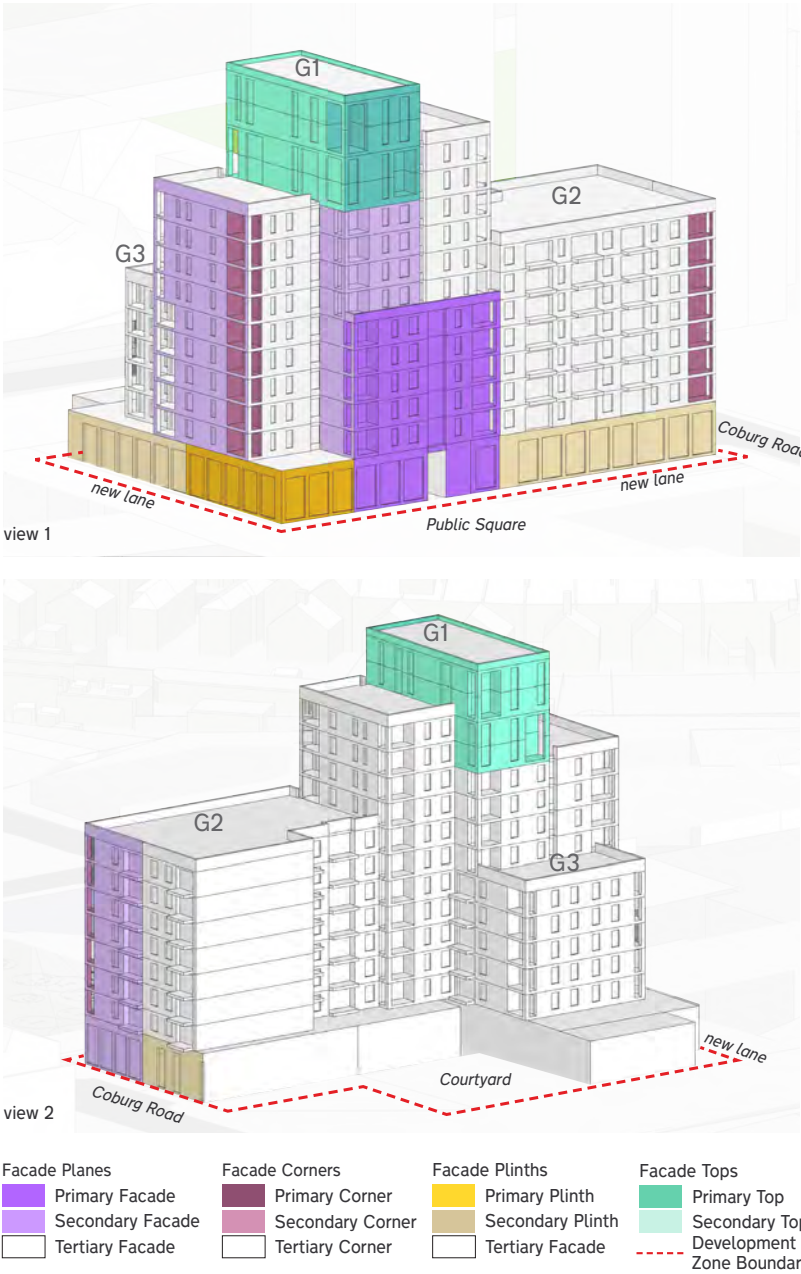
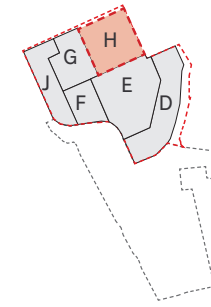


G.2.9 Facade enrichment hierarchy  
- CODE: Compliance with Site-wide Code 2.10.1

The primary facades identified in the code for this Development Zone are the plinth to the base of parcel G1 which faces onto the main public space and the uppermost levels of the tallest element which is viewed from a distance.



G.2.9 Key elements of massing and facade enrichment hierarchy:



## 3H DEVELOPMENT ZONE H

### 3H.1 INTRODUCTION

Development Zone H sits immediately to the north and east of the main public space in the Northern Quarter. It also forms the southern facade along Coburg Road.

There is considerable height variation in the massing due to the demands of this plot forming one of the most dense on the site but also being restricted in volume to ensure adequate daylighting to the residential interiors and direct sunlight onto the public realm and along Coburg Road.

The ground floor is comprised of extensive active facades to all elevations with A1 / A3 onto the main space, retail units onto corners and the main flank of the plan onto Coburg Road allocated to employment uses.

The planning parameters allow for notable variation between the Illustrative Masterplan and the Maximum Planning Parameters to allow flexibility in the placing of the taller elements at Reserved Matters stage. The massing and plan configurations in the plot can be developed with more certainty as proposals evolve for neighbouring sites to the north and east.

The proposed ground floor plan proposes an indicative route linking diagonally from the main public space to a potential civic square to the north east of the plot on Coburg Road.

As residents do not have any dedicated private communal amenity at ground level, space is provided on the roof of both the employment volumes and at the lower level residents buildings.

*(continued on the next page)*

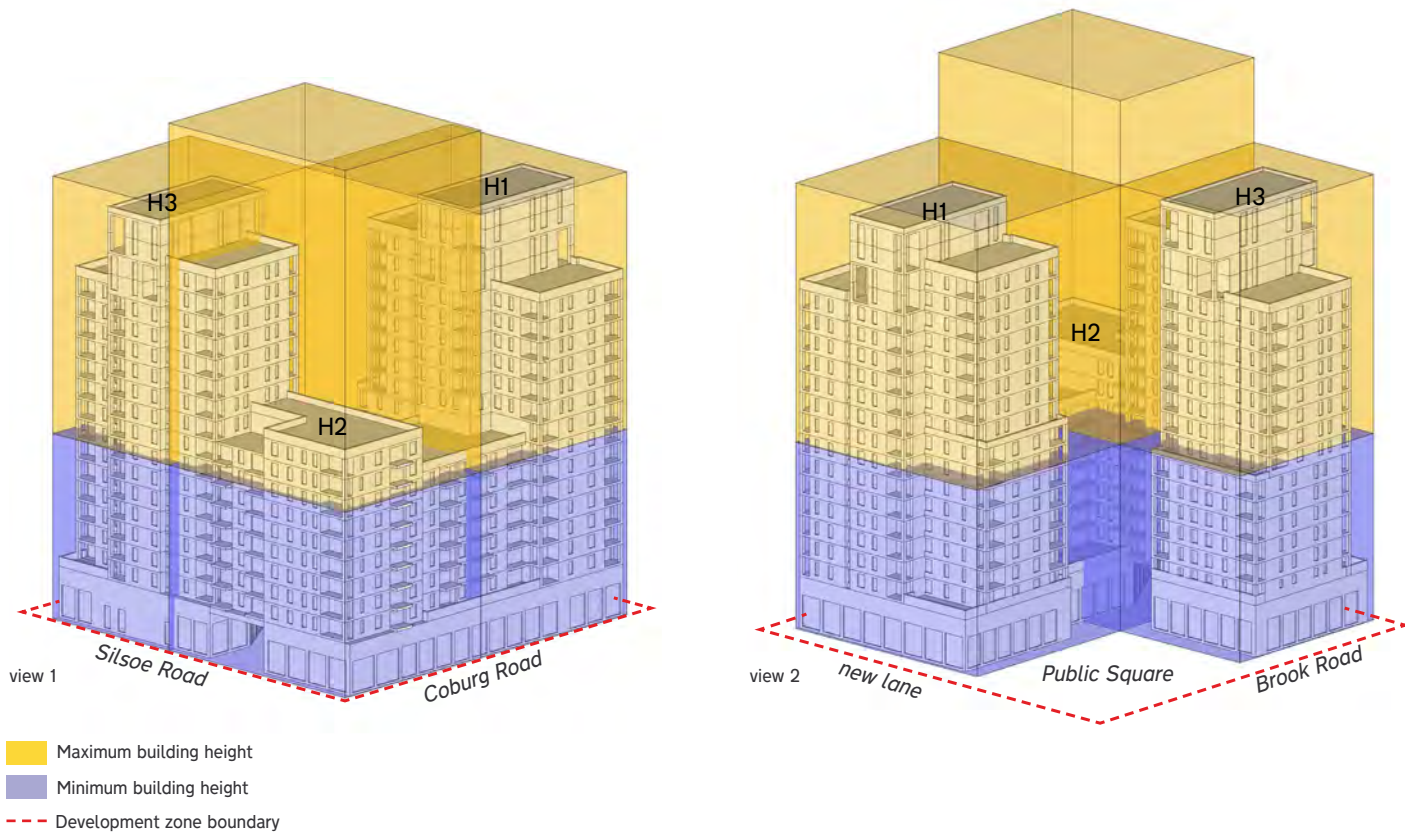
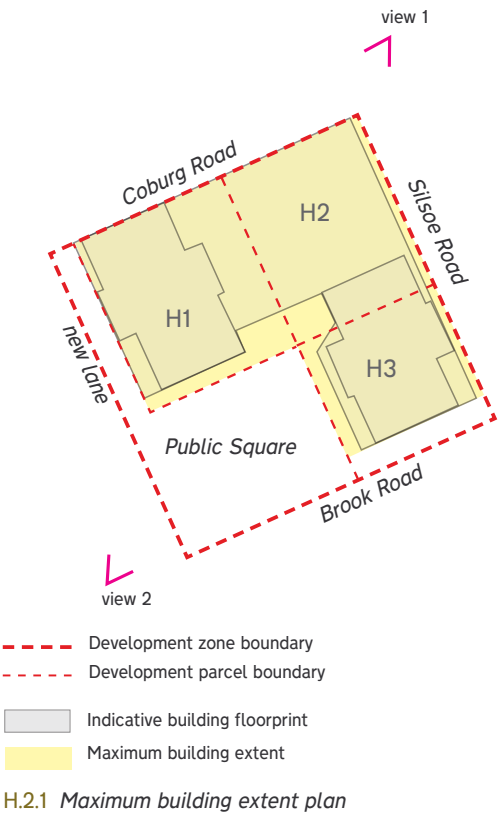


H.1 Illustrative Masterplan in Development Zone boundary

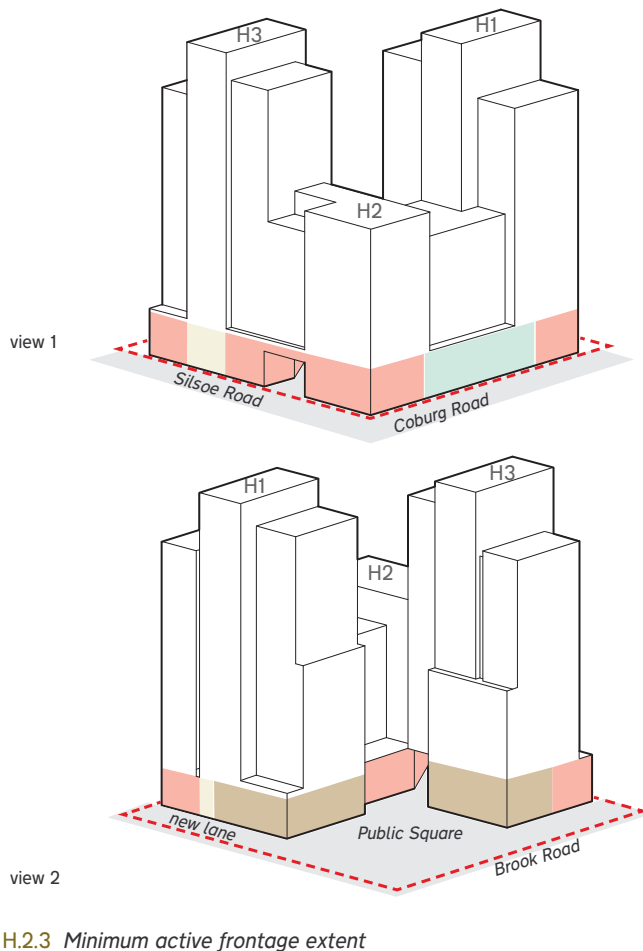
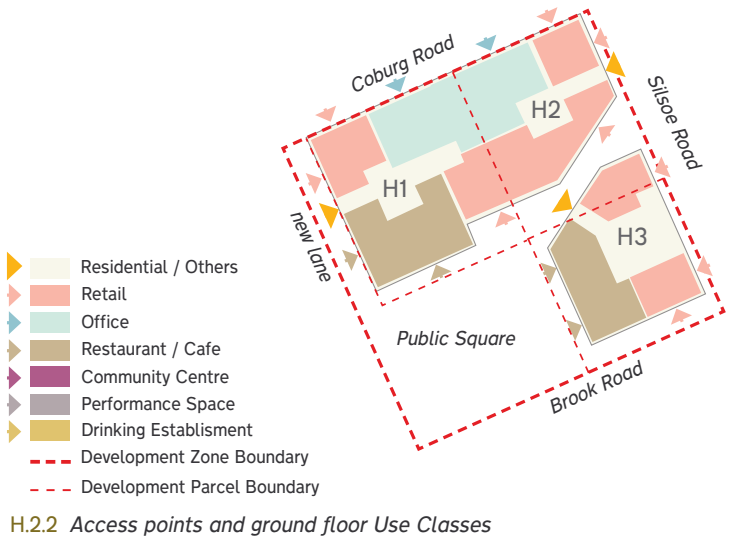
- Development zone boundary
- .-.- Development parcel boundary
- H1** Development parcel name

The massing has been modelled so that the volume reads as a series of conjoined and related but individual elements with both steps in plan and section. The uppermost levels are proposed as being maisonette homes stacked on top of each other - this configuration means the massing has a slender volume at the top and affords each home with extensive private external amenity.

Buildings H1 and H3 are proposed as being the tallest in the Illustrative Masterplan but the Planning Parameters allow flexibility such that the tallest element could be relocated within the confines of the zone as proposals for neighbouring sites come forward.



H.2.1 Massing of Illustrative Masterplan contained within the maximum and minimum Parameters  
[other development zone massing not shown for clarity]



### 3H.2 APPLICATION OF SITE-WIDE CODES

- All site-wide codes must be followed in this development zone.
- The application of key site-wide codes are shown below when applied to the Illustrative Masterplan, for clarity and specification.

#### H.2.1 Maximum and minimum volume parameters

- CODE: Compliance with Site-wide Code [2.3.10](#)

#### H.2.2 Access points and ground floor Use Classes

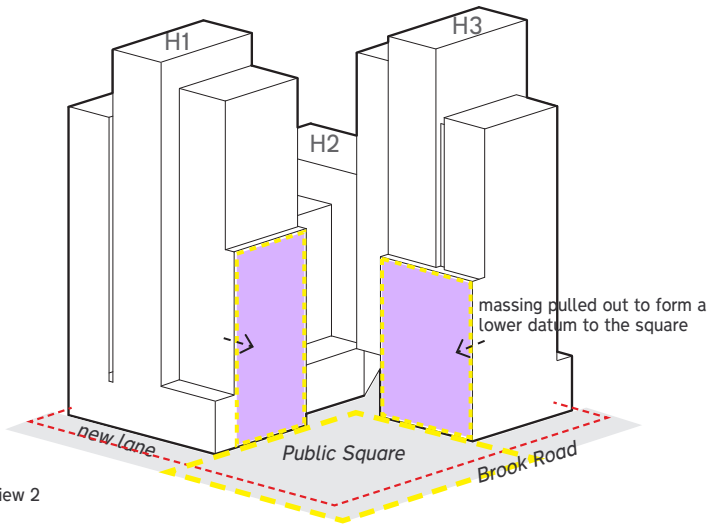
- REASON: The orientation of certain functions within the building plans and the location of entrances both perform important roles in ensuring the richness of the proposed masterplan.
- CODE: Vehicular, pedestrian, commercial and residential access points are to be located within the zone identified.
- Compliance with Site-wide Code [2.7.7](#)
- CODE: The ground floor Use Classes are to be located within the zone identified.
- Compliance with Site-wide Code [2.7.8](#)

#### H.2.3 Minimum extent of active facade

- CODE: Compliance with Site-wide Code [2.7.3](#)

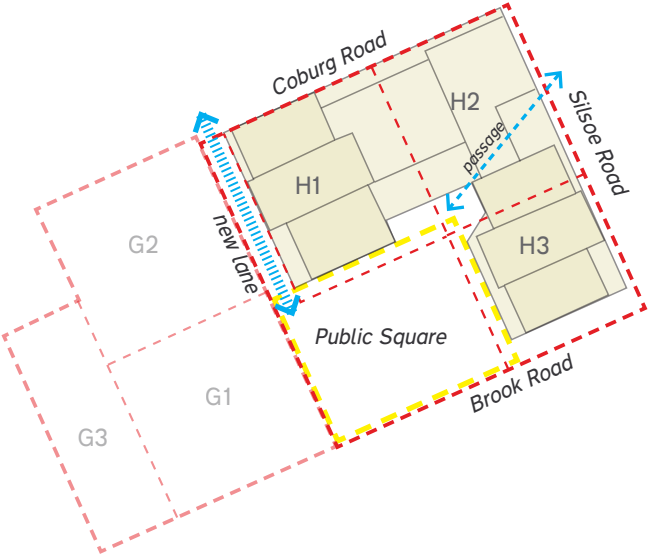
**H.2.4 Private communal and private amenity spaces**  
REASON: Due to the Public Square taking precedence at street level, there is no private communal amenity for residents on the ground floor.  
- CODE: Residential communal amenity space is required to be provided on the roof of both the employment volumes and at the lower level residents buildings.  
Compliance with Site-wide Code [2.4.5](#)

**H.2.5 Interface between tall buildings and public realm**  
- CODE: Compliance with Site-wide Code [2.3.7](#)



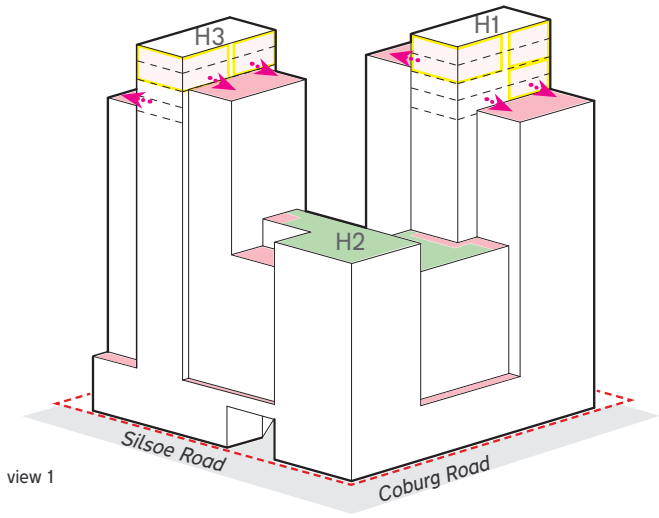
view 2

H.2.5 Interface between tall buildings and public realm

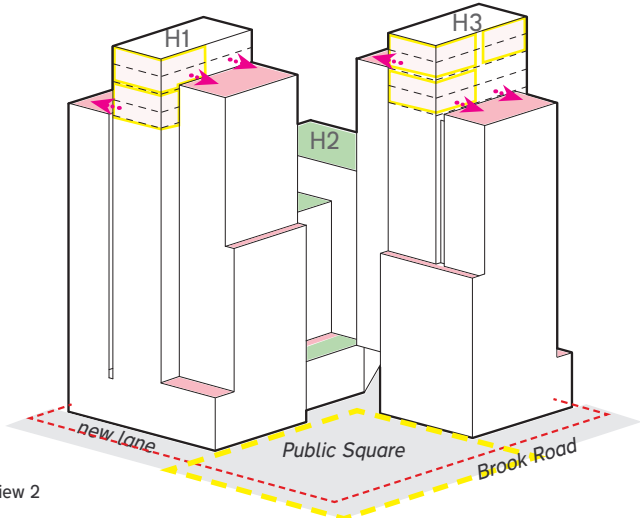


**H.2.6 New lane**  
- CODE: A 24/7 publicly accessible route extending Mary Neuner Road northwards, connecting Coburg Road with the Public Square is to be provided.  
Compliance with Site-wide Code [2.2.1](#)

**H.2.7 Passage to Silsoe Road**  
- CODE: A further 24/7 publicly accessible route extending from the Public Square to Coburg Road is to be provided. The specific route requires to be determined in conjunction with proposals for adjacent development sites to ensure a holistic benefit of enhanced permeability through the site.  
Compliance with Site-wide Code [2.2.2](#)



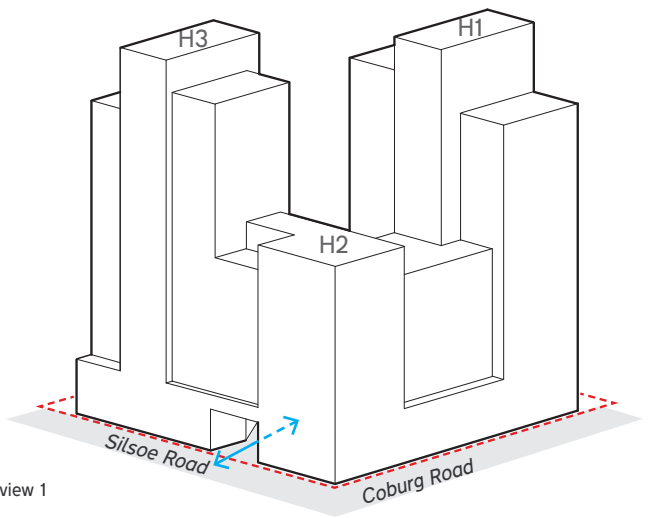
view 1



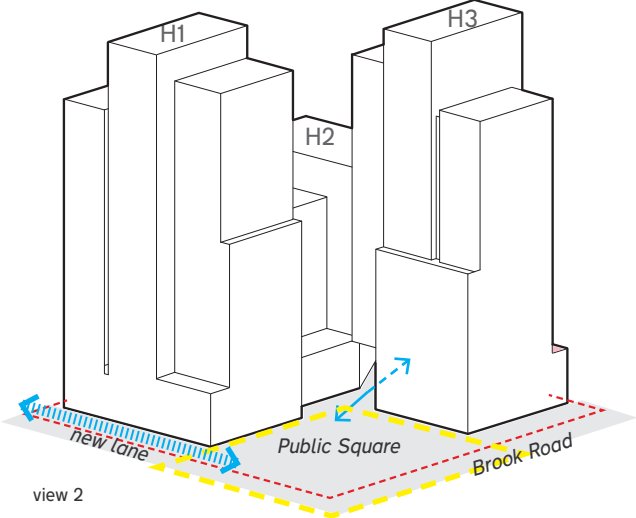
view 2

- Private communal amenity spaces
- Private amenity spaces
- Maisonettes
- Direct access from homes to private amenity

H.2.4 Private communal and private amenity spaces



view 1



view 2

- New Lane
- Passage to Silsoe Road

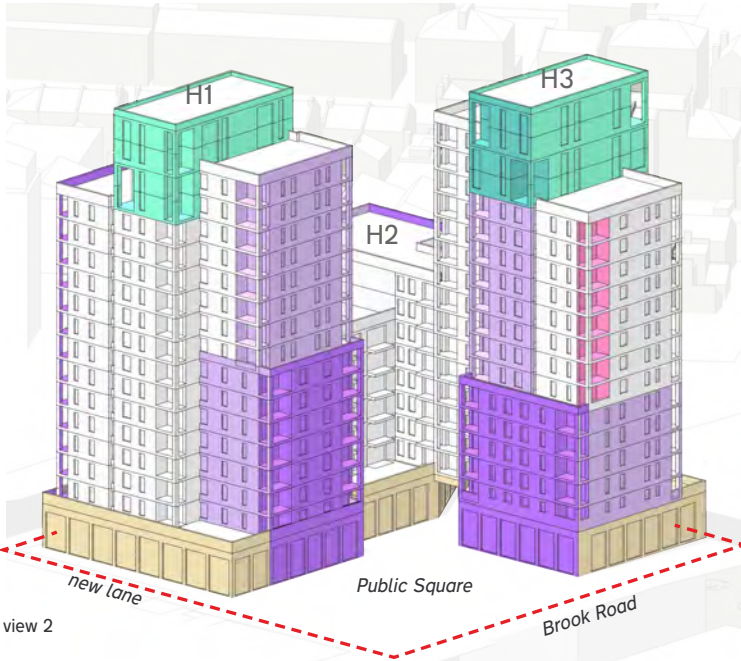
H.2.6 / H.2.7 New lane and passage

H.2.8 Facade enrichment hierarchy

- CODE: Compliance with Site-wide Code 2.10.1

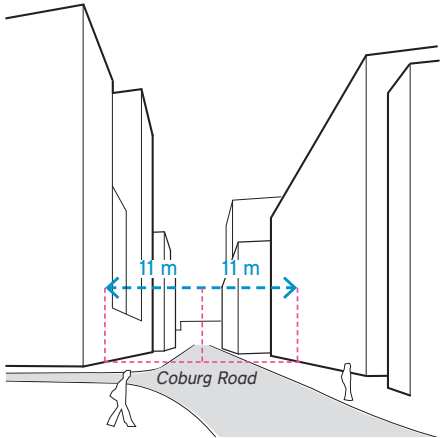
Primary facades exist on all four elevations for two reasons. Firstly, in the wider context, long vistas from the east and north face onto distinct portions of the facades when viewed from the east along Coburg Road and south from the Chocolate Factory. Secondly, within the site, Development Zone H has two key elevations onto the main public space. In these locations, the massing has been pulled out at lower level to form a lower datum to create commonality and definition to the square, in conjunction with facades on Development Zones E and G.

The uppermost floors to the tallest element are identified as being primary facades due to their highly visible nature both from within the site confines and from further away.



| Facade Planes                                                                                                                               | Facade Corners                                                                                                                              | Facade Plinths                                                                                                                              | Facade Tops                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Primary Facade        | <span style="display:inline-block; width:10px; height:10px; background-color:darkpurple; border:1px solid black;"></span> Primary Corner    | <span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> Primary Plinth        | <span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> Primary Top        |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightpurple; border:1px solid black;"></span> Secondary Facade | <span style="display:inline-block; width:10px; height:10px; background-color:lightpurple; border:1px solid black;"></span> Secondary Corner | <span style="display:inline-block; width:10px; height:10px; background-color:lightyellow; border:1px solid black;"></span> Secondary Plinth | <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Secondary Top |
| <span style="display:inline-block; width:10px; height:10px; background-color:white; border:1px solid black;"></span> Tertiary Facade        | <span style="display:inline-block; width:10px; height:10px; background-color:white; border:1px solid black;"></span> Tertiary Corner        | <span style="display:inline-block; width:10px; height:10px; background-color:white; border:1px solid black;"></span> Tertiary Plinth        | <span style="display:inline-block; width:10px; height:10px; background-color:white; border:1px solid black;"></span> Tertiary Top       |
| <span style="display:inline-block; width:10px; height:10px; border-top:1px dashed red;"></span> Development Zone Boundary                   |                                                                                                                                             |                                                                                                                                             |                                                                                                                                         |

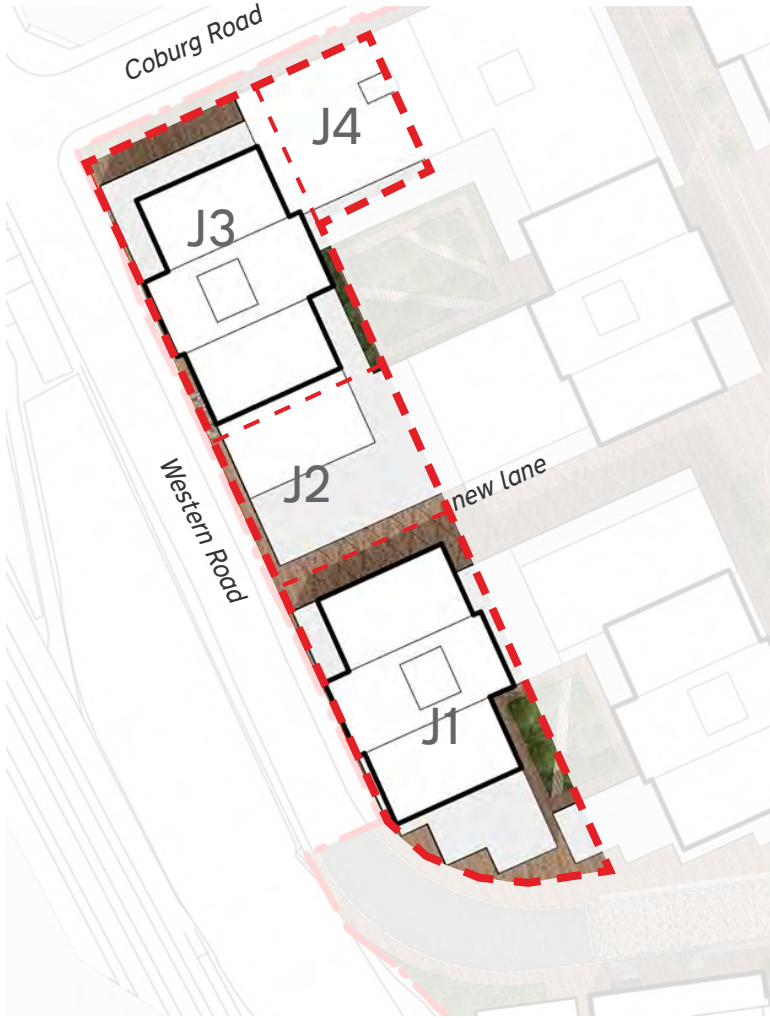
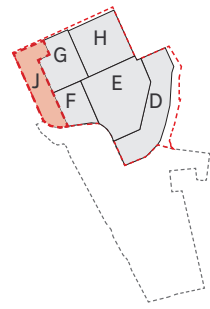
H.2.8 Key elements of massing and facade enrichment hierarchy



H.3.1

3H.3 SPECIFIC DEVELOPMENT ZONE DESIGN CODES

- H.3.1 Coburg Road width
- REASON: Coburg Road has been designated as a prime route in Wood Green emerging AAP with the ambition that over time it will form a civic boulevard linking Wood Green centre to Alexandra Palace. Ensuring an appropriate width is a key element in the wider masterplan.
  - CODE: An 11m offset width to building facades from the centre line of the existing road north of the H development zone has been embedded in the masterplan in order to create a discernable place in front of the Kingfisher site.



J.1 Illustrative Masterplan in Development Zone boundary

- Development zone boundary
- Development parcel boundary
- J1** Development parcel name

### 3J DEVELOPMENT ZONE J

#### 3J.1 INTRODUCTION

Development Zone J forms the Western Quarter of the development, forming the entire frontage along Western Road. The plot also plays an important role in defining the site's relationship with the key crossroad of Western Road and Coburg Road.

The Development Zone incorporates the westerly end of the lane which forms an extension of Brook Road, crossing the public space and terminating at Western Road.

There is only a minor height variation in the massing between the maximum Planning Parameters and the Illustrative Masterplan, the heights being limited due to views to Alexandra Palace across the site from the east.

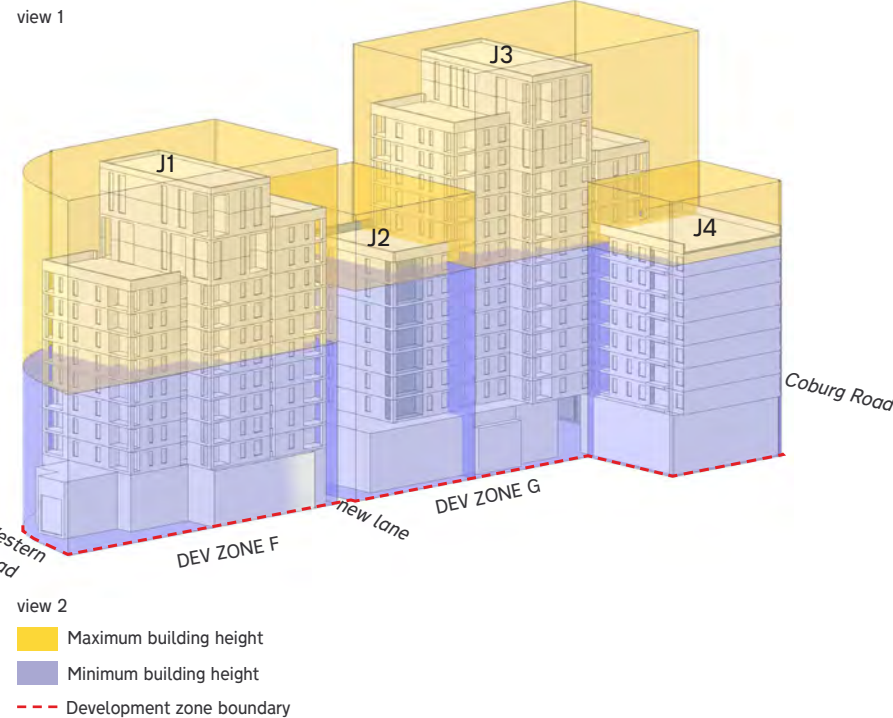
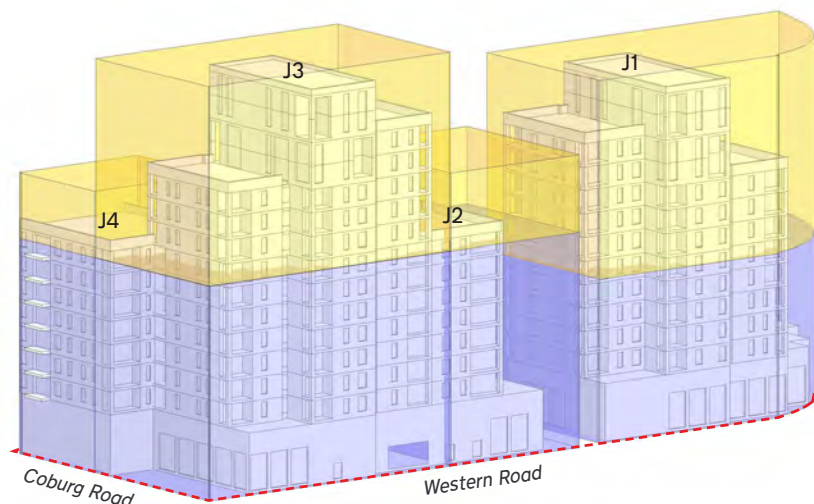
The ground floor is comprised of extensive active facades to all public elevations of primarily employment functions, with an A4-use class public house designated on the north-west corner due to its pivotal location on the route from Wood Green to the Penstock Tunnel and its favourable orientation for evening sunlight. A set back in the facade at this location is pre-determined in the planning parameters in order to provide viable outdoor space.

Along the south facade, in conjunction with Development Zone F, a series of employment use volumes and frontages are proposed, mediating the curved nature of the site with the need to form an enclosure to the commercial courtyard within the plot.

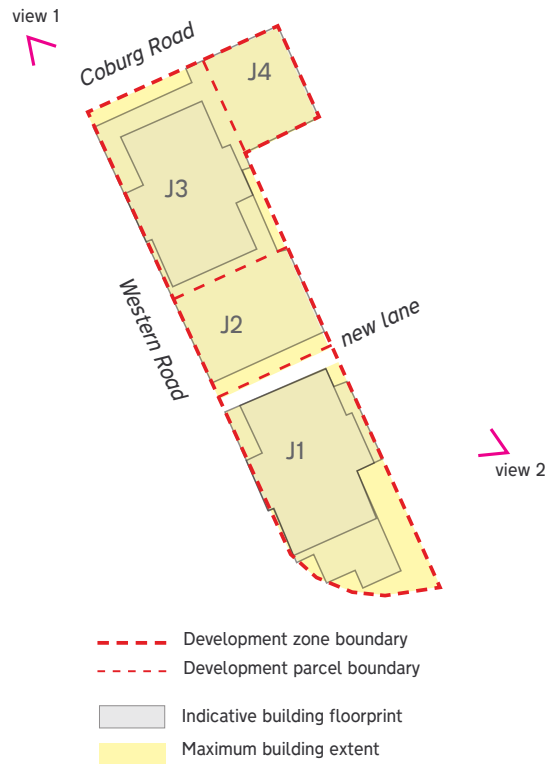
As residents do not have any dedicated private communal amenity at ground level, space is provided on the roof of both the employment volumes and at the lower level residents buildings.

*(continued on the next page)*

The massing has been modelled so that the volume reads as a series of conjoined and related but individual elements with both steps in plan and section. The uppermost levels are proposed as being maisonette homes stacked on top of each other - this configuration means the massing has a slender volume at the top and affords each home with extensive private external amenity.

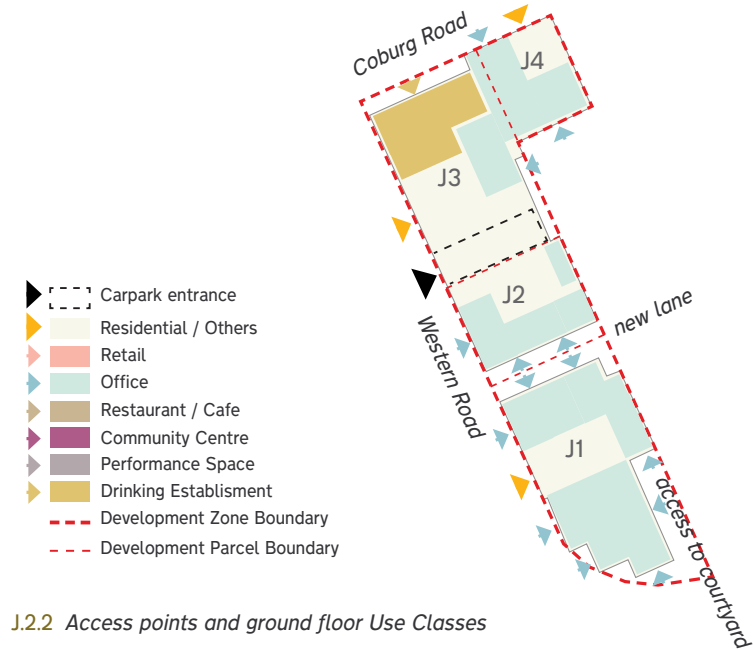


J.2.1 Massing of Illustrative Masterplan contained within the maximum and minimum Parameters [other development zone massing not shown for clarity]



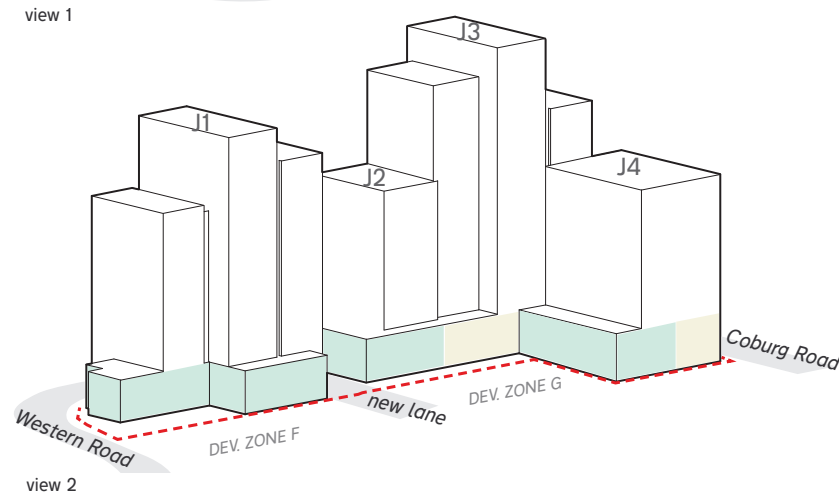
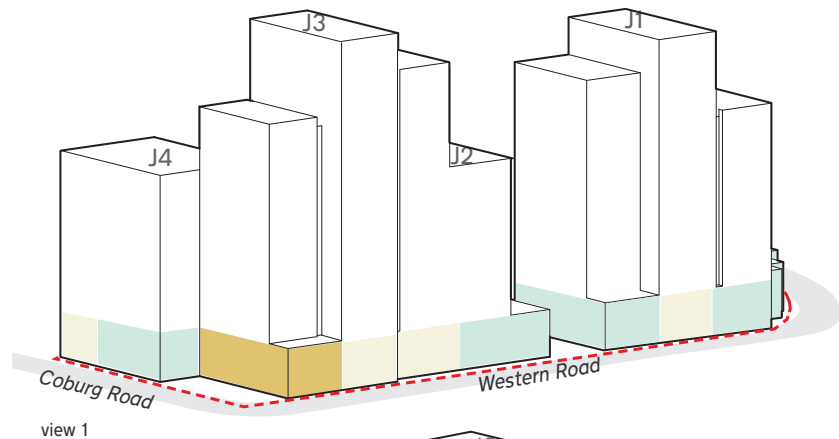
- Development zone boundary
- Development parcel boundary
- Indicative building footprint
- Maximum building extent

J.2.1 Maximum building extent plan



- Carpark entrance
- Residential / Others
- Retail
- Office
- Restaurant / Cafe
- Community Centre
- Performance Space
- Drinking Establishment
- Development Zone Boundary
- Development Parcel Boundary

J.2.2 Access points and ground floor Use Classes



J.2.3 Minimum active frontage extent

### 3J.2 APPLICATION OF SITE-WIDE CODES

- All site-wide codes must be followed in this development zone.
- The application of key site-wide codes are shown below when applied to the Illustrative Masterplan, for clarity and specification.

#### J.2.1 Maximum and minimum volume parameters

- CODE: Compliance with Site-wide Code 2.3.10

- #### J.2.2 Access points and ground floor Use Classes
- REASON: The orientation of certain functions within the building plans and the location of entrances both perform important roles in ensuring the richness of the proposed masterplan.
  - CODE: Vehicular, pedestrian, commercial and residential access points are to be located within the zone identified.
  - CODE: Compliance with Site-wide Code 2.7.7
  - CODE: The ground floor Use Classes are to be located within the zone identified.
  - CODE: Compliance with Site-wide Code 2.7.8

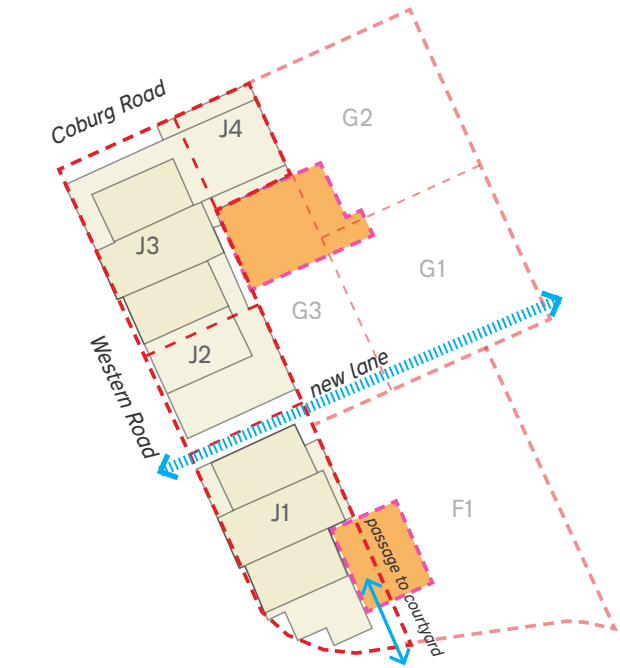
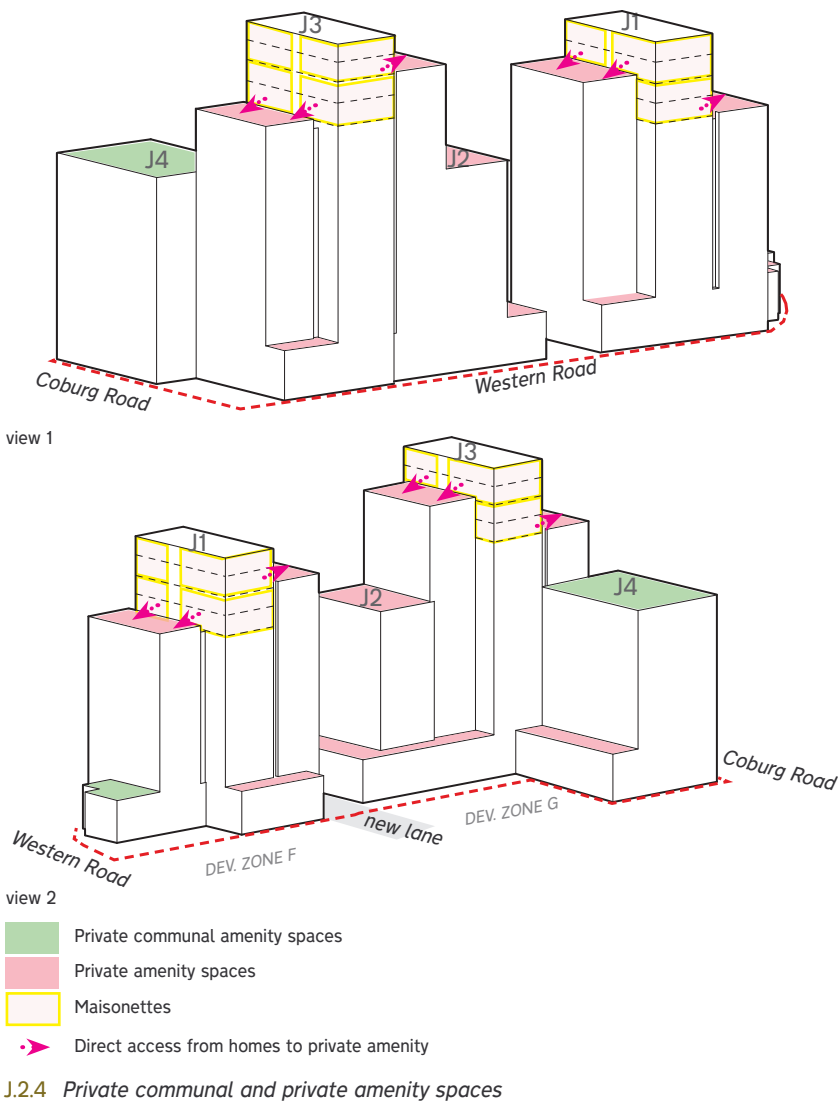
#### J.2.3 Minimum extent of active facade

- CODE: Compliance with Site-wide Code 2.7.3

**J.2.4 Private communal and private amenity spaces**

- REASON: Due to the commercial courtyard taking precedence at street level, there is no private communal amenity for residents on the ground floor.
- CODE: Residential communal amenity space is required to be provided on the roof of both the employment volumes and at the lower level residents buildings.

Compliance with Site-wide Code [2.4.5](#)



**J.2.5 Employments courtyards**

- CODE: A courtyard between J1 and F1 development at street level is to be provided to ensure that the surrounding employment uses are adequately served by natural light and ventilation.
- CODE: A courtyard between J2, J3, J4 and G development at street level is to be provided to ensure that the surrounding employment uses are adequately served by natural light and ventilation.

Compliance with Site-wide Code [2.8.3](#) & [2.8.4](#)

**J.2.6 New lane**

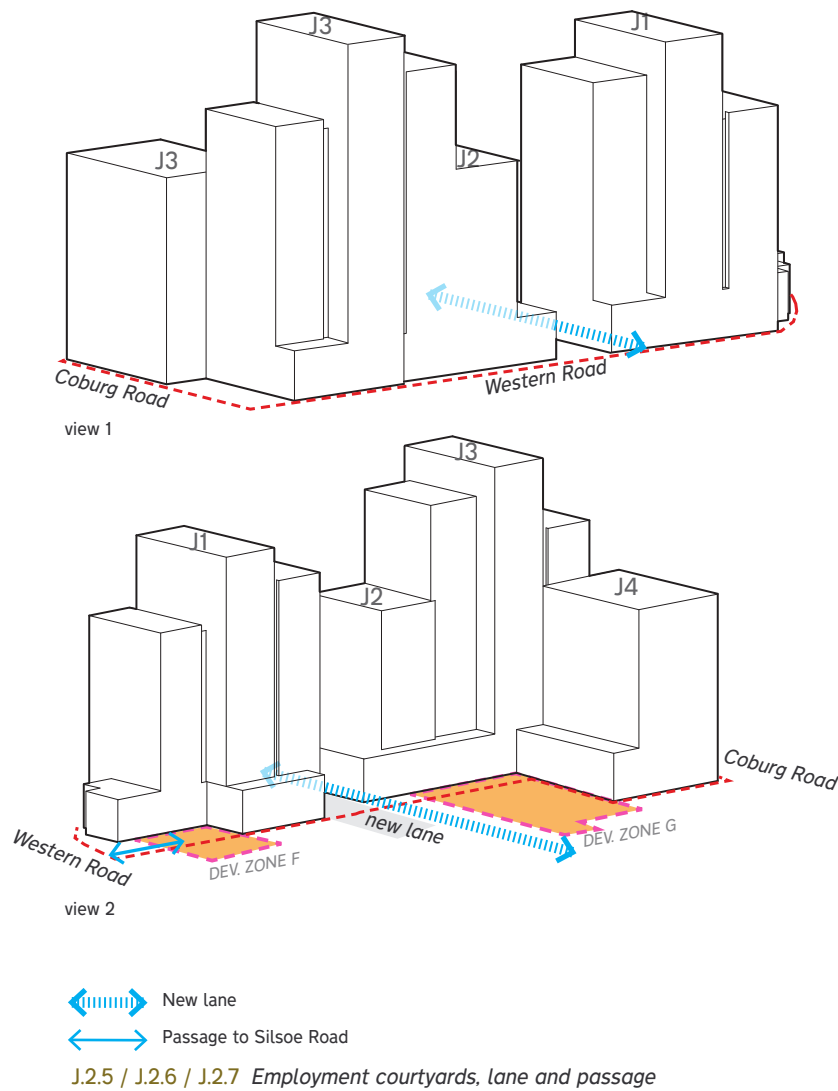
- CODE: A 24/7 publicly accessible route extending from Public Square west to meet Western Road is to be provided between this Development Zone J1 and J2.

Compliance with Site-wide Code [2.2.1](#)

**J.2.7 Passage to employment courtyard between J1 and F1**

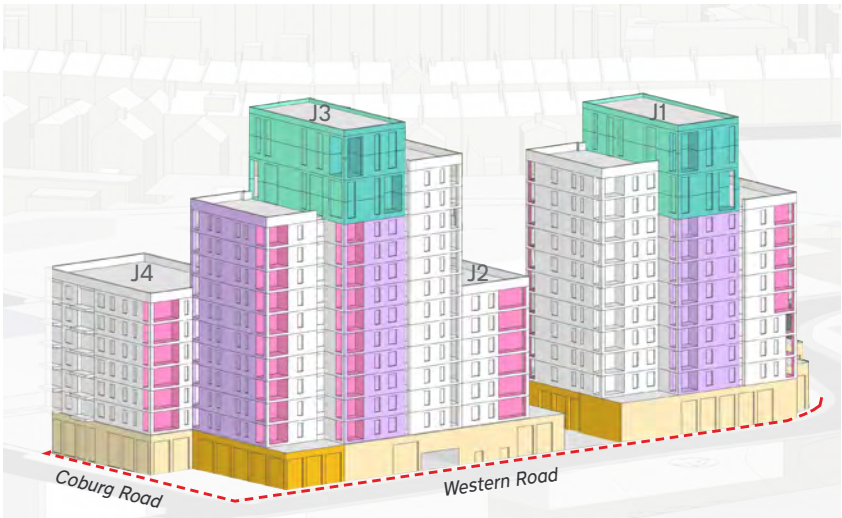
- CODE: A route extending from Western Road to the commercial courtyard between J1 and F1 development is to be provided.
- CODE: This route can be access-controlled by the commercial tenants such that the courtyard is a protected external working environment.
- CODE: Public access through this route is encouraged when suitable for the adjacent employment uses, on a regular basis.

Compliance with Site-wide Code [2.2.2](#)



J.2.8 Facade enrichment hierarchy  
- CODE: Compliance with Site-wide Code 2.10.1

Primary facades exist at ground floor level to ensure the public house has an enriched facade and at roof level where the uppermost volumes are clearly visible from distance. A number of key corner balcony locations have been identified as primary in the facade hierarchy due to the contribution they make to townscape when viewed obliquely along Penstock Tunnel and Western Road.



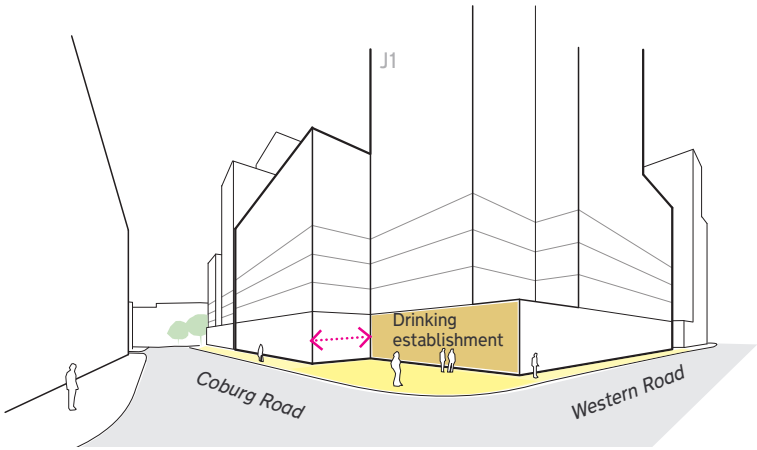
view 1



view 2

| Facade Planes    | Facade Corners   | Facade Plinths   | Facade Tops               |
|------------------|------------------|------------------|---------------------------|
| Primary Facade   | Primary Corner   | Primary Plinth   | Primary Top               |
| Secondary Facade | Secondary Corner | Secondary Plinth | Secondary Top             |
| Tertiary Facade  | Tertiary Corner  | Tertiary Plinth  | Development Zone Boundary |

J.2.8 Key elements of massing and facade enrichment hierarchy:



J.3.1

3J.3 SPECIFIC DEVELOPMENT ZONE  
DESIGN CODES

- J.3.1 Public function on corner of Coburg and Western Roads
- REASON: The junction of Western Road and Coburg Road, which is the point where the planned civic boulevard from Wood Green heads into Penstock Tunnel towards Alexandra Palace, is a prime location for a community focused function such as a public house. The planning parameters ensure that the massing has been pulled into the site to ensure a sunny afternoon/evening external space is created.
- CODE: Development Parcel for this site defines the ground floor as being of A4 use class.

## 4 PUBLIC AND PRIVATE REALM