

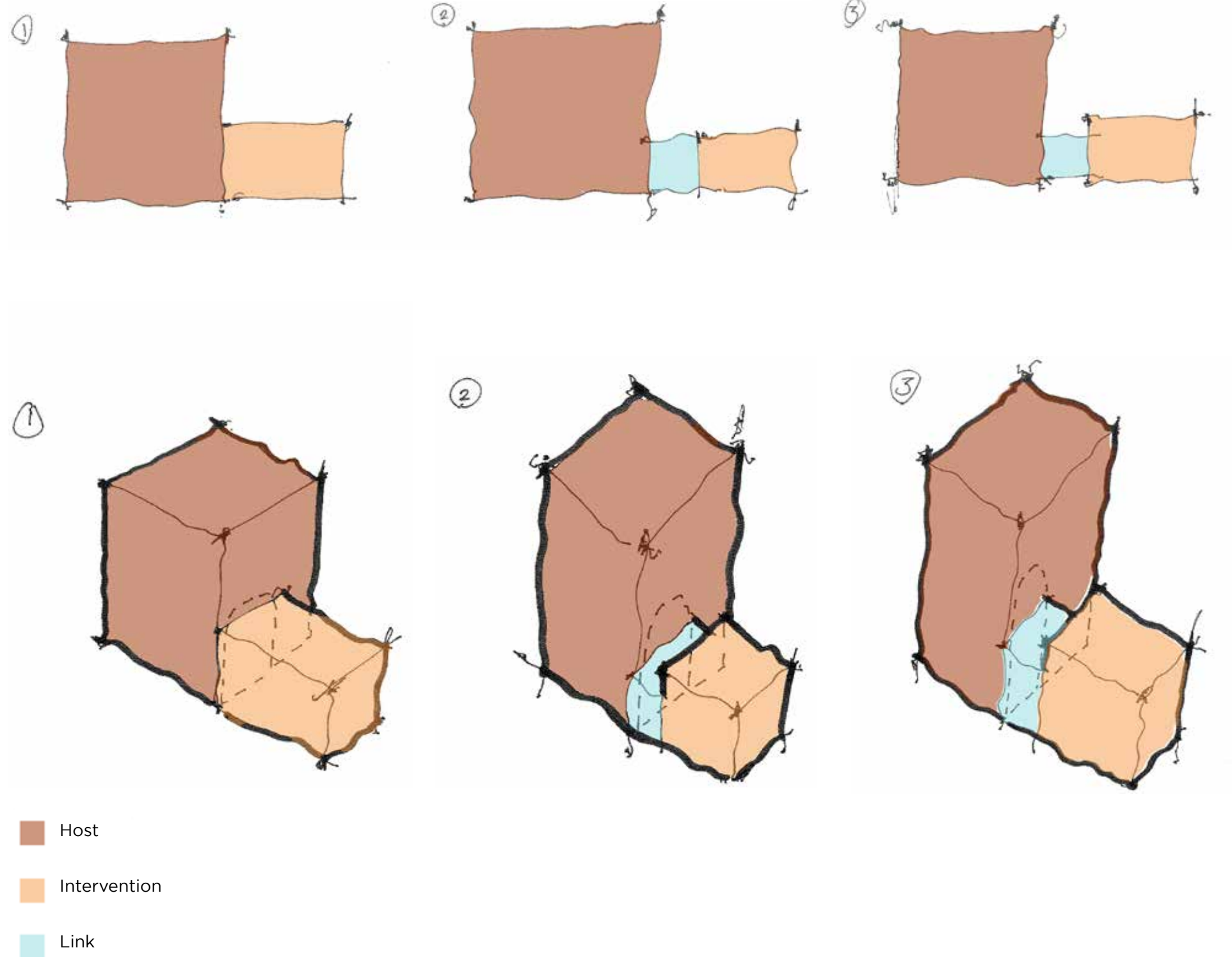
4.3 CONCEPT

The Development Phase has offered opportunity to revisit the rear extension designs and this has been important given the proposal to increase the footprints.

These new studies for the extensions focus on the intersection of a glazed connection between the existing building and the proposed extension. The proposed extension sits to the rear of the respective carriageways of each property, which are articulated on the rear elevation with a brick archway.

The massing models shown opposite begin to demonstrate the thought process behind how we could better reveal the historic arch through the use of a glazed junction.

The final iteration shows the slightly slimmer glass corridor in plan, and the massing model shows the reduced height which allows for better legibility of the arch.



4.3 CONCEPT



FIGURE 29. Illustrative Section - Glass link provides better daylighting deeper in plan



FIGURE 30. Concept Sketch showing Rear Extensions and Landscaping

4.4 DEVELOPMENT PHASE DESIGN REVISIONS

Nos. 810/12 Rear Lightwell:

At Round 1 a large, new, lightwell was shown around the existing rear basement window to No. 810 as this aligned with the proposals at the rear of No. 808. Upon further review, during the development phase, we believe this would not be appropriate in the context of the historic asset given the amount of excavation required; the challenges of how the exposed basement walls would need to be treated/re-supported; and given the impact this would have on the rear elevation, particularly the bay window, as a balustrade would be required. Therefore the Round 2 scheme sees this lightwell omitted in favour of a simple pavement light in the landscaping providing daylight access to the existing basement window.

No. 808 Basement:

As No. 808 is occupied, access was not gained during the earlier phases of the scheme. The Round 1 application showed reducing the level of the basement under the main part of the 808 property. However, having now been able to gain access, this space is largely original and so the intention is to leave the levels as existing. Habitable rooms were proposed, which would now not be possible, given the reduced headroom in this location, but the proposed scheme results in far less excavation and underpinning and therefore reduces the risk to the assets.

The programme envisaged for the No. 808 basement has been accommodated at the upper floors of No. 808 with the advantage of the storage now proposed there freeing up space in the proposed basement gallery. The lack of access also meant that the basement layout was not fully understood at Round 1. Indeed, the original ‘copper’ (early washing machine) survives at the rear of the plan.

The original scheme would have removed this highly significant feature as a large rear lightwell was proposed and would have resulted in the rear wall of the property having being underpinned – the current proposals introduce a retaining wall to the east, out with the main footprint of the property which avoids the need to underpin the rear elevation, provides support to the restored bay window, and allows space for the escape stair from the new basement gallery space.

No. 808 Lift:

The Development Phase work as allowed the proposed lift installation to No. 808 to be tested in greater detail. Again, with the benefit of access having been gained, it is apparent that original cantilevered hearth stones survive to the south, party wall side, of the No. 808 carriage house, at the upper floors, along with surviving sections of the projecting chimney breasts. This has led us to re-site the lift to the north side of the carriage house in order to avoid any alterations to the existing fabric opposite. The associated stair is moved over as well.

Testing the lift in section has shown that the headroom needed at second floor results in a clash with the existing roof structure to the carriage house. To avoid alterations here, it is proposed that the lift accesses basement, ground floor, raised ground floor, and first floor only, therefore not second floor as originally proposed. This means that level access is provided to all publicly accessible areas of both buildings, and artist studio space at the first floor – this approach has been discussed with the Client and Building Control.

Glazed Link:

The Round 1 proposals saw larger rear extensions proposed to both buildings than those which have been consented as part of the wider Paxton17 scheme. This was in order to justify the business case in terms of number of users of the facilities. To justify these alterations from a planning perspective, the Development Phase design has sought to introduce a glazed link between the existing buildings and the proposed contemporary additions to further reduce the perceived scale of the extensions and reinforce the idea that they sit separately from the host properties in the landscape.

Cafe and Landscaping:

Following the move to enlarge the café space, further thought has been given to how this space will operate with alterations to the layout and seating based on the proposed offer.

The landscaping proposals have also been developed with the front area altered to provide level access to the No. 808 carriage house and the rear of No. 808 altered to wrap the ramping access routes around a small garden space – this aims to lessen the impact of a ‘wall’ of ramps on the rear elevation and provide a more private space within the publicly accessible landscaped yard.

Upper Floors:

With the communal artist’s kitchen sited in No. 808, a satellite kitchenette has been added to No. 810 at second floor to avoid those users having to navigate down to ground, outside, and then back upstairs. A laundry space to support the fashion artists has also been added to the first floor of No. 808.

4.5 ACTIVITY STATEMENT

INTRODUCTION

As part of the NLHF Bid, we have produced an activity statement to set out how Sarabande will operate the buildings.

The following notes summarise the proposed activities and illustrate the importance of public benefits that the tenant would bring.

4.5 ACTIVITY STATEMENT

ABOUT SARABANDE

- Leading arts and cultural organisation
- Creative business accelerator and Business mentor
- High quality affordable artist studios
- Public programmes of on-site and on-line talks and skills workshops
- Exhibitions and artist led shows
- Grant-giving (cost of living and fees) for economically disadvantaged
- 15 studio spaces
- 33 events with 5700 tickets booked Workshops: 1675 participants
- Practical talks: 486 in person (COVID restrictions)
- Exhibitions: 867 in person only
- Inspirational talks: 363 (COVID restrictions)

TOTTENHAM PRIORITY AUDIENCES

- Local creatives
- Local young people and students aged 16-18 years
- Local community organisations
- Special interest groups eg. Local heritage societies, architecture students, Georgian Society

ACTIVITY SUMMARY

Construction period: apprenticeship, work placements, hard hat tours, conservation talks, architecture talks, restoration film project with students from LAE, work experience x 2 students from LAE, interpretation research and development, student insight into life as an artist, awareness campaign with creative networks in Tottenham



Sarabande Artists



Art Installation at Nos. 810/812

4.5 ACTIVITY STATEMENT

OUTCOMES

- Local people starting out in the creative industries will have access to affordable studio space, business and mentoring support – building future careers and enabling talented local people to stay local
- Local people will be engaged in workshops and talks and events, in a quality historic & creative environment
- For the first time, local people will benefit from access to these historic buildings, with a welcoming new café and outdoor area, for enjoyment, inspiration and social connection
- New interpretation will engage people in celebrating the creative history of the area, and local people, including young people, in exploring the historic buildings
- Local people, including young people and students, will have skills development and work opportunities through new jobs, apprenticeship, placements, internships, work experience and a film project
- An internationally recognised and respected business will support the regeneration of the area, attracting other businesses and raising the profile of Tottenham as a good place to live, work, visit and invest
- Restoring and re opening the most significant Georgian buildings in Tottenham will encourage pride in the area and support wider regeneration efforts. Providing an exemplar of high-quality place-making and an imaginative and positive response to a challenging site and a sensitive heritage context.



Sarabande Artist



Art Installation at Nos. 810/812

4.6 ACCESSIBILITY

The existing steps to the front and rear of both properties makes universal access impossible at present. A key principle of the wider masterplan is to provide a landscape to the rear of the historic terrace which forms 'new front doors' to the properties with level access.

This approach has been adopted and extended at Nos. 808-810/12 where new front doors are considered to both the front and rear in order to allow for much improved accessibility to users and full level access to the publicly accessible areas of the project.

Nos. 810/12:

The publicly accessible café, which is accommodated within the existing carriage house and proposed rear extension, is set at grade with a shallow ramped access from the High Road pavement which already exists. The café then integrates seamlessly with the proposed landscaping of the Paxton17 masterplan as it sits at the yard level.

Access to the raised ground floor proposed retail spaces within No. 810 is provided by the sloped landscaping to the rear of the properties.

No. 808:

Proposed alterations to the front area allow for level access to the carriage house here as well, however, once inside the space, a lift is proposed to serve the basement, ground floor, raised ground floor and first. The raised ground floor meets the rear landscaping before it slopes down to yard level.

The programme offer is such that the ground floor rooms are relatively flexible with retail, office, and meeting space envisaged although this could also be artist studio space. If the ground floor of both buildings was programmed such that it didn't have any studio space then the benefit of the lift serving first floor is that accessible studios would be accommodated within the scheme.



FIGURE 31. Public Accessibility - Ground Level



FIGURE 32. Internal Public Accessibility - Basement Level

4.7 PROPOSED GROUND FLOOR PLAN

KEY

- A** Retail/Office/Meeting
- B** Cafe
- C** Cafe Seating/Flexible Space
- D** Gallery and Educational Space
- E** Accessible Lift
- F** WC
- G** Garden



Not to scale

Subject to Planning and Listed Building Consent



4.7 PROPOSED BASEMENT PLAN

KEY

- A** Store Room
- B** Plant Room
- C** Gallery/Education Space
- D** Accessible Lift
- E** WC



Not to scale

Subject to Planning and Listed Building Consent



4.7 PROPOSED FIRST FLOOR PLAN

KEY

- A** Studios
- B** Kitchen
- C** Accessible Lift
- D** WC
- Laundry
- Wet Room



Not to scale

Subject to Planning and Listed Building Consent



4.7 PROPOSED SECOND FLOOR PLANS

KEY

- A** Studios
- B** Kitchenette



Not to scale

Subject to Planning and Listed Building Consent

4.7 PROPOSED THIRD FLOOR PLAN

KEY

A Studios



Not to scale

Subject to Planning and Listed Building Consent



4.8 NO. 808 HIGH ROAD

PROPOSED CHANGES TO CONSENTED SCHEME

Design Element	Proposed Change
1 - Single storey rear extension, including demolition of existing small extensions	Connection of proposed extension to the existing building altered to a small glass link, extension made longer in the east direction by circa. 1.5M. Internal layout of extension and carriage house revised.
2 - Basement extension	Proposed basement to the rear of 808, out with the footprint of the property, with the lowering of the existing beneath the carriage house.
3 - Internal alterations	Alterations proposed to restore the building at all levels.
4 - External alterations	Minor alterations to the ramps as part of the consented Paxton17 landscape.

4.8 NOS. 810/12 HIGH ROAD

PROPOSED CHANGES TO CONSENTED SCHEME

Design Element	Proposed Change
1 - Single storey rear extension	Connection of proposed extension to existing building altered to a small glass link, extension made longer in the east direction by circa. 1.5 m.
2 - Internal alterations	No change to consented scheme apart from retaining the existing floor level of the carriage house and the associated omission of the lift and steps. Fit out of studio spaces to include 18mm ply partitions with attached desks to galvanise walls against damage
3 - External alterations	Minor alterations proposed to the rear landscaping.

4.9 WEST ELEVATION



Nos. 808-810/12 consented front elevation

810/812 - No changes proposed

808 - Ramp to carriage house altered (Refer to Pg. 54)



Nos. 808-810/12 proposed front elevation

4.9 EAST ELEVATION



Nos. 808-810/12 consented rear elevation

810/812 - Rear levels altered to suit Paxton17 landscape

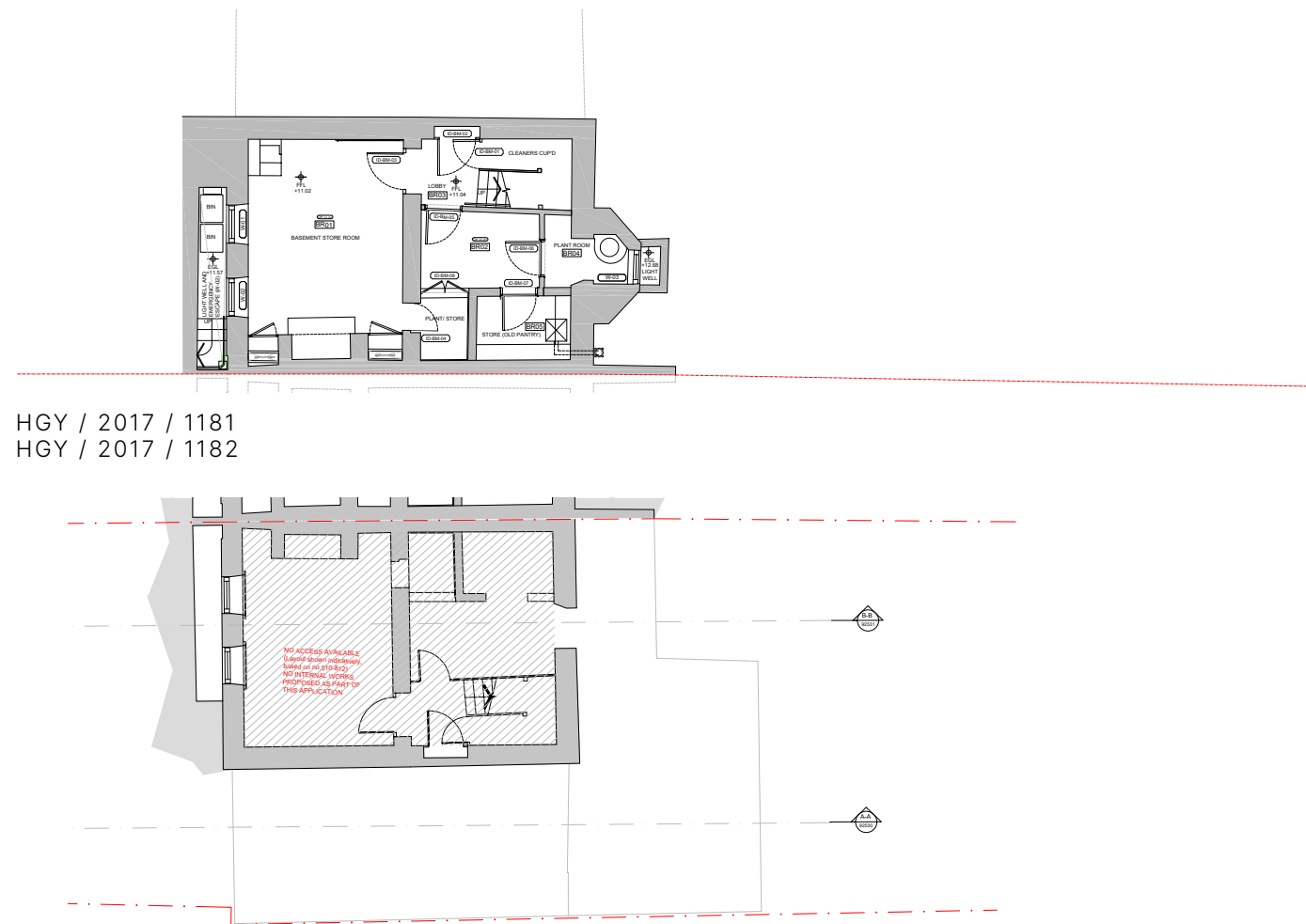
808 - Glazing to rear extension reduced



Nos. 808-810/12 proposed rear elevation

4.10 NO. 808-810/12 - BASEMENT FLOOR PLANS

CONSENTED SCHEME(S)



HGY / 2017 / 1181
HGY / 2017 / 1182

HGY / 2020 / 1584
HGY / 2020 / 1586



Not to scale

Subject to Planning and Listed Building Consent

Proposed Scheme

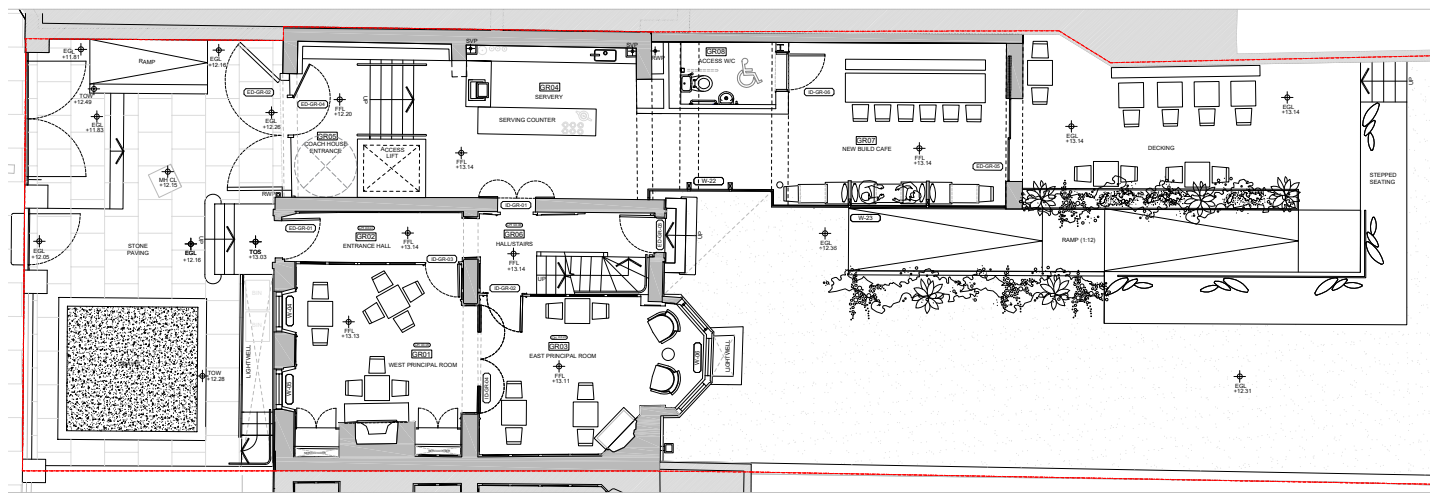
810/812 - No changes at basement level



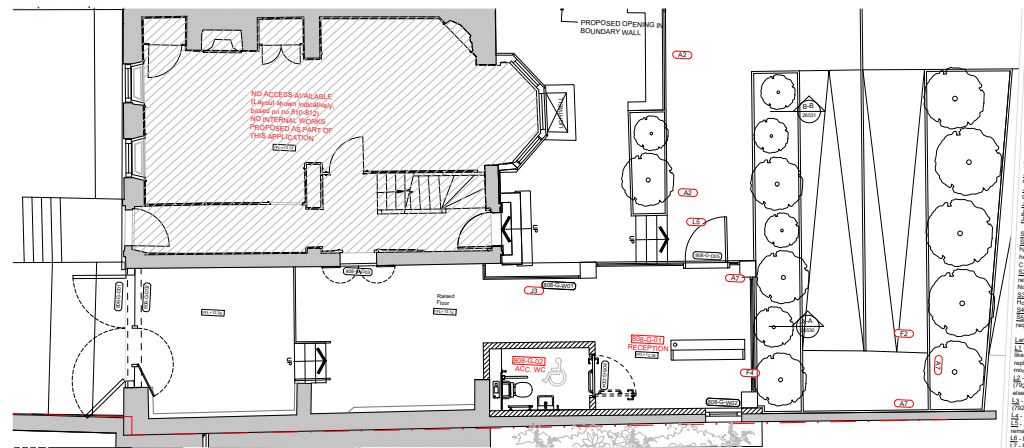
808 - Basement extended to East and space under carriage house lowered

4.10 NO. 808-810/12 - GROUND FLOOR PLANS

CONSENTED SCHEME(S)



HGY / 2017 / 1181
HGY / 2017 / 1182



HGY / 2020 / 1584
HGY / 2020 / 1586



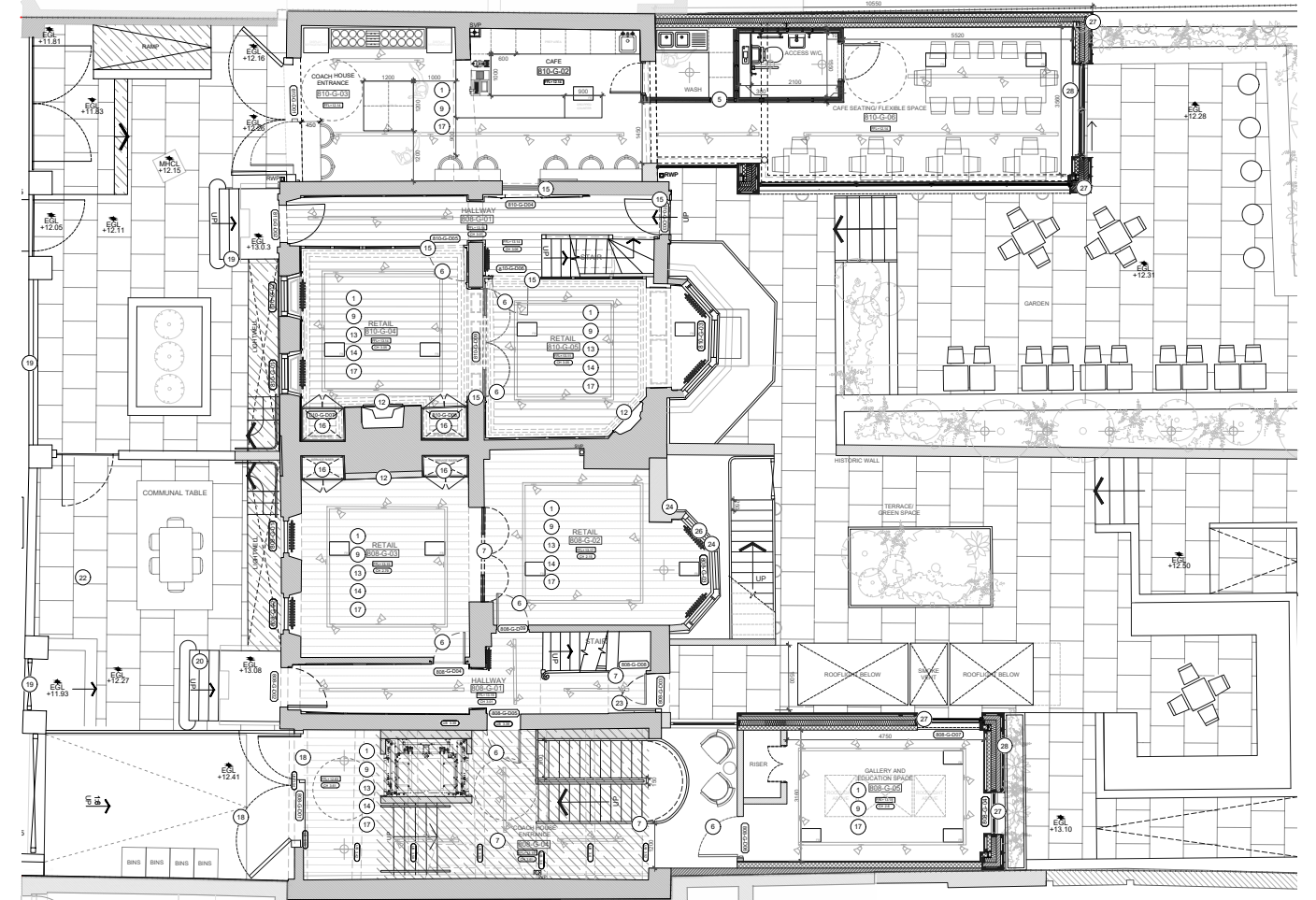
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Subject to Planning and Listed Building Consent

Proposed Scheme

810/812 - Carriageway floor retained

Small increase in length of proposed extension



808 Carriage house floor lowered

Small increase in length of proposed extension

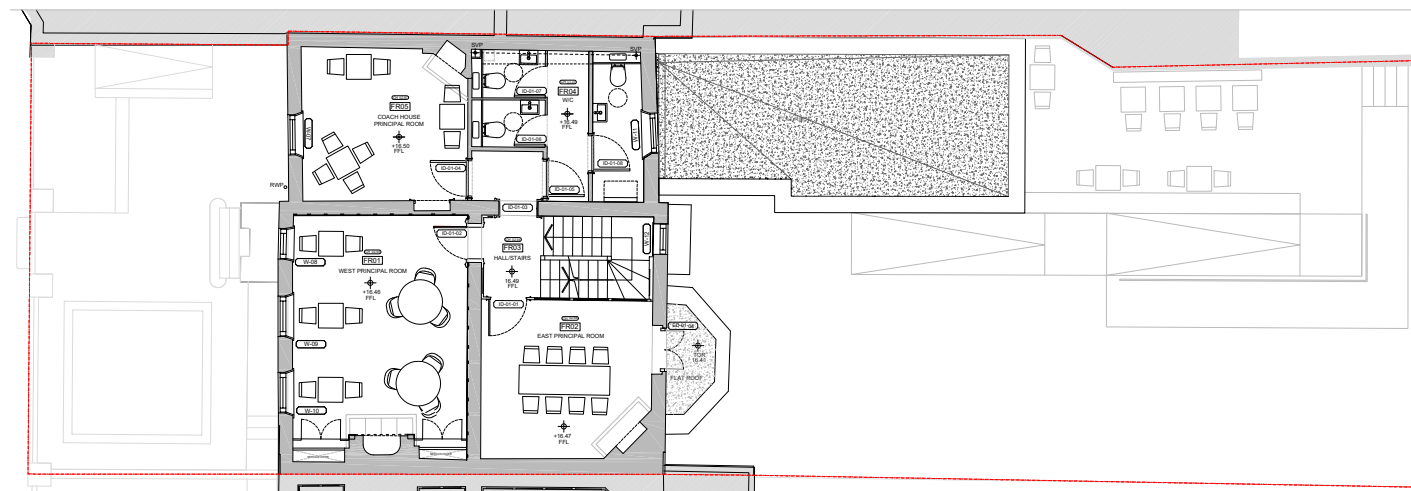
Rear landscaping levels and ramps altered



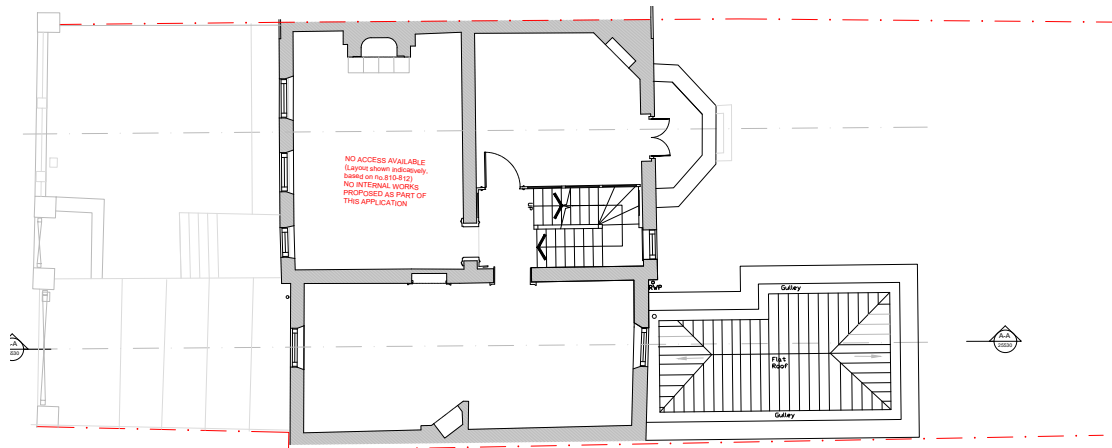
4.10 NO. 808-810/12 - FIRST FLOOR PLANS

CONSENTED SCHEME(S)

Proposed Scheme



HGY / 2017 / 1181
HGY / 2017 / 1182



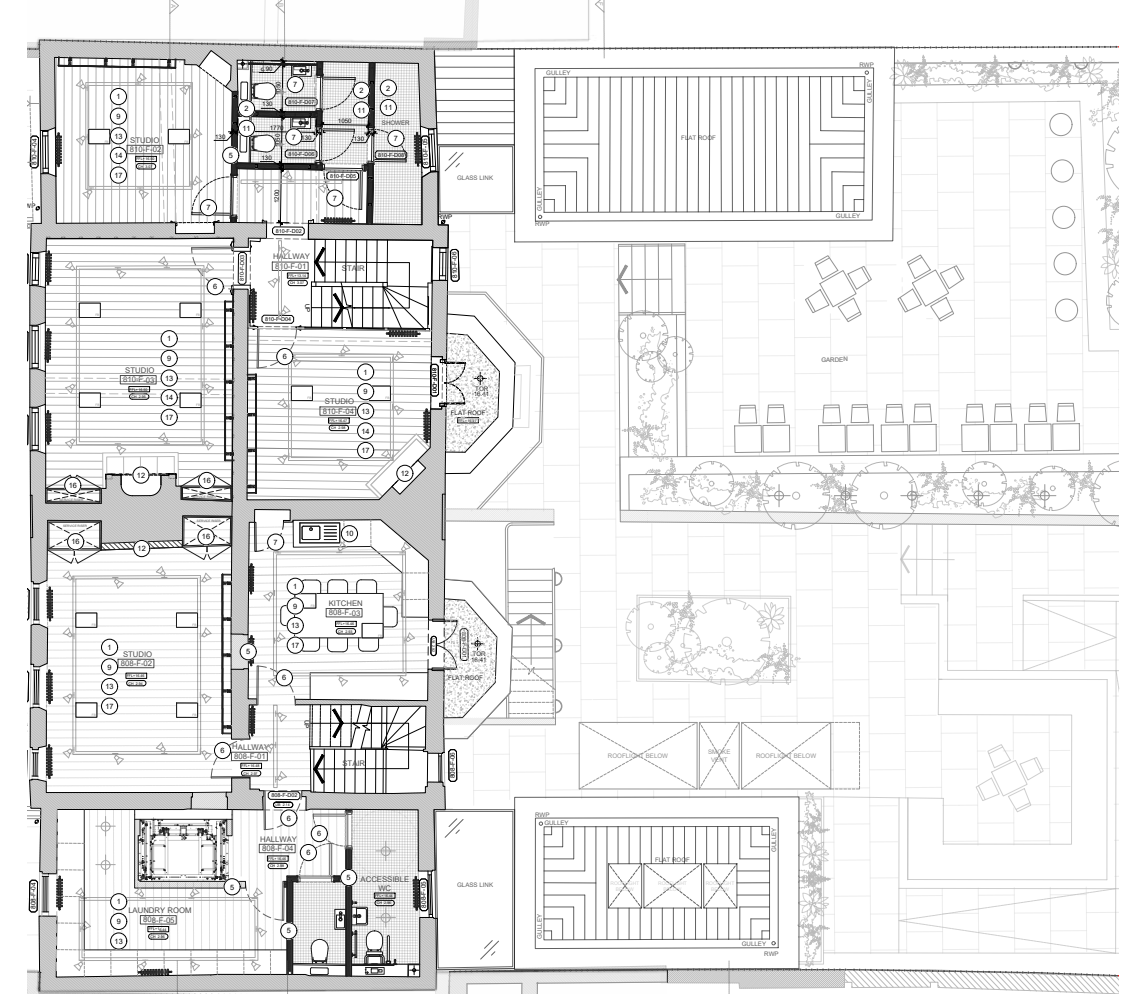
HGY / 2020 / 1584
HGY / 2020 / 1586



Not to scale

Subject to Planning and Listed Building Consent

810/812 - No changes proposed at first floor level



808 - Minor layout changes to accommodate additional WC

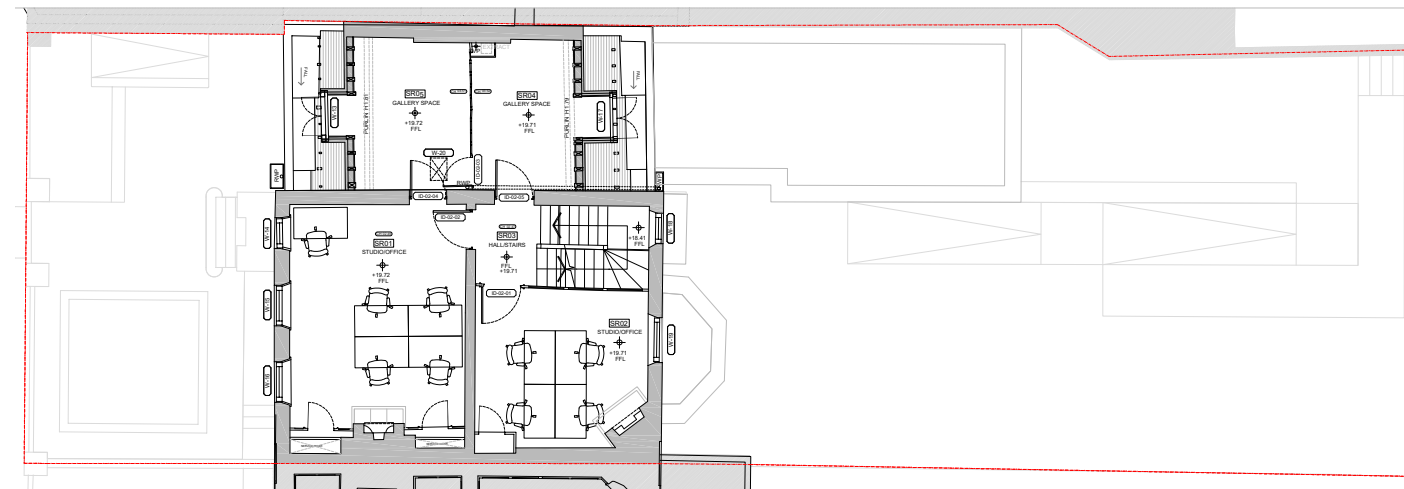
Proposed works to restore the interiors



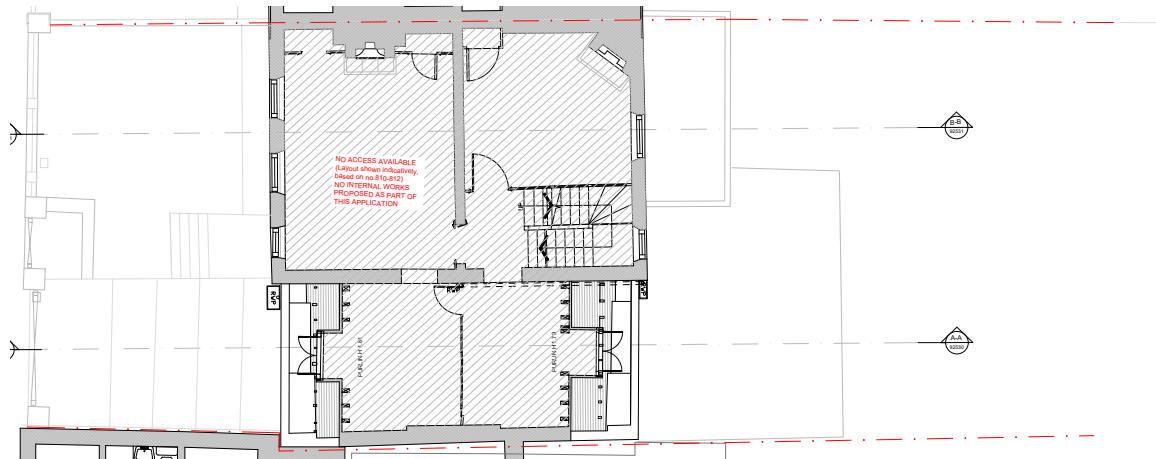
4.10 NO. 808-810/12 - SECOND FLOOR PLANS

CONSENTED SCHEME(S)

Proposed Scheme



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HGY / 2017 / 1182

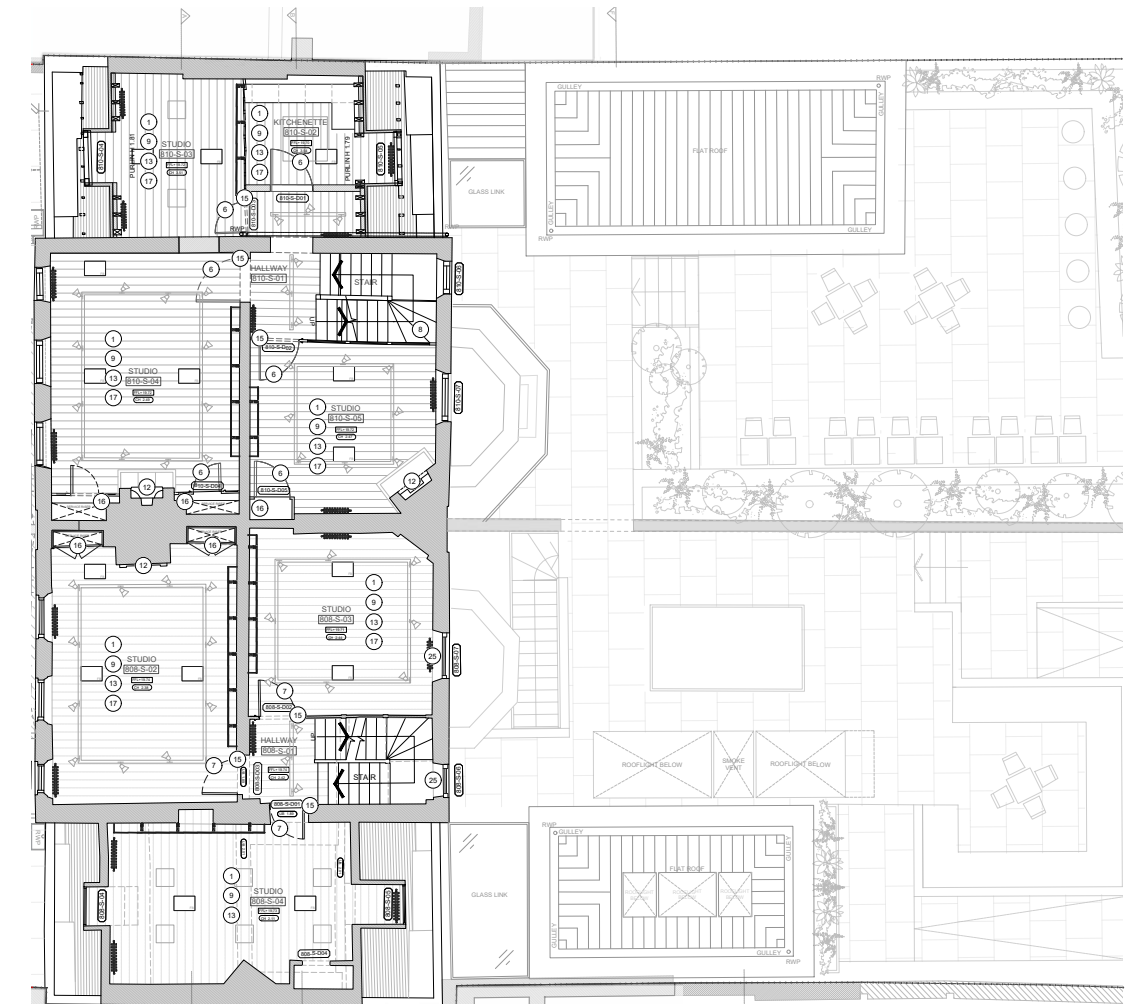


HGY / 2020 / 1584
HGY / 2020 / 1586



Not to scale
Subject to Planning and Listed Building Consent

810/812 - Kitchenette added over carriage house



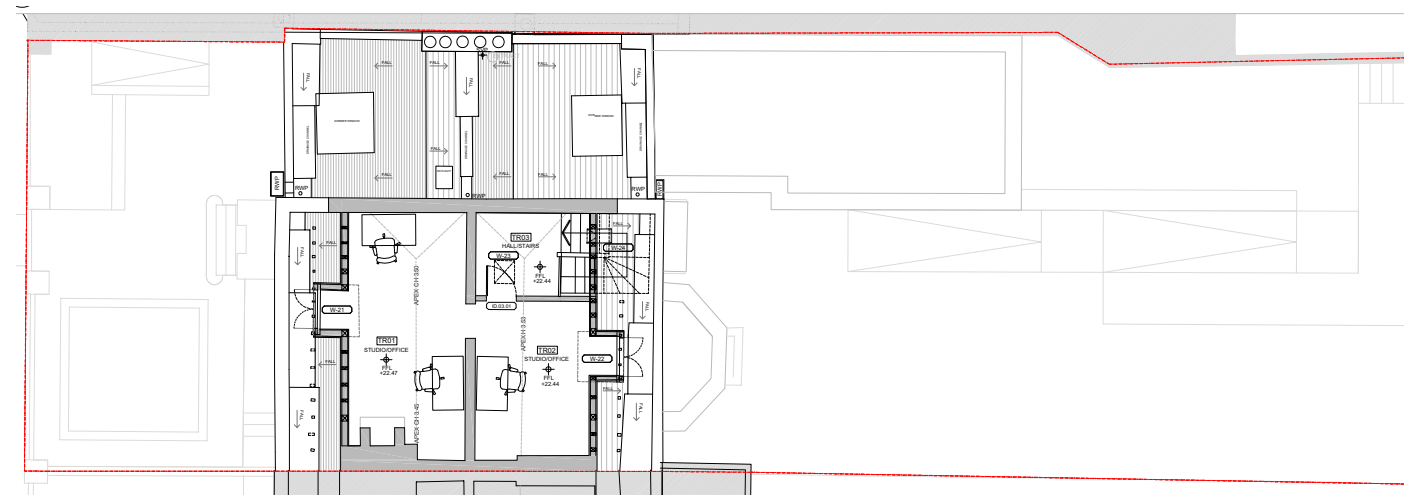
808 - Proposed works to restore the interiors



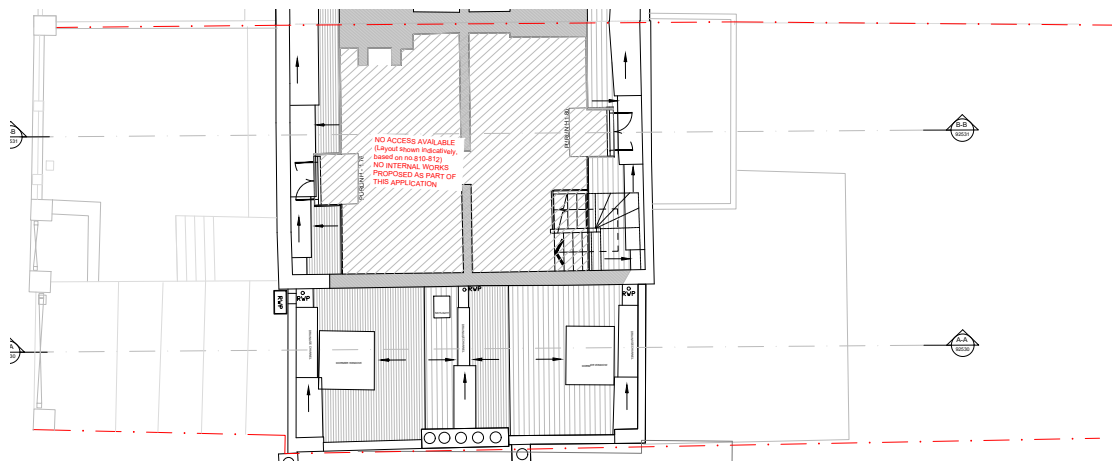
4.10 NO. 808-810/12 - THIRD FLOOR PLANS

CONSENTED SCHEME(S)

Proposed Scheme



HGY / 2017 / 1181
HGY / 2017 / 1182

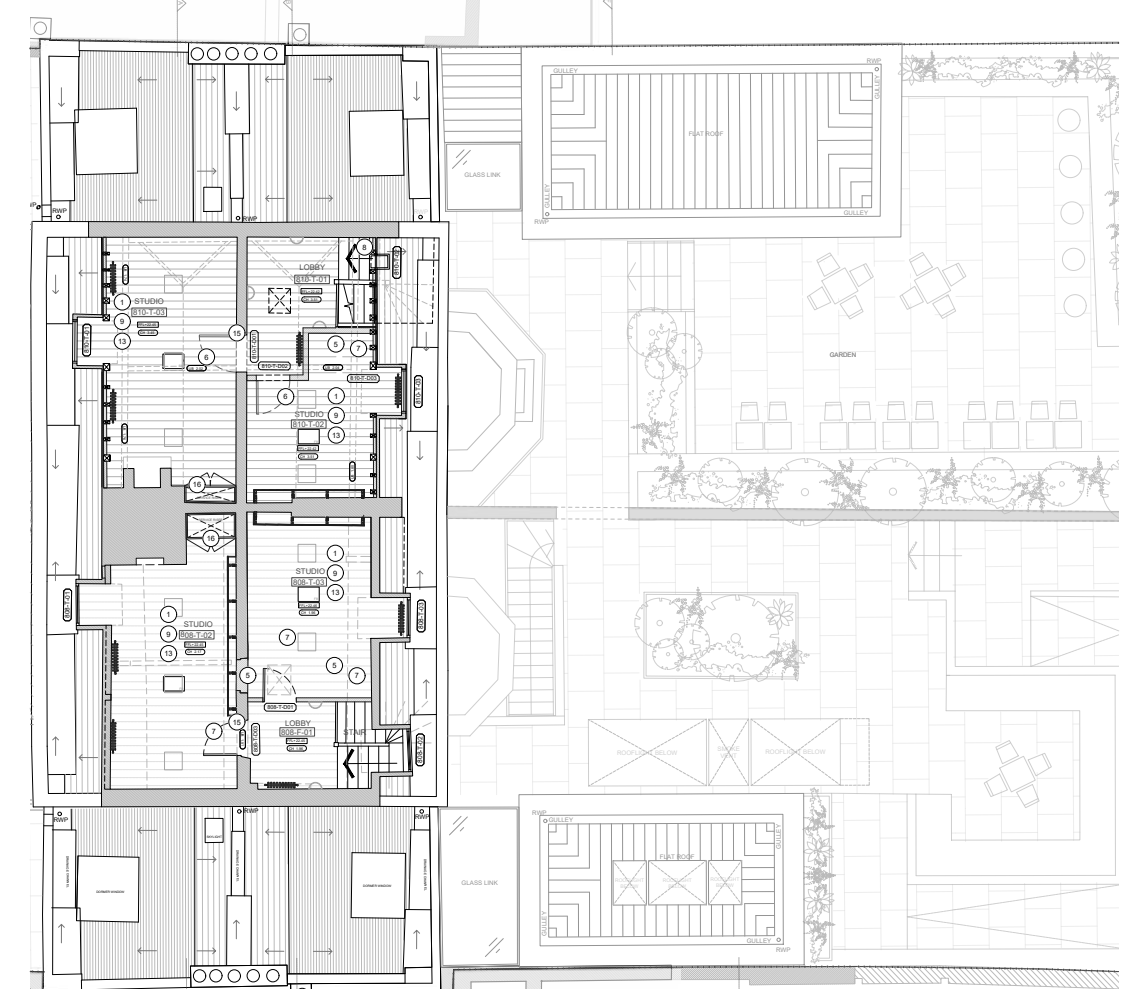


HGY / 2020 / 1584
HGY / 2020 / 1586



Not to scale
Subject to Planning and Listed Building Consent

810/812 - No changes proposed at this level



808 - Proposed works to restore the interiors



4.10 PROPOSED REAR EXTENSIONS

- Small increase in length of proposed extension
- Rear landscaping levels and ramps altered
- Glazed link added between the historic fabric and contemporary alteration
- No changes proposed to materiality



Consented Elevation - Rear Extension



Proposed Elevation - Rear Extension

4.11 MANAGEMENT AND MAINTENANCE

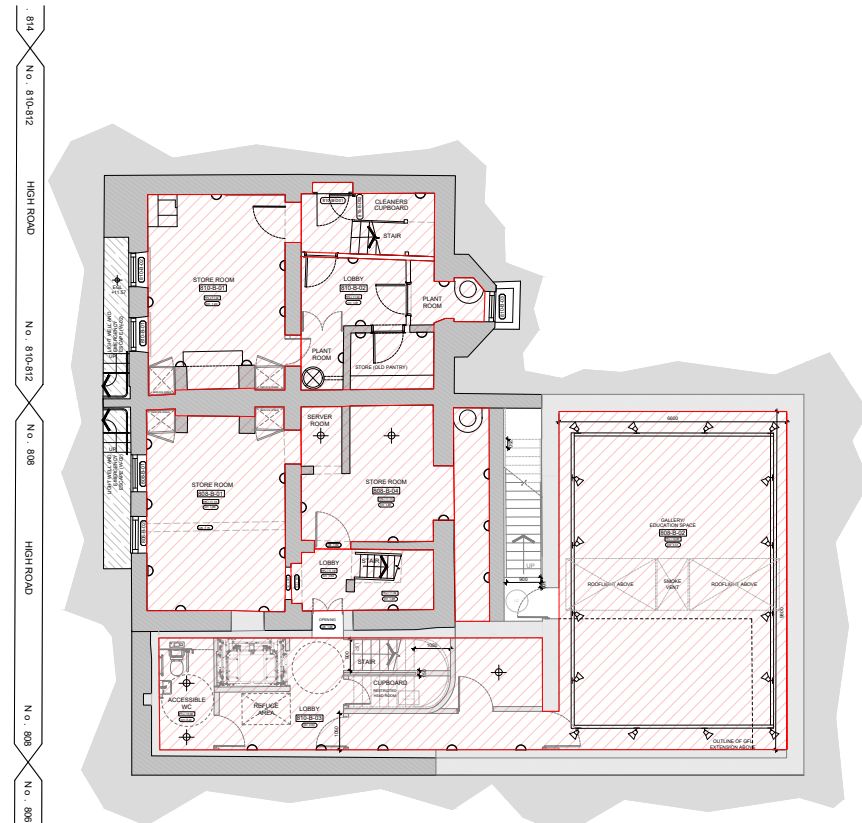
The Management and Maintenance Plan is enclosed, but an extract of the key document, the Action Plan is included adjacent for reference.



808-810/12 High Road, Tottenham, London 10 year Planned Maintenance Summary				BEGINNING OF YEAR: TOTAL BUDGET COST										
				2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
				£6,350	£6,350	£6,350	£6,350	£56,600	£6,350	£6,350	£6,350	£6,350	£56,350	
ITEM	ELEMENT	RESPONSIBILITY	FREQUENCY	COSTS										
				YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	
INTERNAL														
1.0	No. 808 - Studios													
1.1	Redecoration (walls, ceilings and joinery) - standard paint products by contractor	Sarabande (contractor)	Every 5 years											
1.2	Refinishing of timber floors (re-oiling)	Sarabande (contractor)	Every 5 years											
2.0	No. 808 - Ground floor gallery/education space													
2.1	Redecoration (walls, ceilings and joinery) - standard paint products by contractor	Sarabande (contractor)	Every 5 years											
2.2	Refinishing of timber floors (re-oiling)	Sarabande (contractor)	Every 5 years											
3.0	No. 808 - Kitchens and Laundry													
3.1	Redecoration (walls, ceilings and joinery) - standard paint products by contractor	Sarabande (contractor)	Every 5 years											
3.2	Refinishing of timber floors (re-oiling)	Sarabande (contractor)	Every 5 years											
4.0	No. 808 - WCs													
4.1	Redecoration (walls, ceilings and joinery) - standard paint products by contractor	Sarabande (contractor)	Every 5 years											
4.2	Deep clean floor and tiling grout	Sarabande (contractor)	Annually	250	250	250	250	250	250	250	250	250		
5.0	No. 808 - Ancillary Rooms (stairs, lobbies, stores, plant rooms etc.)													
5.1	Redecoration (walls, ceilings and joinery) - standard paint products by contractor	Sarabande (contractor)	Every 5 years											
5.2	Refinishing of timber floors (re-oiling)	Sarabande (contractor)	Every 5 years											
5.3	Specialist clean of stone/terracotta floor to basement	Sarabande (specialist contractor)	Every 5 years											
6.0	No. 810 - Studios													
6.1	Inspection of interior panelling and cornice prior to any redecoration (Throughout)	Sarabande (conservation specialist)	Every 5 years											
6.2	Redecoration (walls, ceilings and joinery) - specialist paint products by specialist contractor	Sarabande (specialist contractor)	Every 5 years											
6.3	Refinishing of timber floors (re-oiling)	Sarabande (contractor)	Every 5 years											
7.0	No. 810 - Ground floor café including prep. kitchen							35,000					35,000	
7.1	Redecoration (walls, ceilings and joinery) - specialist paint products by specialist contractor (front)	Sarabande (specialist contractor)	Every 5 years											
7.2	Redecoration (walls, ceilings and joinery) - standard paint products by contractor (rear)	Sarabande (contractor)	Every 5 years											
7.3	Deep clean floor and tiling grout	Sarabande (contractor)	Every 5 years											
8.0	No. 810 - Kitchen and kitchenette													
8.1	Inspection of interior panelling and cornice prior to any redecoration (Throughout)	Sarabande (conservation specialist)	Every 5 years											
8.2	Redecoration (walls, ceilings and joinery) - specialist paint products by specialist contractor	Sarabande (specialist contractor)	Every 5 years											
8.3	Refinishing of timber floors (re-oiling)	Sarabande (contractor)	Every 5 years											
9.0	No. 810 - WCs													
9.1	Redecoration (walls, ceilings and joinery) - specialist paint products by specialist contractor	Sarabande (specialist contractor)	Every 5 years											
9.2	Deep clean floor and tiling grout	Sarabande (contractor)	Every 5 years											
10.0	No. 810 - Ancillary Rooms (stairs, lobbies, stores, plant rooms etc.)													
10.1	Inspection of interior panelling and cornice prior to any redecoration (Throughout)	Sarabande (conservation specialist)	Every 5 years											
10.2	Redecoration (walls, ceilings and joinery) - specialist paint products by specialist contractor	Sarabande (specialist contractor)	Every 5 years											
10.3	Refinishing of timber floors (re-oiling)	Sarabande (contractor)	Every 5 years											
10.4	Specialist clean of stone/terracotta floor to basement	Sarabande (specialist contractor)	Every 5 years											
11.0	No 810 - Conservation of historic wallpapers - inspection and repair as necessary													
11.1	Ground floor hall	Sarabande (specialist conservator)	Every 5 years											
11.2	First floor carriageway, Sno. locations	Sarabande (specialist conservator)	Every 5 years											
11.3	First floor front room	Sarabande (specialist conservator)	Every 5 years											
11.4	Second floor stair	Sarabande (specialist conservator)	Every 5 years											
11.5	Second floor carriageway	Sarabande (specialist conservator)	Every 5 years											
12.0	Mechanical, Electrical, and Public Health Services													
12.1	Inspect and jet through below ground drainage system	Sarabande (contractor)	Annually	150	150	150	150	150	150	150	150	150	150	
12.2	Maintain sump pumps to basement cavity drain	Sarabande (contractor)	Annually	150	150	150	150	150	150	150	150	150	150	
12.3	Electrical testing (including appliance PAT testing)	Sarabande (contractor)	Every 5 years					250					250	
12.4	Service boiler and hot water system and repair as required (Existing building)	Sarabande (contractor)	Annually	500	500	500	500	500	500	500	500	500	500	
12.5	Service ventilation system (including cleaning MVHR filters and grilles to new extensions)	Sarabande (contractor)	Twice a year	600	600	600	600	600	600	600	600	600	600	
12.6	Service intruder alarm and CCTV systems	Sarabande (contractor)	Twice a year	300	300	300	300	300	300	300	300	300	300	
12.7	Service lift	Sarabande (contractor)	Annually	750	750	750	750	750	750	750	750	750	750	
12.8	Relamp light fittings as required	Sarabande (contractor)	As required	100	100	100	100	100	100	100	100	100	100	
12.9	Extract fans inspection	Sarabande (contractor)	Annually	25	25	25	25	25	25	25	25	25	25	
12.10	Automatic doors	Sarabande (contractor)	Annually	50	50	50	50	50	50	50	50	50	50	

FIGURE 33. Management and maintenance plan - extract from action plan

4.12 SCHEDULE OF AREAS



Schedule of Areas
Based on attached proposed drawings

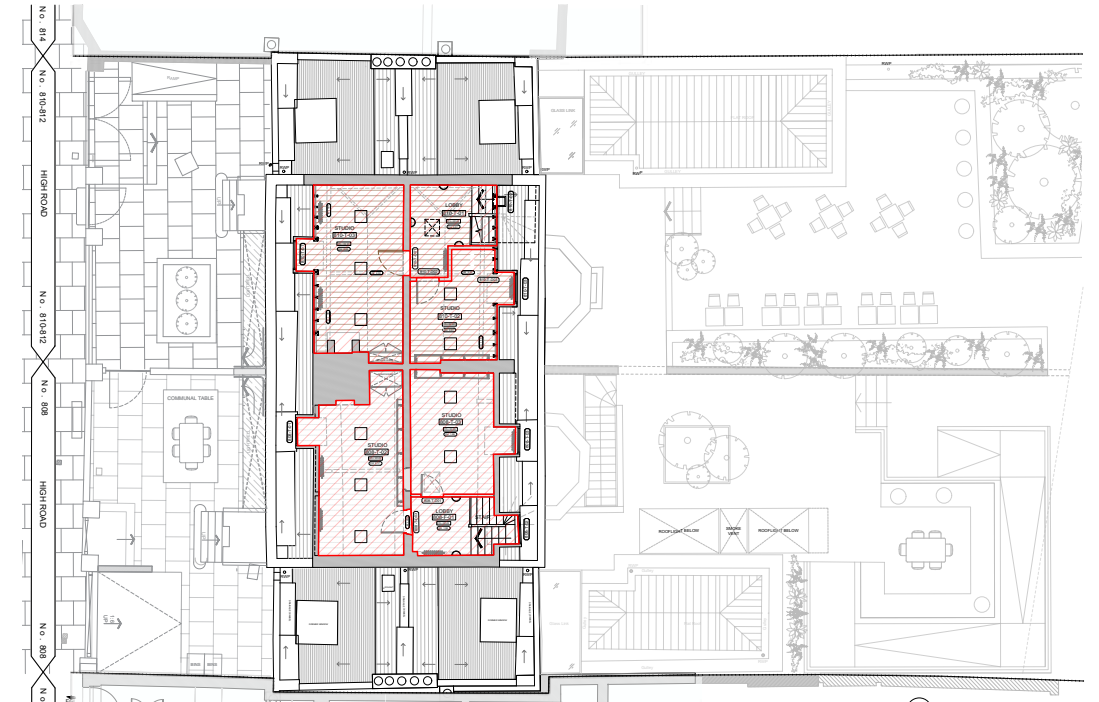
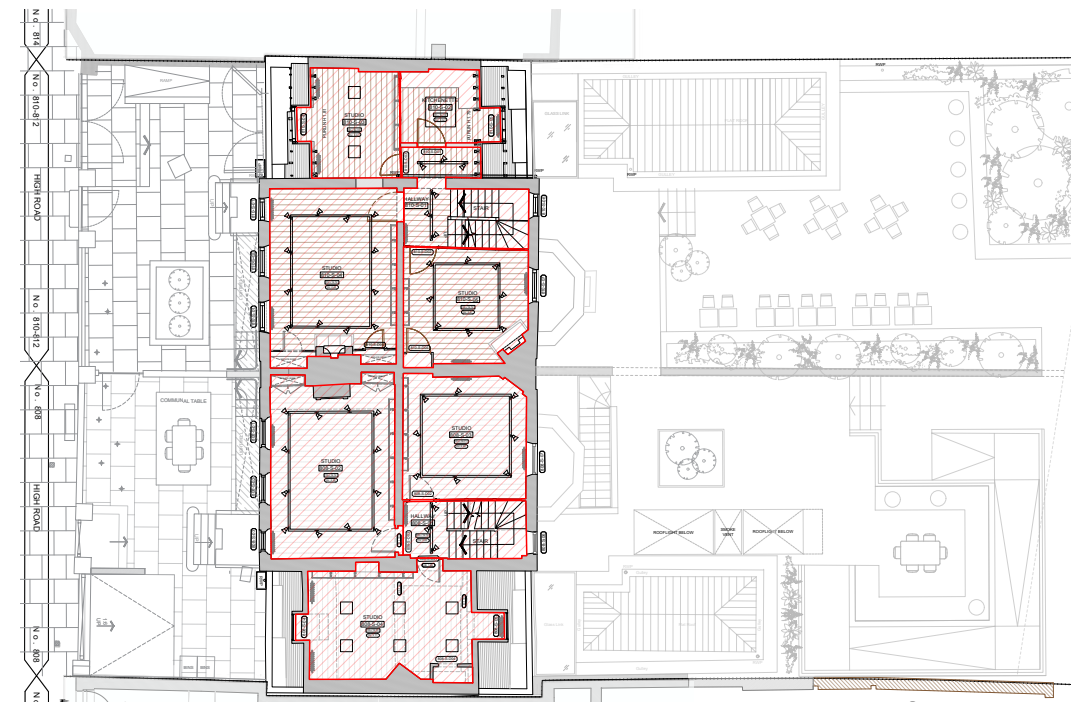
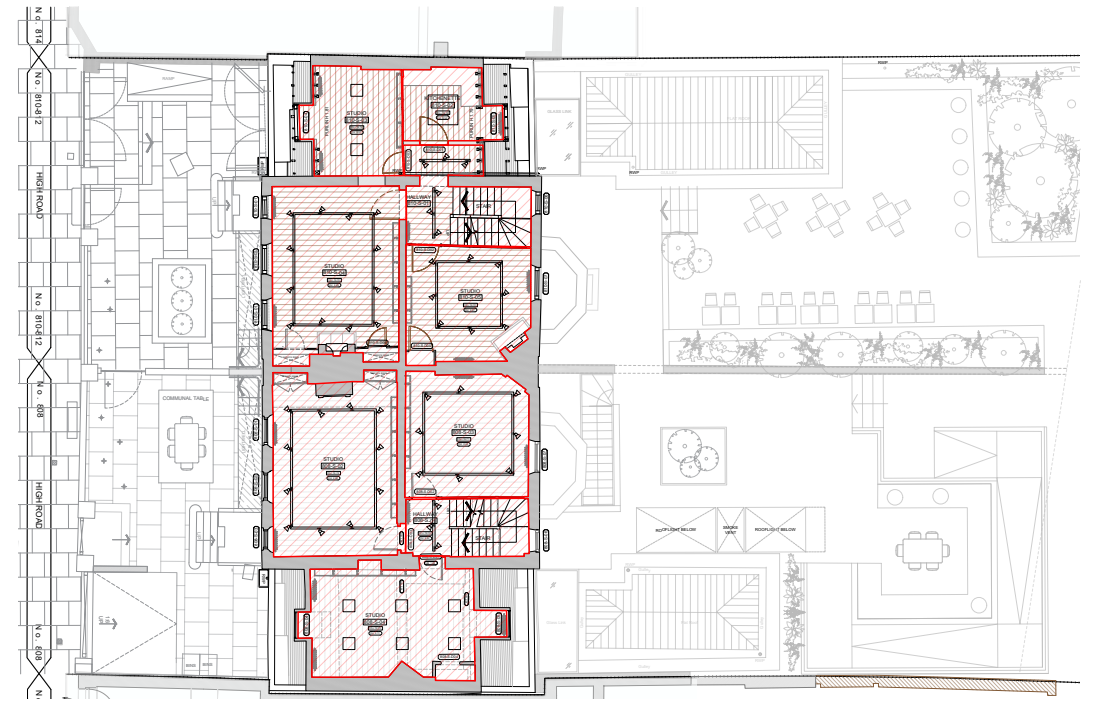
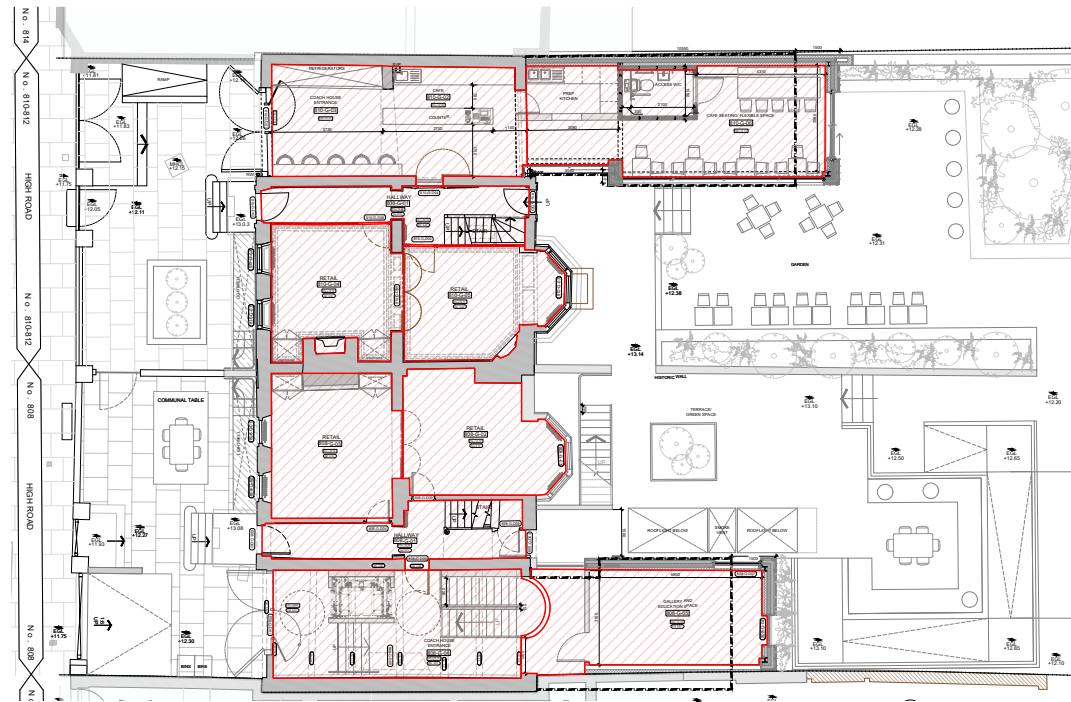
Nos. 808-810/812 Sarabande
Project Reference : 220627

Date : 17-11-2022
Revision : S2.P1

F3

FLOOR	No.	Room Reference	GIA (SQ.M)	Total (extension)	Total (existing)
BASEMENT					
808	1	Basement Extension	113	113	
	2	Store Room (808-B-01)	23.45		
	3	Store Room(808-B-02)	16.2		
	4	Lobby	7.03		46.68
810/812	5	Store Room (810-B-01)	23.7		
	6	Store Room (808-B-02)	17.8		
	7	Lobby	7.5		49
GROUND FLOOR					
	8	Gallery and Education Space	27.13	27.13	
	9	Coach House Entrance	31.55		
	10	Retail (810-G-02)	19.7		
	11	Retail (810-G-03)	20.5		
	12	Hallway	15.85		87.6
	13	Café Extension	45.06	45.06	
	14	Coach House Entrance	32		
	15	Retail (810-G-04)	20		
	16	Retail (810-G-05)	19.55		
	17	Hallway	14		85.55
FIRST FLOOR					
808	18	Studio (808-F-02)	26.09		
	19	Kitchen	16.43		
	20	Laundry Room	15.66		
	21	WC	2.24		
	22	Accessible WC	5.7		
	23	Hallway	17.19		83.31
810/812	24	Studio (810-F-02)	16.65		
	25	Studio (810-F-03)	24.93		
	26	Studio (810-F-04)	15.9		
	27	WC	6.97		
	28	Wet Room	3.9		
	29	Hallway	15.35		83.7
SECOND FLOOR					
808	30	Studio (810-S-02)	26.34		
	31	Studio (810-S-03)	16.12		
	32	Studio (810-S-04)	21.64		
	33	Hallway	9.92		74.02
810/812	34	Studio (810-S-03)	11.38		
	35	Studio (810-S-04)	24.98		
	36	Studio (810-S-05)	15.6		
	37	Kitchenette	7.4		
	38	Hallway	13.34		72.7
THIRD FLOOR					
808	39	Studio (808-T-02)	16.9		
	40	Studio (808-T-03)	14.55		
	41	Hallway	8.5		39.95
810/812	42	Studio (810-T-02)	10		
	43	Studio (810-T-03)	18.13		
	44	Hallway	7.27		35.4
TOTAL AREA (SQ.M)					
			843	185.19	657.91

4.12 SCHEDULE OF AREAS



NOS. 808-810/812 HIGH ROAD

SECTION FIVE: LANDSCAPE

DESIGN & ACCESS STATEMENT

5.1 LANDSCAPE DESIGN

We have worked with Landscape Architects ReForm to develop the scheme, focused on the rear gardening. Below is an extract from their report:

A simple and elegant selection of hard landscape materials will create a timeless palette that respects the nearby Conservation Area and heritage context of the site.

The durability and robustness of the hard material palette will be carefully considered to ensure the quality of the public realm is maintained, this will also include street furniture and lighting.

All materials will be specified to deal with heavy use, wear and tear. The following key elements are included within the proposals:

- High quality surface materials run throughout the development.
- Variation and interest are provided in subtle changes in unit size and finish rather than overly ornate pattern making.
- Seating elements are located throughout the scheme and will, at points include back rests and arm rests.
- Timber is used as a primary seating surface with durable stone bases.
- All fixings to be consealed.
- Signage elements are located at key entrances to the site and mark the arrival.

Please refer to enclosed report.



Proposed landscaping alterations:

The development of the rear landscape design is part of the overarching improvement of the public realm, as consented under permissions HGY/2020/1584&86, to create a semi-public yard at the heart of Paxton17. Please refer to the proposals adjacent:

The landscaping scheme provides level access into the Northumberland Terrace properties, and, at No. 808, amenity space for the gallery and studios as well. The proposals not only create new respite space behind the properties, but also serve to improve the currently very unfriendly hard standing to the rear of the terrace.

The designs reinstate the historic garden boundaries around Nos. 808-810/12 and enhance the setting of these highly significant buildings.

The adjacent plans show the as consented landscaping scheme alongside the proposed: The switch back ramps are altered to enclose a more private garden space to better respond to the needs of the proposed tenant.

The publicly accessible café, which is accommodated within the existing carriage house and proposed rear extension, is set at grade with a shallow ramped access from the High Road pavement which already exists. The café then integrates seamlessly with the proposed landscaping of the Paxton17 masterplan as it sits at the yard level.

- Access to the raised ground floor proposed retail spaces within No. 808 is provided by the sloped landscaping to the rear of the properties.
- High quality surface materials run throughout the development.
- Variation and interest are provided in subtle changes in unit size and finish rather than overly ornate pattern making.
- Seating elements are located throughout the scheme and will, at points include back rests and arm rests.
- Timber is used as a primary seating surface with durable stone bases.
- All fixings to be concealed.
- Signage elements are located at key entrances to the site and mark the arrival.



CONSENTED REAR LANDSCAPING AS PER HGY/2020/1584 & HGY/2020/1586



PROPOSED REAR LANDSCAPING WITH NEW RAMPS AND LEVELS .