarised here.

This section of the report summarises the key points that arose at each stage of the consultation process along with the way in which the proposals were successively revised in order to respond the them. The scheme developed through a series of revisions illustrated here before reaching the final design proposal.

Feedback and comments are highlighted in italic font and our responses are shown in blue text.

For further details please refer to the Statement of Community Involvement prepared by Haringey Council.

Consultation time line



*have controlled access. The one resident spoken to was unsure about opening this space to the wider residents of the estate in terms of security and privacy. Problems with people getting hold of a locking key for the side gate entry.*

*Parking was also a key issue with existing Turner Avenue residents requesting more parking to be provided. Asking if there will be any vehicle charging points.*

### Comments relating to Elmar Road

There are only 9 apartments within Building A so the impact of this number of additional residents on Elmar Road will be minimal.

*Concern over the green space that is lost.*

Overall the scheme rationalises parking layouts within Turner Avenue and removed Brunel Walk road way and to release more space for amenity, gardens and planting.

*Concerns were expressed over the height of the proposed buildings compared to the existing blocks on Brunel Walk and potential impact on their gardens in terms of overshadowing and loss of light.*

The new buildings are located to the north of all the rear gardens on Seaford Road and so will not reduce sunlight or cast any significant shadow over the gardens.

*Residents were concerned that their privacy would be affected by overlooking from the new buildings and one requested no balconies to the southern elevations.*

To the impact of the proposals on the amenity of the residents

With respect to the gardens new balconies have been located to face east and west and so avoid directly overlooking neighbouring gardens. The gardens are very deep and there are trees and garden out buildings that provide some screening. Whilst there are new windows in the southern elevations these must be considered in the context that a large number of windows and balconies of the existing buildings on Brunel Walk already directly over look these gardens.

However later revisions to the proposals further reduced any potential overlooking introducing angled bay windows to direct the outlook away from the adjacent gardens. In addition to the balconies being orientated to face east-west privacy screens have also been introduced to the southern elevations to prevent overlooking of the gardens. For further details of the impact of the proposed in section 6.0 of this report.

Additional trees have been introduced along the garden boundary to provide additional screening.

Concerns over security and the potential for anti-social behaviour were expressed.

The proposed development has been designed very much with the aim of reducing anti-social behaviour by seeking to integrate the new development with the existing estate, eliminate open access through the site, increase natural surveillance, provide CCTV and improved lighting and use and management of existing and proposed private and communal/amenity space. The Project Team has liaised with the Metropolitan Police Designing Out Crime Officer in designing the scheme appropriately with these issues in mind.

The layout and configuration of the new scheme closes the rear Seaford Road garden boundary to the public realm and so limits potential to access these rear gardens.

*The impact of the scheme on trees was also queried.*

The proposed development is seeking to retain as many as possible whilst ensuring a viable scheme can be delivered. The provision of new tree planting is being considered along the boundary with properties on Seaford Road to mitigate the removal of existing trees, provide some screening and for neighbouring houses and local greening. An arboricultural impact assessment has been carried out.





Pre-application No 2 - Proposed Typical Floor Plan



Pre-application No 3 - Proposed Typical Floor Plan revised following Pre-application No 2

General layout, landscape, access, parking:

*Landscape approach & public realm improvements was generally welcomed. A query was raised about access for fire fighting to buildings in particular for buildings B&C across the landscaped areas and for the mews.*

The full fire strategy has been developed. All the buildings will have sprinklers and fire appliances can access each of the buildings. A summary of the fire access strategy is provided in section 6 of this report.

*More detail requested on the level change from Kirkton Road to Braemar and how this will be improved to reduce the current 'barrier' and allow ease of pedestrian and cycle flow and visually improve.*

The existing pedestrian ramp with staggered barriers is to be retained whereas the second ramp adjacent to the entrance of Brunel Walk is to be replaced. This has been referred to as a cycle ramp. It will spring from a similar landing point as the existing ramp but be orientated towards Braemar Road, integrating into the proposed new landscaping. The ramp will also be designed to be wheelchair accessible. The existing metal guarding will be re-used where possible. The revised configuration increases the area of planting to enhance the public realm.

*Access to shared private gardens was discussed. Controlled access for whole estate to the existing garden.*

The division of public realm, private shared amenity space and private out door space has been clarified along with which shared gardens are allocated to each of the new buildings.

The courtyard layout, creates clear boundaries between public and private realms with entrance points clearly visible from the public side. Building D2 has a second internal boundary between the internal mews street and the shared resident's communal amenity space. Refer to access and movement diagram in the proposal section of this report

*The gating of the new mews behind building D was discussed along with easement to bin store etc. Is the gate in the right place? Could the mews be left open the last house stepped out to close it and look down the mews? Could a gate house be created? Further options to be explored in consultation with SBD officer.*

A number of options for controlling access to the mews have been explored including different Building Configurations. These are set out on the next page entitled 'Building D - Study of mews options'.

The conclusion has been to move the mews to the south The conclusion has been to move the mews to the south in order to open up the access route and improve the relationship of the new homes with the buildings to the north.

A gate is proposed beyond the entrance to the flats within Building D1 to control access to the remainder of the mews (D2). A further boundary controls access to the communal garden to the west.

*The approach of a car free scheme was generally acceptable however a preference was expressed for no net loss of parking or only a very small reduction.*

The proposals show a net increase of one space within Turner Avenue estate. The carpark at the top of Braemar Road currently serving the residents of Brunel Walk will be replaced with one dedicated wheelchair space.

Housing:

The mix of accommodation has been revisited in order to provide as many family sized dwellings as possible including a number of self-contained three bed family maisonettes with their own front doors and rear gardens.

Sustainability:

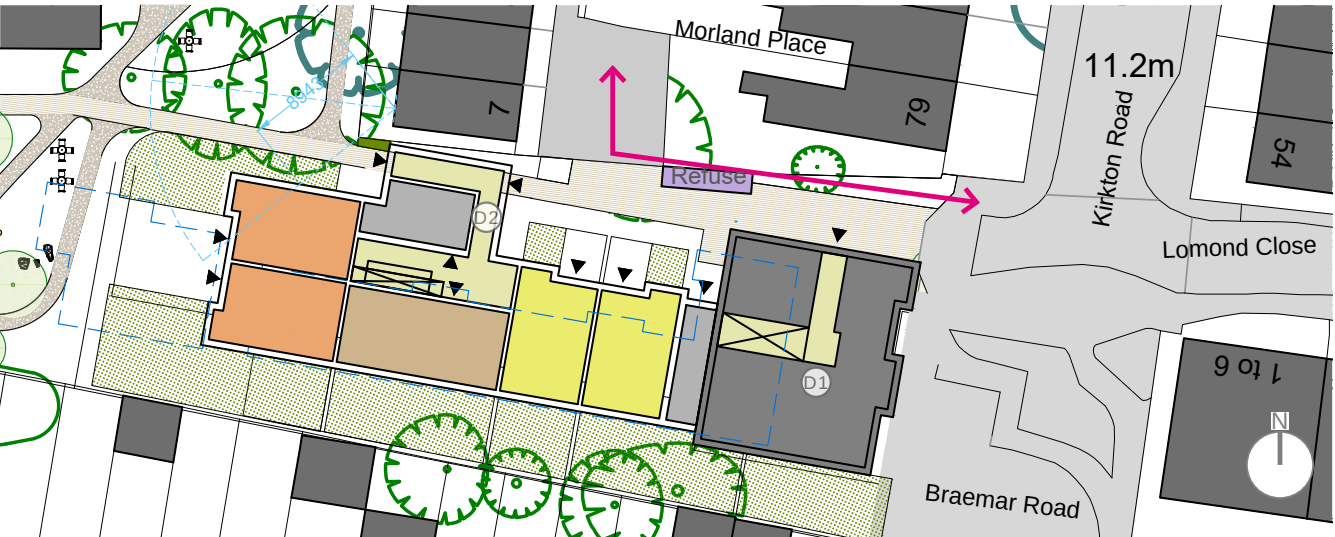
*Why have ground source heat pumps be discounted in favour of ASHP?*

A ground source heat pump system would provide low grade heat which is not best suited to the development's main heat demand – domestic hot water. The overall cooling load is very low, resulting in a poor balance between heating and cooling demand, which would adversely impact on the potential yield from any ground source system. The area required for ground source heat pumps makes them very disruptive to install to the local community around the site. Space can be saved through the use of vertical ground source heat pumps, however this requires many boreholes to be drilled deep into the ground.

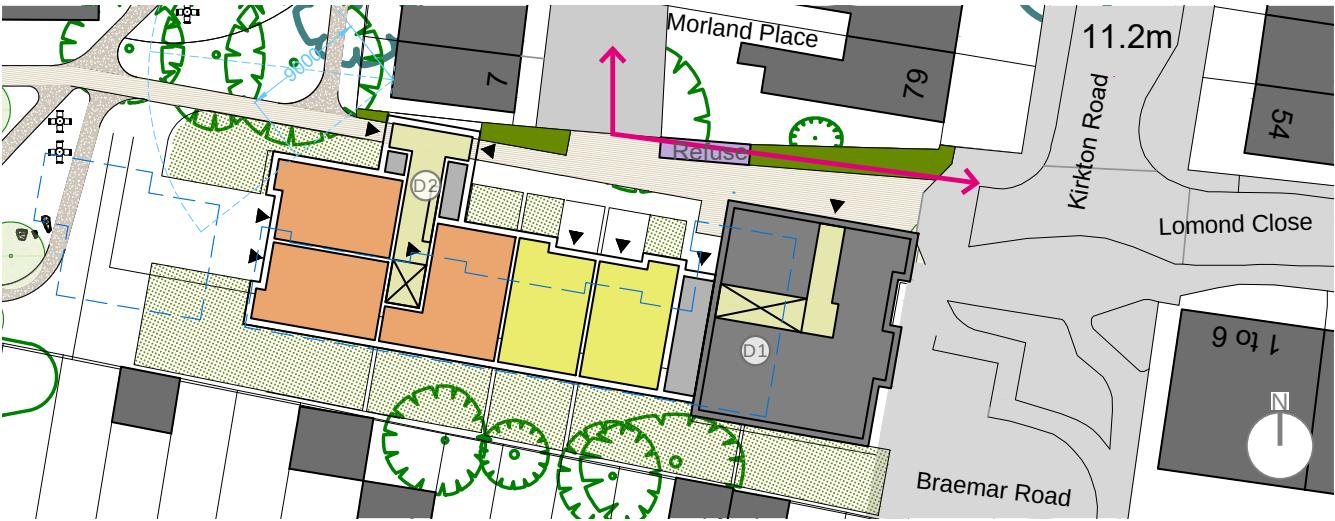
*Could timber frame construction be considered?*

Timber frame construction was considered as an option but a reinforced concrete frame form of construction was found to be the optimum solution in response to the desired accommodation and taking in to consideration site constraints. Concrete's environmental impact can be reduced by replacing a proportion of the ordinary Portland Cement and sand content with recycled alternatives such as fly ash or ground granulated blast furnace slag.

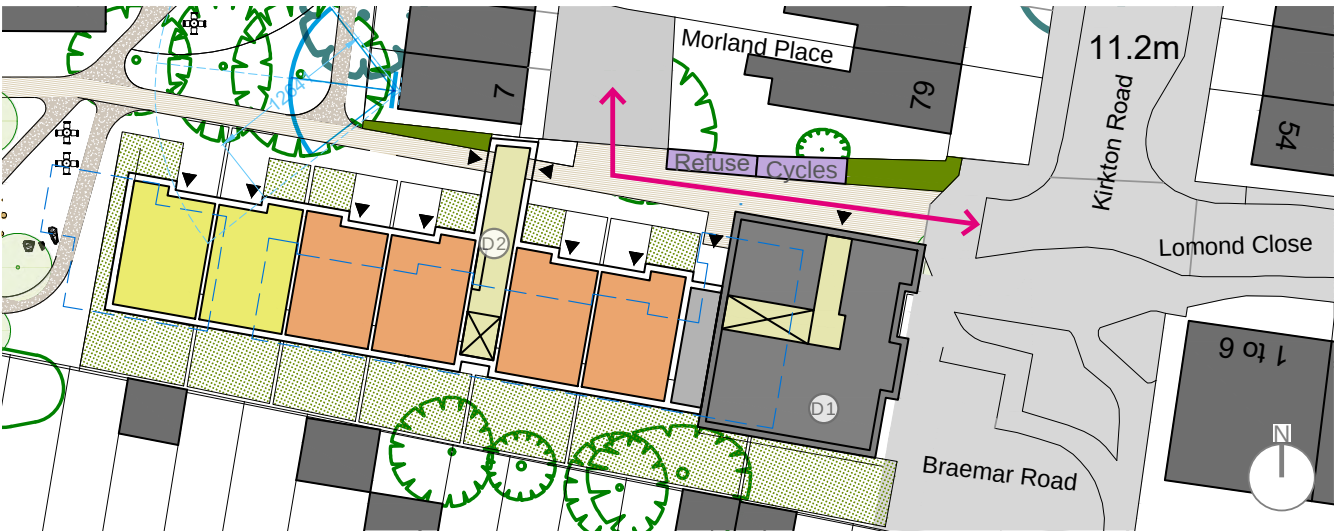
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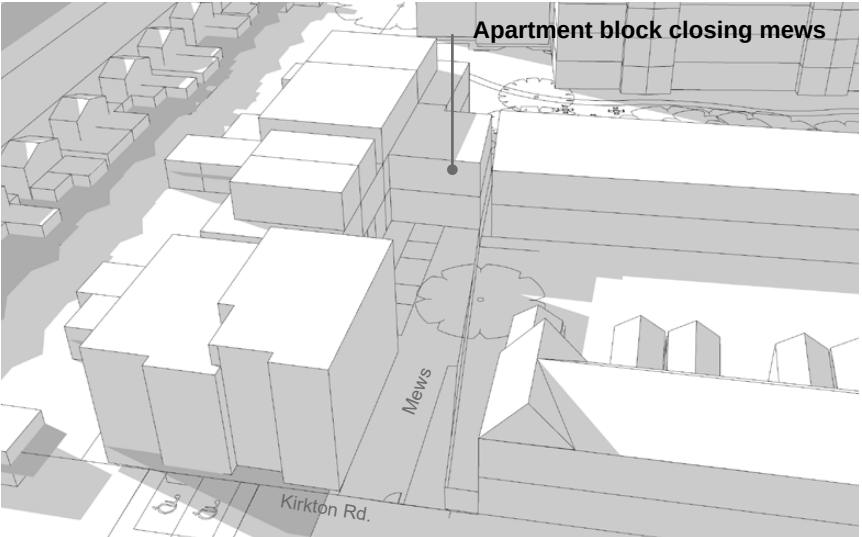
Option 1 ground floor plan



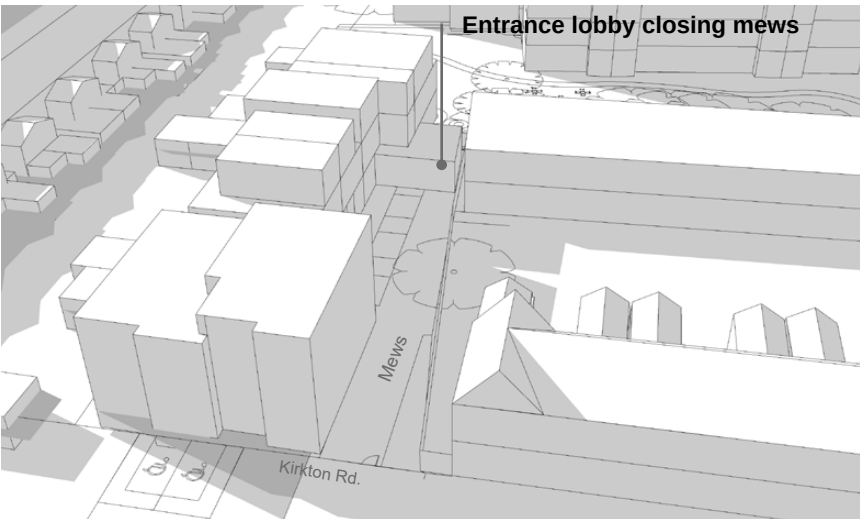
Option 2 ground floor plan



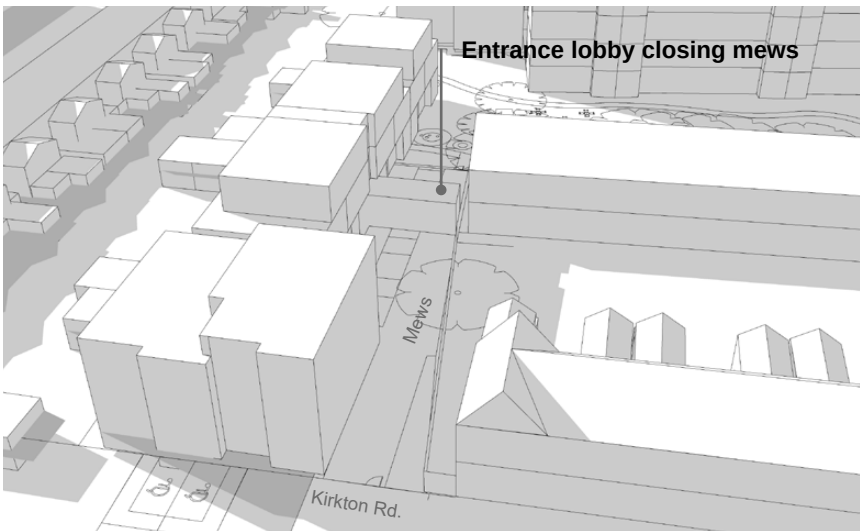
Option 3 ground floor plan



Option 1 view west into the mews



Option 2 view west into the mews



Option 3 view west into the mews

Building D - Study of mews options

Option 1 Building D2 becomes an apartment typology rather than mews.

- Advantages:
- Provides a more substantial controlled access to part of the mews.
  - Provides 8 homes of which 6 are large family maisonettes
- Disadvantages
- The need to maintain access to the Morland Place bin store means two maisonettes remain within a cul de sac.
  - Maisonettes beyond the entrance lobby have to go through two sets of doors before arriving at their home.

Option 2 Close mews off against Morland Place flank wall with entrance lobby to Building D2.

- Advantages
- Provides a more substantial controlled access to part of the mews.
- Disadvantages
- The need to maintain access to the Morland Place bin store means three maisonettes remain within a cul de sac.
  - The number of family sized homes provided is only 5 in number.

Option 3 D2 remains a mews format and entrance lobby closes it off.

- Advantages
- Provides a more substantial controlled access to part of the mews.
  - Provides 8 homes of which 6 are large family maisonettes.
- Disadvantages
- The need to maintain access to the Morland Place bin store means two maisonettes remain within a cul de sac.
  - Maisonettes beyond the entrance lobby have to go through two sets of doors before arriving at their home.

Conclusion

The options were investigated with a view to test typologies and arrangements as alternatives to a gated mews. A number of key constraints limit the range of feasible options including maintaining access to the Morland Place bin store and maintaining outlook and privacy of neighbours. It was found that the disadvantages associated with each option outweighed the advantages and so the proposal of a gated mews has been taken forward.

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General architecture & massing

Height of buildings proposed was felt to be OK, considering they step down on Elmar Rd and Kirkland Road.

The height of the proposals largely remains the same however buildings B & C have been set back at the top floor to the southern most part.

Elevational approach was generally liked including the brick bands. However, there was a query over whether the brick was a bit too grey and dull.

The material palette was developed to include a lighter

warmer brick and horizontal bands were highlighted within elevations using detailing to provide texture and a different coloured mortar. Architectural metal work and balconies are in a warm bronze colour to lift the composition.

Query over whether the window particularly northern elevations of A, B & C were a bit too narrow – ungenerous although the passive energy driver to minimise heat loss through these windows was acknowledged. Can the proportions of the openings be improved?

The elevations and fenestration were developed to further respond to the context and immediate setting. In particular, the building elevations which address street frontages and

the public realm seek to compliment and contribute to their context. At the same time the arrangement, distribution and size of the windows to each building have been developed maximise passive heat gain and minimise heat loss whilst at the same time taking into consideration outlook, privacy, access to daylight and sunlight and mitigation of overheating.

The windows to the north elevation were revised to accord with both the internal layouts and the north facing proportion. This in turn ties in with the horizontal brick banding at each floor level that is a nod to the Turner Avenue Estate buildings. Entrances have been redesigned to give them more presence when approaching from the north. The entry point is stretched across the staircase through paneled articulation and larger glazing, which highlights the circulation spaces behind, thus celebrating a visual connection from the public realm and its attractively landscaped approach.

Disappointment was expressed that the ground floors of front elevations of A, B & C are dominated by bins, bike, plant rooms and there is no active frontage apart from the entrances. Can this be improved on?

The ground floor layouts were revisited in order to increase the prominence of the entrances and open them up to the landscaped courtyards to the north and improve the frontage at ground level. The circulation areas within have also been designed to provide both a visual link and access to the shared amenity gardens adjacent to the buildings.

Relationship with Turner Avenue estate.

The 45-degree outlook from the end windows of the existing buildings was queried. This needs to be plotted to see the impact of the north elevation of buildings B & C on any habitable rooms outlook. What type of accommodation do the windows serve?

Further investigation of the existing accommodation and windows facing south, east and west from the Turner Avenue buildings 1-23, 25-51 and 53-83 was undertaken.

The windows facing south are all from habitable rooms. The southern-most windows in the western elevations of 1-23 and 25-51 are bathroom and kitchen windows. The proposals have been updated to take into consideration the outlook of these windows.

Revisions made include narrowing the footprint of buildings B & C and adjusting their location to pull the east and west elevations away from the Turner Avenue buildings and minimise the impact on their outlook.

Position of the northern balconies on the eastern elevations

of buildings B & C was queried again in relation to the impact on these windows.

Following on from the note above the internal arrangement of buildings B & C have been revised and the proposed balcony positions adjusted in order to reduce the potential for overlooking. To the east the balcony is placed in a blind spot so that windows can only be seen at an oblique angle. To the west the balcony is set further away.

See the Assessment section 6.0 'Proposed impact on amenity' of this report where a detailed assessment of the impact of the scheme on the outlook of adjoining homes and their privacy is presented.

Relationship with houses on Seaford Road

Separation distances if correct were felt to be adequate. However, there was a query over whether proposals may create a 'sense of enclosure'. It was acknowledged by Richard and Kevin that the gardens are long, there are various out buildings at the bottom of many, there is some tree screening and an existing relationship with the current apartments on Brunel Walk all supporting the general acceptability of the proposals.

Further research has been carried out on the typical internal layouts of the houses on Seaford Road. The window to the rear outrigger at first floor is a bathroom window and so the separation distances previously reported are an underestimate. A bedroom window at first floor is set back on the main roof line.

In order to prevent any sense of enclosure the top floor of the southern section of buildings B & C nearest the back gardens of Seaford Avenue has been set back.

See the Assessment section 6.0 of this report for further analysis of the proposals' impact of the on the amenity of neighbours in Seaford Avenue.



Pre-application No 2 - Building B North Elevation



Building B North Elevation revised for Pre-application No 3



Landscape strategy showing previous QRP 1 proposal - image by OOB



Landscape strategy showing boundary treatments, revised for QRP 2 proposal - image by OOB

Massing, development density and development approach

Concerns over the scale relationships with some neighbouring buildings, overshadowing, daylight and sunlight:

- Building size, massing and positions were adjusted.
- Daylight/sunlight Study carried out to minimise overshadowing / safeguard daylight/sunlight.

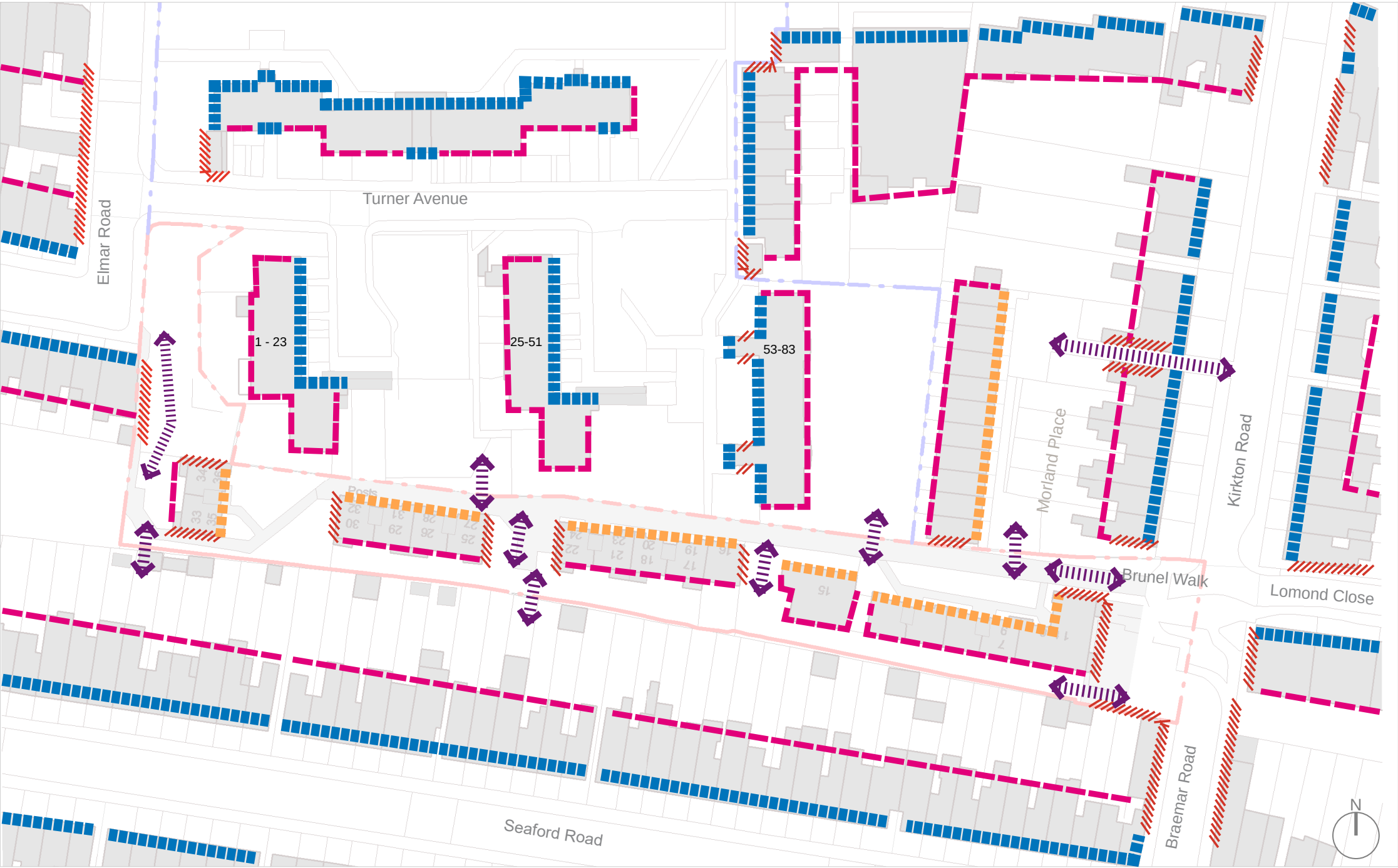
Articulation of the massing should be reviewed in terms of heat loss form factor:

- Layouts and external envelopes were revised to improve

- heat loss / form factor.
- Response to existing constraints/opportunities was developed further.
- Privacy louvres queried to the southern elevations as it felt over 18 m separation distance to Seaford Road was acceptable. It suggested evaluating the scale in relation to the gardens:
- Further design development carried out to address neighbouring relationships.
- Sample internal layouts to Seaford Road reveal that first floor outrigger windows are bathrooms with bedrooms set back on main roof line.
- Separation distances appear to be greater than initially

- thought.
- Louvred screens removed.
- Top floor of southern footprint to building's B and C are now set back.
- Place-making, public realm and landscape design
- Options for reducing the permeability of the scheme – by reducing or removing the through routes – should be considered. This will also allow further opportunities to allocate each green space to a separate block as a secure communal amenity space:
- Boundary treatment and lines have been clarified.
- Access and allocation of outdoor amenity space now

- clarified
- There is no through route from Elmar Road or Turner Avenue to Kirkton Road.
- Access from the public realm is controlled for maintenance purposes.
- Each block provides active frontage onto the public realm.
- Each proposed building has access to their own communal amenity space.
- Buildings C, D will share a communal amenity space to the eastern end.
- Building D1 accessed from Kirkton Road with mews D2 accessed via a controlled gate.



Frontage analysis of the existing site layout and surroundings

- Prime active frontage / Main entrances - Public Realm
- Secondary frontage - Semi private realm
- Rear aspect to private space
- Inactive frontage - Public/Semi public realm
- Potential vulnerable points from public to private realms creating risk of anti-social behaviour
- Site boundary

Scheme layout, access and integration

Privacy and outlook to be reviewed to improve overall quality of the scheme and its neighbouring relationships – The existing balconies to Building’s B and C are very close to the existing blocks, potentially leading to an impact on their privacy and amenity:

- Further investigation of existing south facing windows (Turner Avenue buildings 1-23, 25-51 and 53-83 ) appear to show them as habitable rooms.
- In response internal layouts to B and C have been revised.
- Southern balcony to B and C has been handed.
- Eastern balcony positions (B and C) moved to a ‘blind spot’.
- Western balcony positions (B and C) moved further away.
- See overleaf plan showing changes to massing and footprint.
- See also Assessment Section 6.0 for further analysis of proposals impact on neighbouring amenity.

Further analysis of the relationships between the front and backs of the buildings – both existing and proposed – would be helpful. Back gardens to back gardens and new building frontages addressing existing frontages:

- Frontage analysis of existing and proposed carried out as requested.
- The analysis highlights permeability through the site is prevented in the proposed.
- See frontages diagrams.

Building A is very close to both a gable wall and a boundary wall. As design work continues, careful consideration of the aspect, outlook and landscape of would be welcome:

- Frontage analysis reveals:
- Front elevation of Building A creates active frontage and helps turn the corner.
- The entrance has been pushed forward to achieve this.
- It creates definition/enclosure between the public and private realms.
- Internal configuration protects neighbouring amenity space by focusing the proposed outlook.
- Passive surveillance created over the allotments to the west.



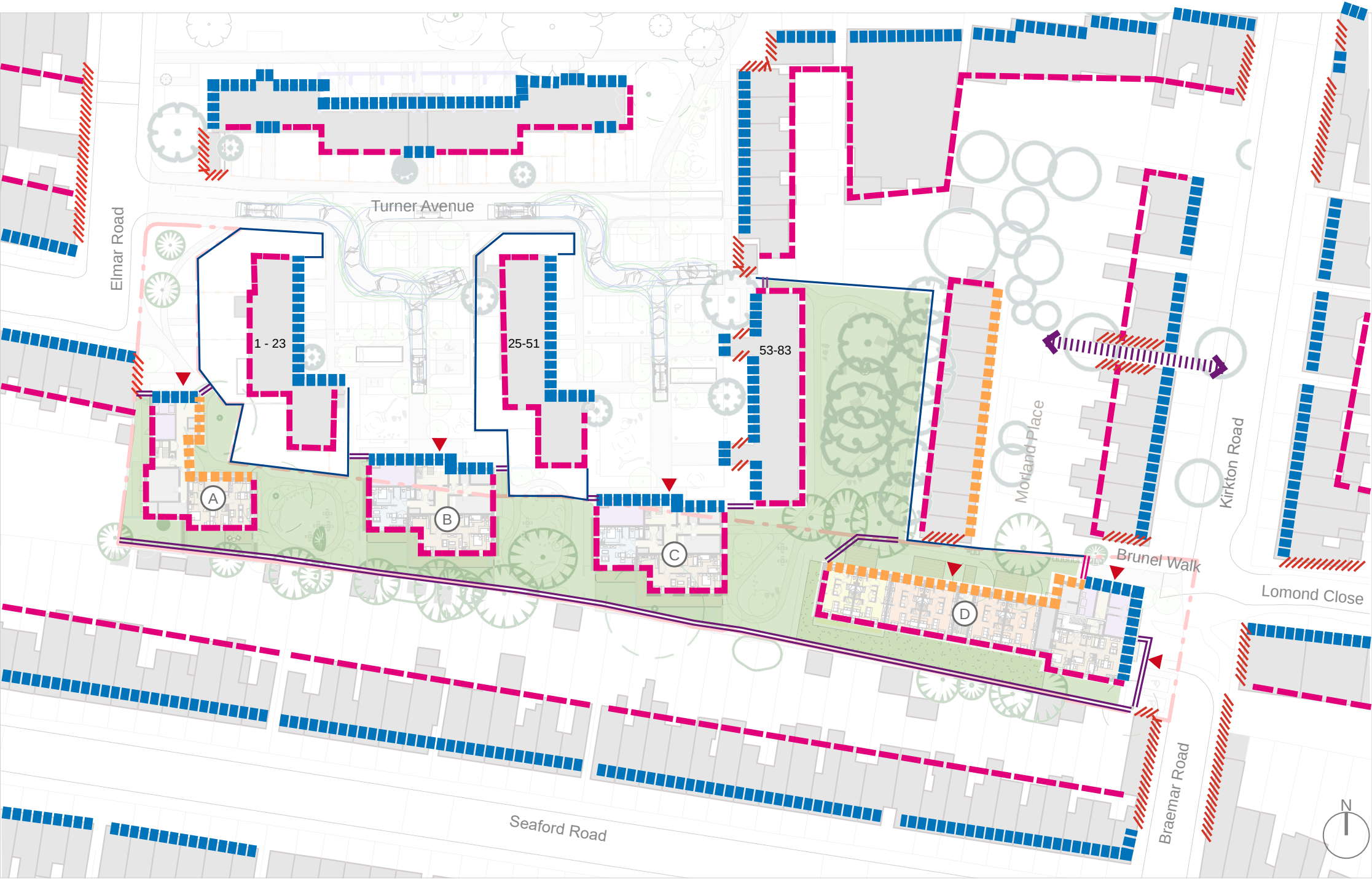
Revised Pre-app' 3 scheme compared to previous Pre-app' 2 scheme highlighting changes made - 1:500



Typical floor plan shows the previous Pre-app' 2 proposal



Typical floor plan shows the revised proposal for Pre-app' 3 and QRP 2



Frontage analysis of proposed site layout and surroundings

- Prime active frontage / Main entrances - Public Realm
- 
- Secondary frontage - Semi private realm

The panel also has concerns about the nature of the outlook of the linear mews houses adjacent to Building D. Alternative typologies for these dwellings could be considered to allow the building line of the main frontage to move away from the gable end of the existing terrace of houses to the north. A further option to explore different configuration with orientation east - west instead:

- Extent of developable area is limited given extent of constraints.
- Closing off the mews with built form further impacted on daylight/sunlight to Morland Place. (See Mews options study).
- The mews option has been retained and boundaries were enhanced with defensible planting.
- The mews wing was moved further south away from Morland Place.
- Family sized dwellings with private amenity space retained.
- Second floor set backs were also created to lessen the impact on Morland Place.
- Southern building line of the mews is no closer than the existing line.

Architectural expression

The panel feels that further development of the elevational treatment of the buildings is required, to enhance the level of interest, particularly within the important northern elevations of buildings B and C:

- Elevations were revised and articulated in response to context, particularly the northern facade.
- Material palette simplified with horizontal brick banding.
- Simple articulated brick work and mortar further animated the façade composition.

The articulation of the entrances across the new development, which are recessed and lined with a darker brick, is in contrast with the much more positive relationship

to the street of the bin stores, which are brought forward from the main plane of the elevations:

- Entrances to buildings A, B and C brought forward and assume a more central location.
- They now engage with the landscaped approach routes.
- Stone banding pulled over the entrance canopies to celebrate the entrances.
- The staircase and lobby to buildings B and C is given a visual presence from the street.
- The articulated brick banding with a darker mortar was taken up the stair enclosure to further enhance its presence.
- The textured brick to ground floor formed the base of the buildings with services assimilated into this base.

The current proposals for Building D seem a little generic in comparison to the late Victorian / Edwardian residential architecture adjacent, and its built form would benefit from further consideration. Building D could reflect the richness of the materiality on the adjacent streets to a greater extent, in terms of tones and contrast:

- Further analysis of the local architectural character on Kirkton and Braemar Road carried out.
- Highlights variety of materials with only a small amount of red brick.
- Study identifies key design narratives around the windows and façade proportions.
- Elevations to building D revised to reflect rhythm of street

- frontage / terraces
- Layout handed to move balconies away from neighbours to the south.
  - See the Design Rationale for Elevations in section 5.0 for further explanation.

Windows to Turner Avenue need further consideration from the inside – wider, shorter benefit internal spaces?:

- As noted above the windows have been revisited to address the internal layouts of each home.
- Lower glazing panels have been removed.
- North facing windows increased in width.
- As a result, the elevation is still sensitively proportioned and balanced within its context.

Inclusive and sustainable design

The panel would encourage the project team to consider the provision of lifts within blocks:

- It has not been financially viable to provide lifts into the buildings.
- Staircases with generous layouts have been incorporated.
- Provision for secure pram stores made at ground floor.



Building B north elevation facing to estate shows previous Pre-app' No 2 proposal



Building B north elevation facing to estate shows revised Pre-app' No 3 and QRP 2 proposal



Artist impression Building D1 fronting Kirkton Road shows previous Pre-app' No 2 proposal



Artist impression Building D1 fronting Kirkton Road shows revised QRP No 2 proposal

Feedback and responses: Pre-application No. 3 - 05.04.22 and QRP No. 2 - 20.04.22



Street view of Building D1 with updated materials, detailing and entrance following QRP 2



Updated Typical Floor Plan showing angled bay windows to the southern boundary following Pre-app 3

The following further revisions were made in response to pre-application 3 and QRP 2 chairs review comments received:

**Building D1, further exploration of material, colour and detailing:**

A warmer brick has been chosen and a contrasting darker brick introduced. The detailing has been developed further in particular the ground floor banding and contrasting window surrounds with stone details.

Building D now has a more individual character separate to the buildings integrated within the Turner Avenue estate

**Exploration of the roof design:**

A number of options for introducing a pitched roof form have been examined and are summarised on the following page entitled 'Building D1 - Study of pitched roof options'.

We conclude that the proposed flat roof form is still the preference as other options result in height and massing out of scale with the context and impair our ability to meet the net zero carbon on site target by using the roof space for plant and renewable energy generation via PVs.

**Location of entrance to Building D1:**

We have revisited the ground floor layout of building D and have now moved the entrance to the corner of the building with the entrance door facing Kirkton Road to give it more prominence and contribute to activity at street level.

**Other changes to Building D1:**

In order to address the risk of surface water flooding at the lower existing car park level on Braemar Road it has been necessary to raise the southern section of the building up to the same level as the northern part. We feel this has improved the elevation and has had a minimal impact in terms of height and massing of the flank wall to the south.

**Buildings A, B & C and D2 the mews:**

In order to address remaining concerns over the northern elevations of buildings B & C which are the front elevations we have rearranged the fenestration and introduced an additional window to balance up either side of the entrance and stair core.

We have introduced oriel / angled bay windows to the parts of the buildings closest to the adjoining garden boundaries in order to prevent any direct overlooking of gardens to the

south, as shown in the site plans.

We have also introduced 1.8m high screens to the southern edges of balconies of A, B & C where they are closer to the garden boundary again in order to prevent any direct overlooking of gardens to the south. For further details of the impact of the proposed in section 6.0 of this report.

We have developed the design of the new communal bin stores to reflect the materials and detailing of the proposed buildings.

**Landscape:**

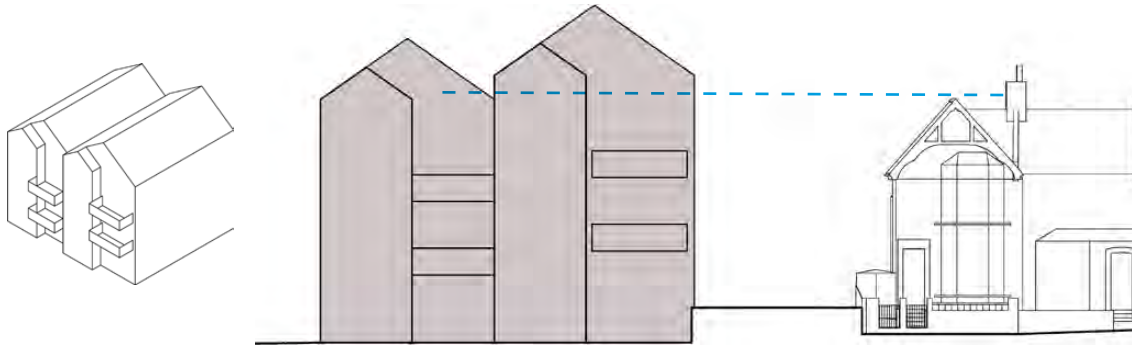
The landscape design has been developed to create more clearly legible boundaries between public, semi public and private space. In particular the thinking along Westgreen Road has been developed to discourage cutting though.

Lighting proposals have been developed for the public realm in consultation with the crime prevention officer.



Additional windows to the northern elevations following Pre-app' 3

Pitched roof gable end

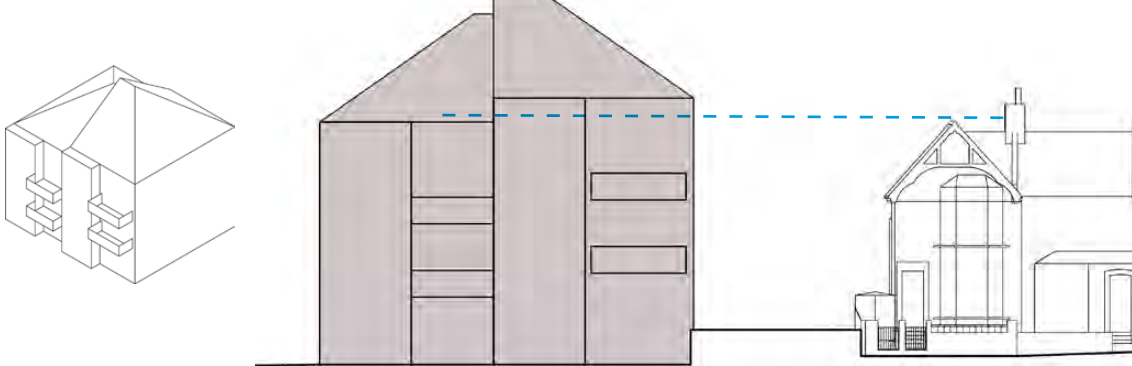


Building D1 - Study of pitched roof options.

Pitched roof gable end option.

- Advantages:
- Reflects pitched roof and gable end forms that is characteristic of Kirkton Road
- Disadvantages
- Height of ridge and increased massing of building exceeds that of adjacent buildings and streetscape as seen in both street views.
  - Gable ends are oversized.
  - South facing area for photo voltaic panels is significantly reduced making net zero carbon on site a challenge.
  - Valley gutter causes a maintenance risk.

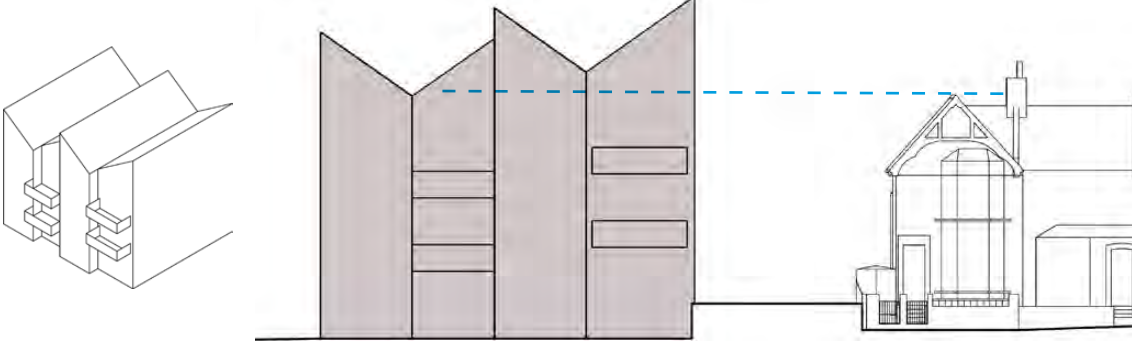
Pitched roof hipped



Pitched roof hipped option.

- Advantages
- Reflects pitched roof forms that is characteristic of Kirkton Road
- Disadvantages
- Unattractive form oversized in the context.
  - Height of ridge and increased massing of building significantly exceeds that of adjacent buildings and streetscape.
  - South facing area available for photo voltaic panels is very significantly reduced making net zero carbon on site challenging.

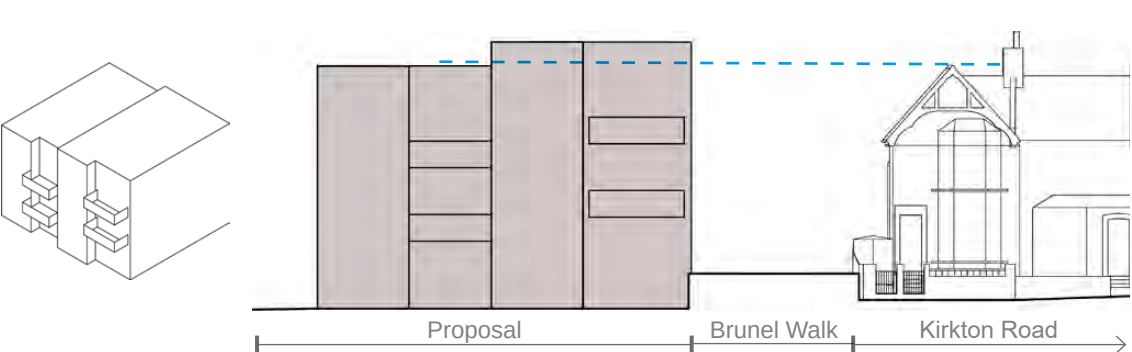
Pitched roof butterfly



Pitched roof butterfly option.

- Advantages
- Delivers an interesting sequence of forms
- Disadvantages
- Unattractive oversized flank wall seen from Braemar Road.
  - Height of ridge and increased massing of building significantly exceeds that of adjacent buildings and streetscape.

Flat roof



Proposed flat roof preferred option.

- Advantages
- Height and massing of building is sympathetic with adjacent buildings and streetscape.
  - Simple and attractive form.
  - Decorative brick treatment to roof parapet possible.
  - Flat roof provides sufficient area for photo voltaic panels contributing to net zero carbon on site.

Axonometric view Outline elevation

View of Block D1 from Braemar Road

View of Block D1 down Kirkton Road

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