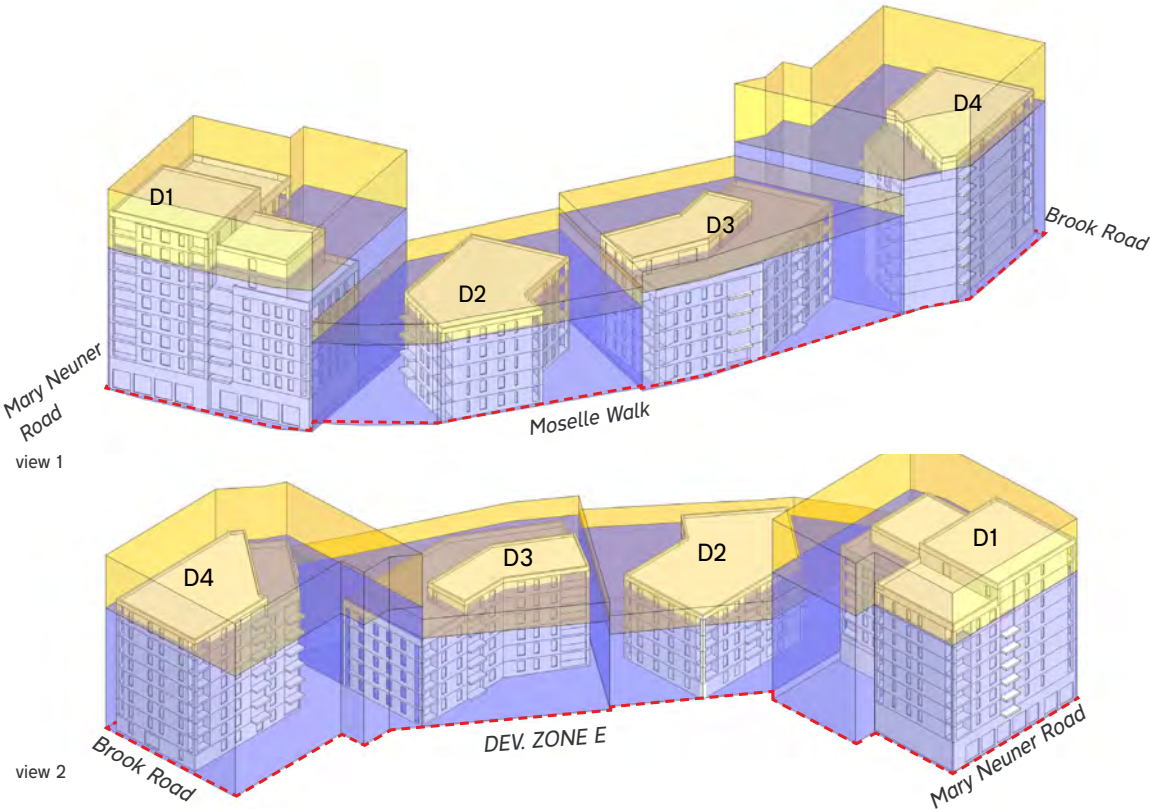
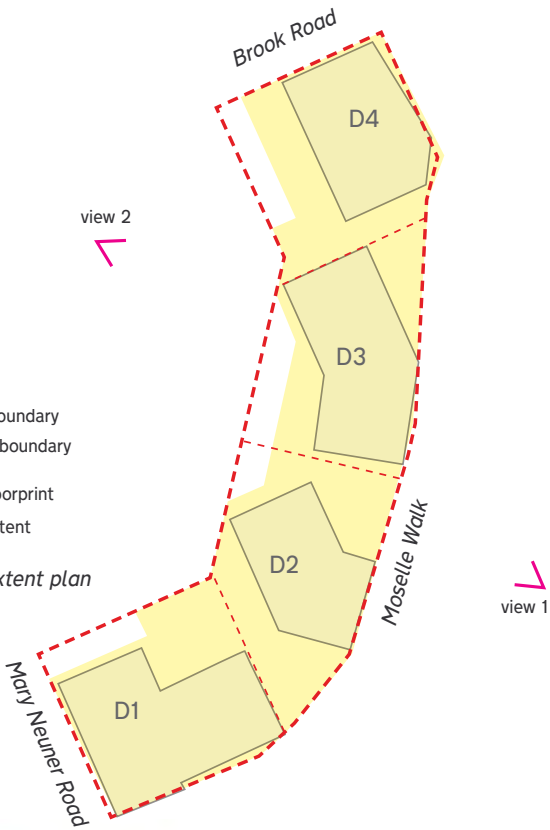


Building D4 forms an important role along the westerly vista of Brook Road. The ground floor commercial unit has been designed to activate the street at this location, where the Moselle Walk joins the north-east corner of the site.

Buildings D2 and D3 front onto Moselle Walk. Residential uses along the ground floor are raised up to ensure privacy to the residents and enable the landscape to be as extensive as possible. These two buildings also frame the central space within the Eastern Quarter - a large communal garden for all residents within Development Zones D and E. As such, the facades which face on to this space are designated as primary facades within the hierarchy Design Code.

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

D.2.1 Maximum building extent plan



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

- Maximum building height
- Minimum building height
- - - Development zone boundary

3D.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.

D.2.1 Maximum and minimum volume parameters

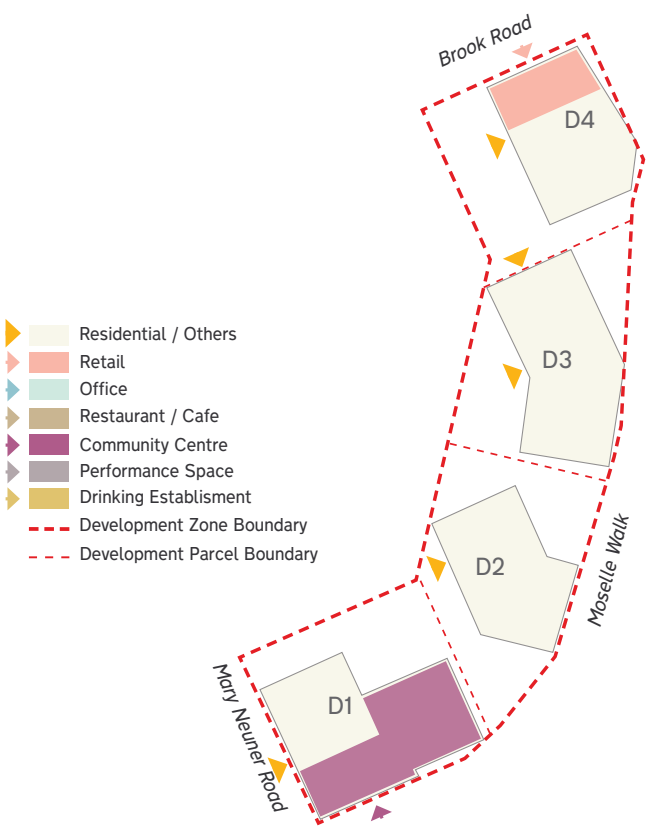
- CODE: Compliance with Site-wide Code 2.3.10

D.2.2 Access points and ground floor Use Classes

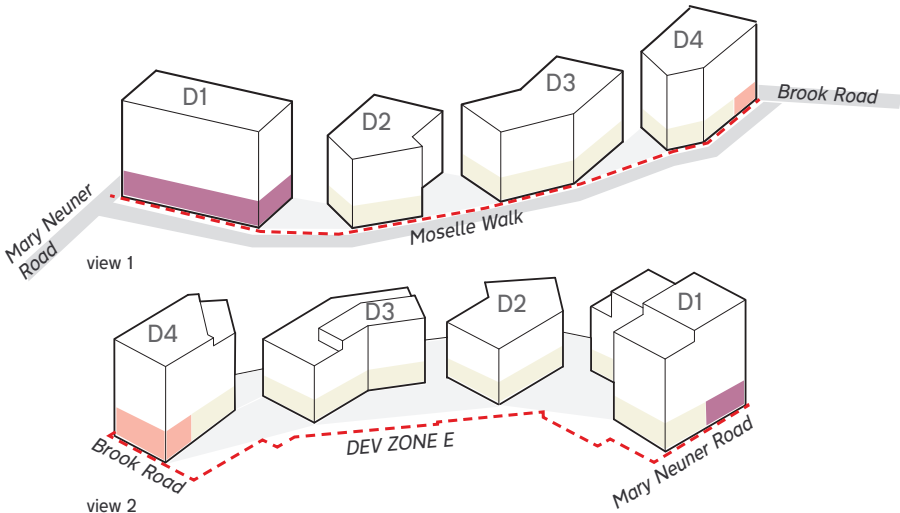
- REASON: The orientation of certain functions within the building plans and the location of entrances both perform important roles in ensuring the richness of the proposed masterplan.
- CODE: Vehicular, pedestrian, commercial and residential access points are to be located within the zone identified.
- 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

D.2.3 Minimum extent of active facade

- CODE: Compliance with Site-wide Code 2.7.3



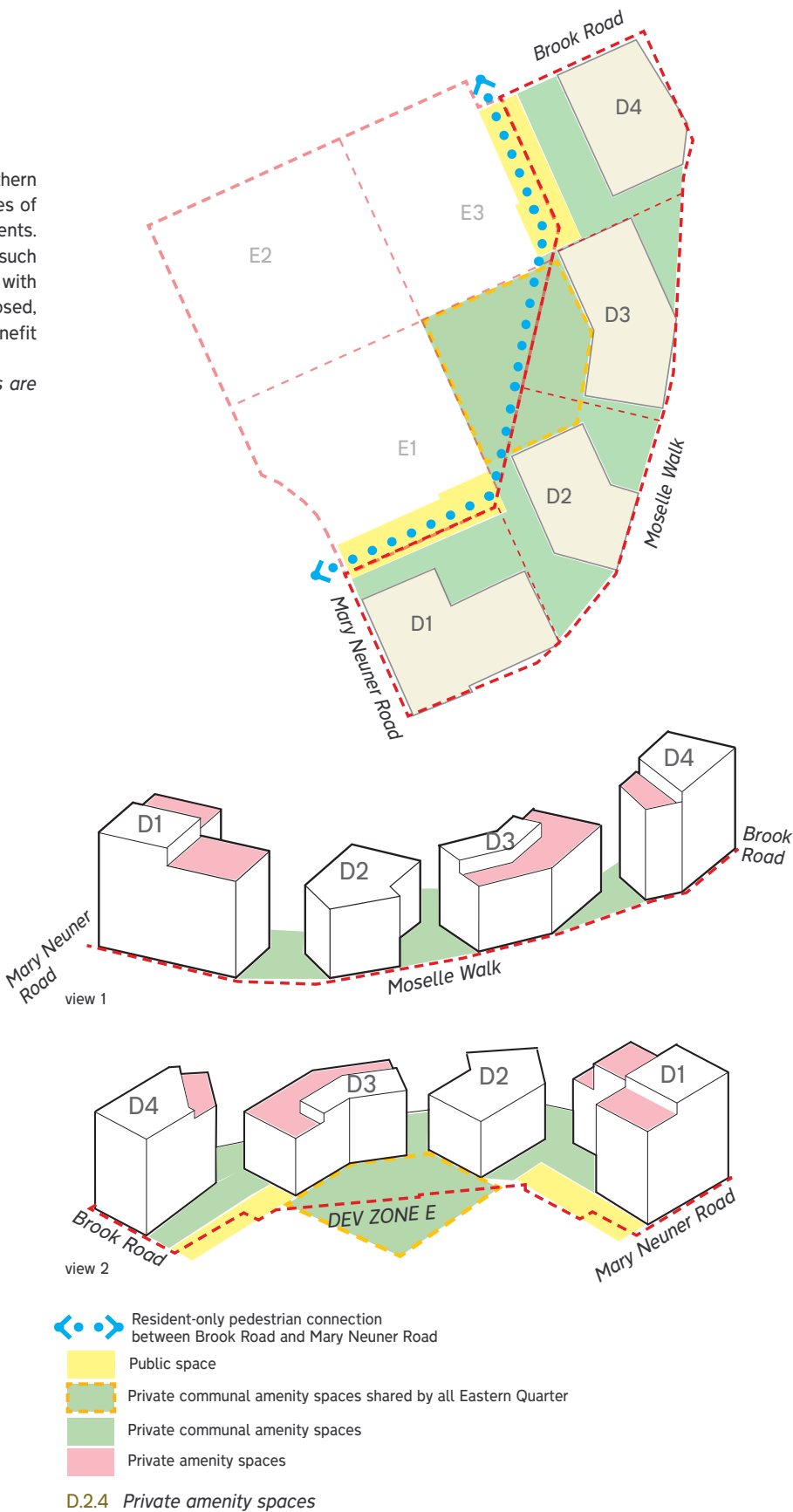
D.2.2 Access points and ground floor Use Classes



D.2.3 Minimum active extent of facade

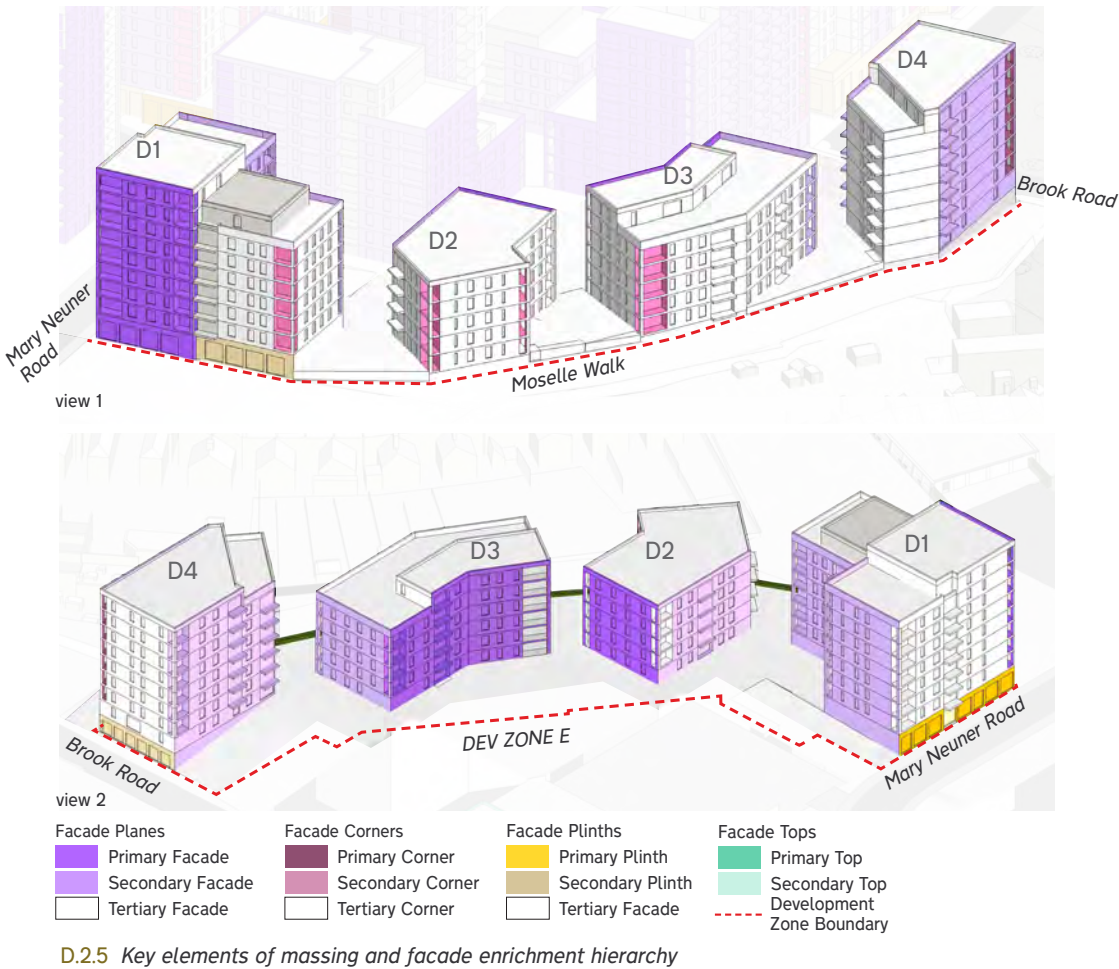
D.2.4 Private communal amenity spaces

- REASON: The wider masterplan, including the Southern Quarter, is designed around the creation of a series of private residential gardens accessible to all residents. In the Eastern Quarter this approach continues, such that the site has a visually permeable nature with spaces between buildings that are not enclosed, allowing routes through the site and gardens to benefit from decent sunlight and views beyond.
- CODE: No private communal spaces for residents are to be fully enclosed on all sides.
- CODE: Compliance with Site-wide Code 2.4.5



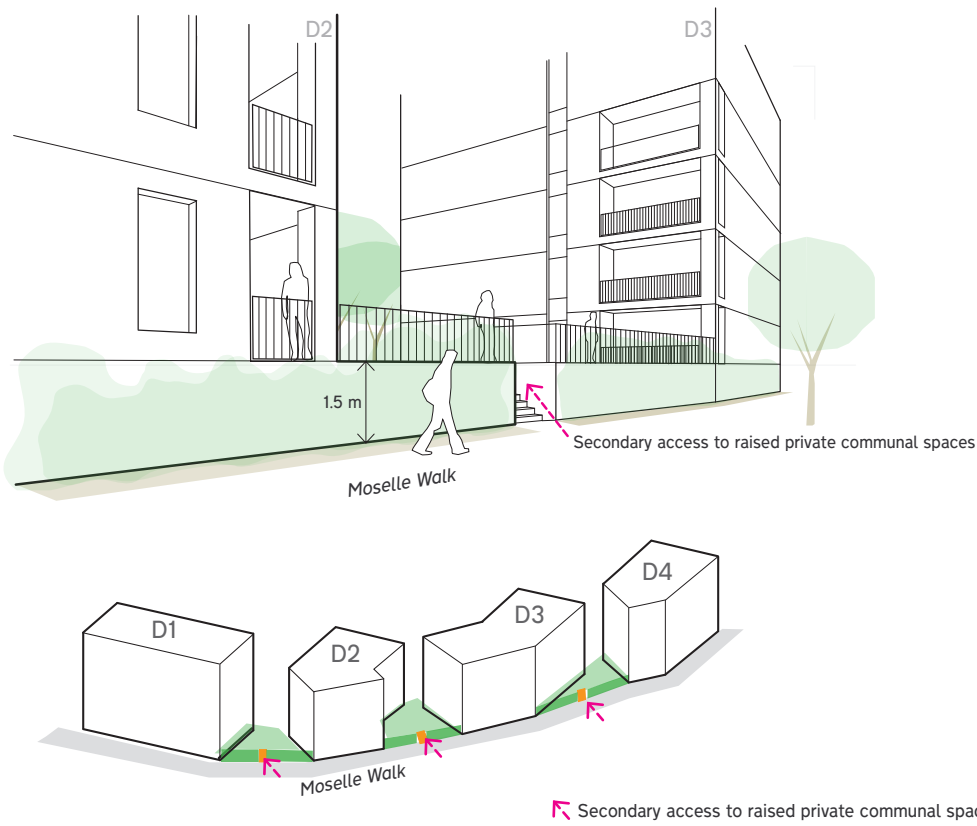
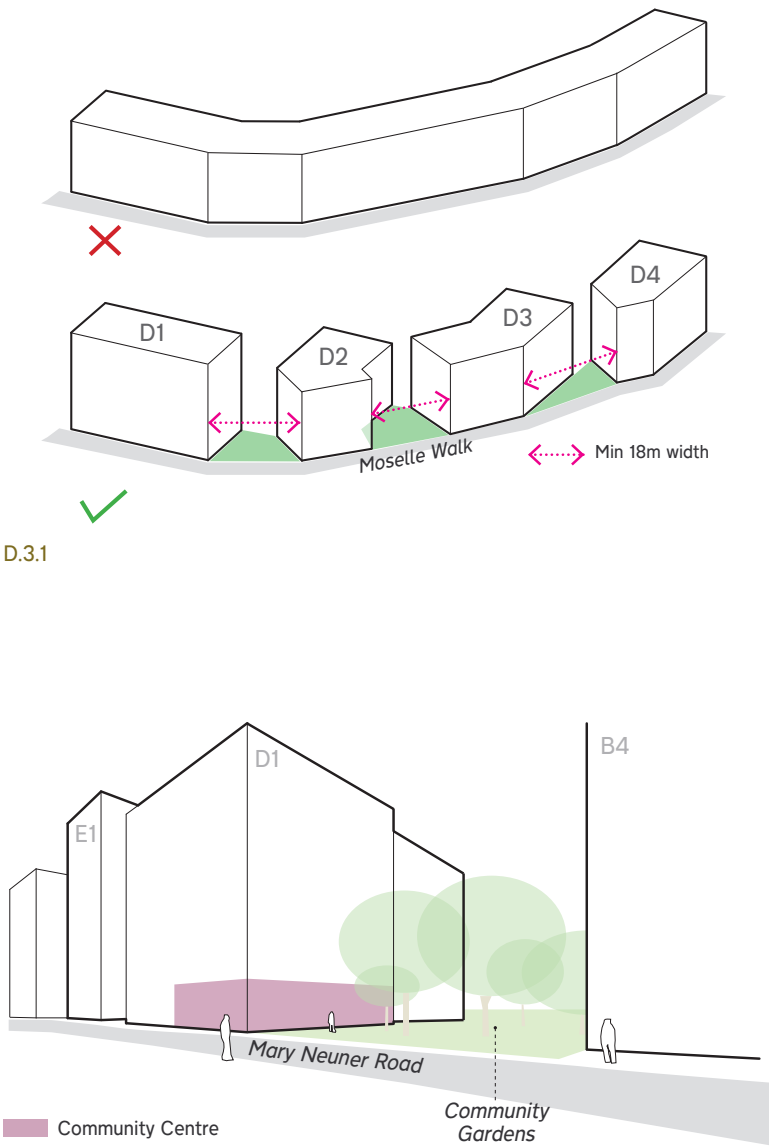
D.2.5 Facade enrichment hierarchy

- CODE: Compliance with Site-wide Code 2.10.1
- The facades of buildings D2 and D3 which face the large communal garden must present a primary character as they frame a central space which represents the heart of the Eastern Quarter.
- Key corners along Moselle Walk have been identified to ensure they contribute to the wayfinding in the wider townscape. Viewed from Community Park, they form a vista of a series of repeated balconies which defines the site-wide elevation of Moselle Walk.
- In the same way, the D1 south elevation facing Community Park is particularly important not only for its corner position but also for being viewed from the south of Mary Neuner Road. Therefore, it must be characterised as a primary facade.



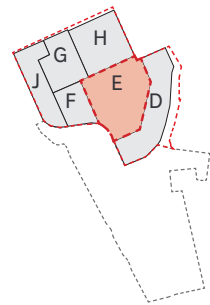
3D.3 SPECIFIC DEVELOPMENT ZONE DESIGN CODES

- D.3.1 Avoiding a wall of development**
- REASON: Gaps between buildings are required to ensure massing and parapets are not continuous along Moselle Walk so as to limit the perceived impact of development on the neighbours of Hornsey Park Road.
 - CODE: Gaps between the building mass along Moselle Walk are designed to resemble the scale of the entry courts along Mary Neuner Road in the detailed portion of the site, creating apertures which are a minimum 18m wide on the edge of the Development Zone boundary.
- D.3.2 Locations of pre-determined Use Classes**
- REASON: The south facade onto Community Gardens has a prime location and southerly orientation. Proposals should therefore include a resident-accessible function with activated facade, providing a focus for the community and encouraging life in the park.
 - CODE: This site is to be allocated for a communal function.
- D.3.3 Interface between public realm and residential interiors**
- REASON: Moselle Walk is proposed as being a publicly accessible route, open in daylight hours. The Moselle culvert's location sets out an easement which defines the maximum extent of building volume. In order to provide as generous space as possible for planting along this route, the ground floor residential level is proposed to be raised up to provide privacy to residents immediately adjacent to the route.
 - CODE: Ground floor levels to buildings D2 and D3 to be raised up 1.5m above Moselle Walk.



(Alternative step-free access to all raised private communal spaces in Eastern Quarter is provided off Mary Neuner Road and Brook Road)

D.3.3



3E DEVELOPMENT ZONE E

3E.1 INTRODUCTION

Development Zone E is in a pivotal location, forming the portion of the Eastern Quarter which defines the southern aspect of the main public space on the site. Buildings E1 and E2 form the termination of the prime route north from Mary Neuner Road.

The ground floors of the three buildings E1, E2 and E3 all contain employment uses, which are book-ended by retail units on corners to ensure activity into evenings and weekends. Building E1 also contains the shared Northern Quarter basement access entry point. The facade alongside the ramp is cloaked with a recessed bank of enclosed and covered cycle storage which fronts onto the entry court adjacent to Building D1.

The three buildings each provide facades which front onto the communal commercial courtyard. By limiting the depth of the ground floor plan to that of the residential units over, the spaces created have great natural daylight and ventilation, thus being viable for a great array of potential tenants.

Residential units in E1 and E3 front onto the main communal amenity space forming the heart of the Eastern Quarter in conjunction with Development Zone D, with private gardens and communal access points activating the ground floor.

The buildings are conjoined at ground floor level to ensure that the public realm has a clear definition and is lined with active frontages. Above these commercial spaces, the buildings separate as required by residential privacy distances. These upper elements of massing vary in height between 17m and 40m, modelled by sun studies to limit over-shading onto the main public space.

The Design Code defines a key viewpoint which exists from the north end of Mary Neuner Road, past the west side of the public space, crossing Coburg Road and into the Chocolate Factory. The massing of Development Zones E and G need to work in tandem to ensure this sightline is protected [Code 2.2.4].



E.1 Illustrative Masterplan in Development Zone boundary

- Development zone boundary
- Development parcel boundary
- E1 Development parcel name

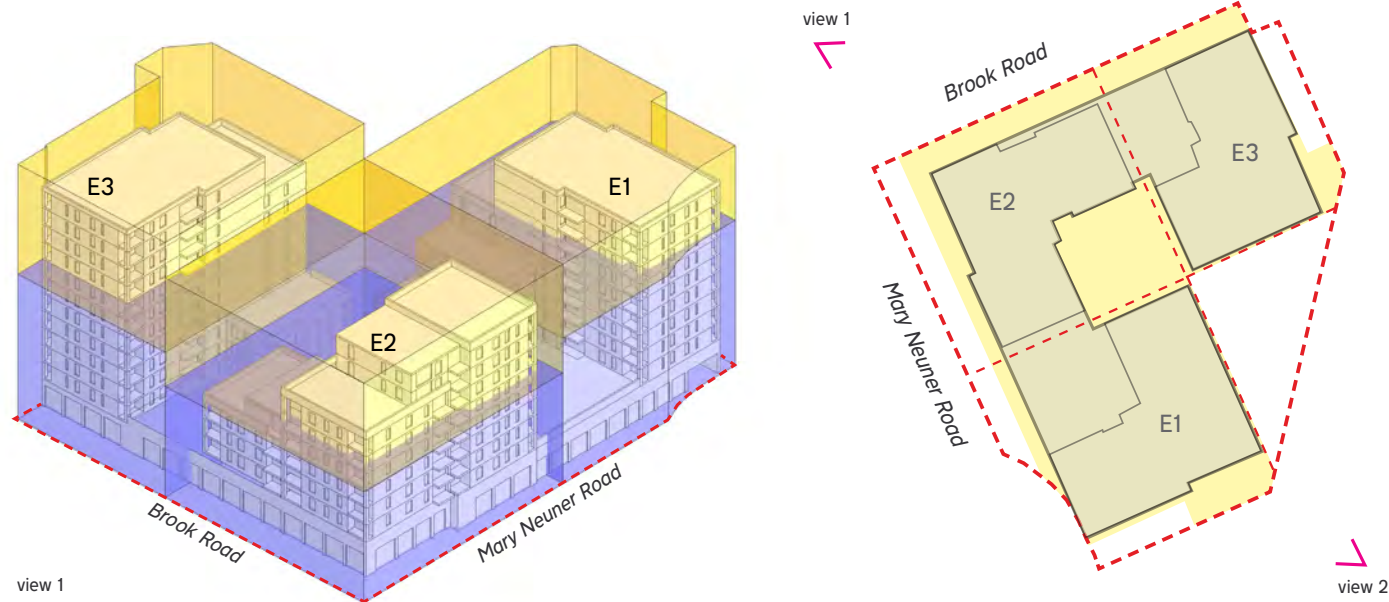
3E.2 APPLICATION OF SITE-WIDE CODES

- 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.

E.2.1 Maximum and minimum volume parameters
CODE: Compliance with Site-wide Code 2.3.10

- E.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

E.2.3 Minimum extent of active facade
CODE: Compliance with Site-wide Code 2.7.3

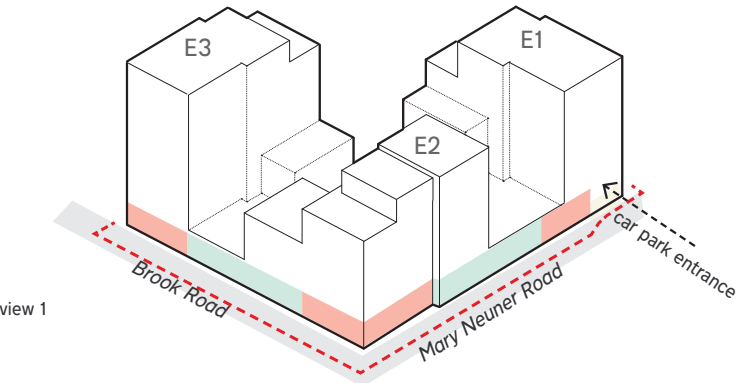


- - - - Development zone boundary
- - - - Development parcel boundary
- - - - Indicative building footprint
- - - - Maximum building extent

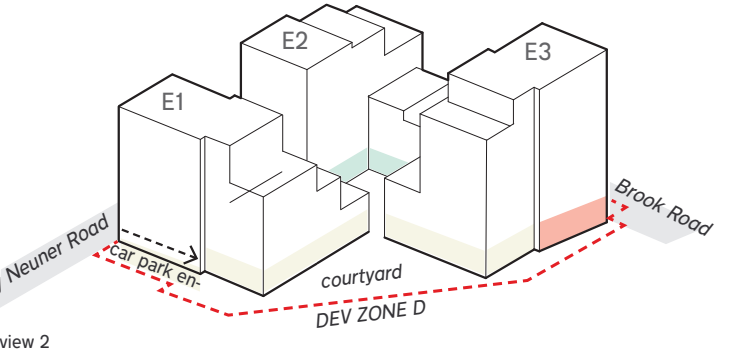
E.2.1 Maximum building extent plan



E.2.2 Access points and ground floor Use Classes

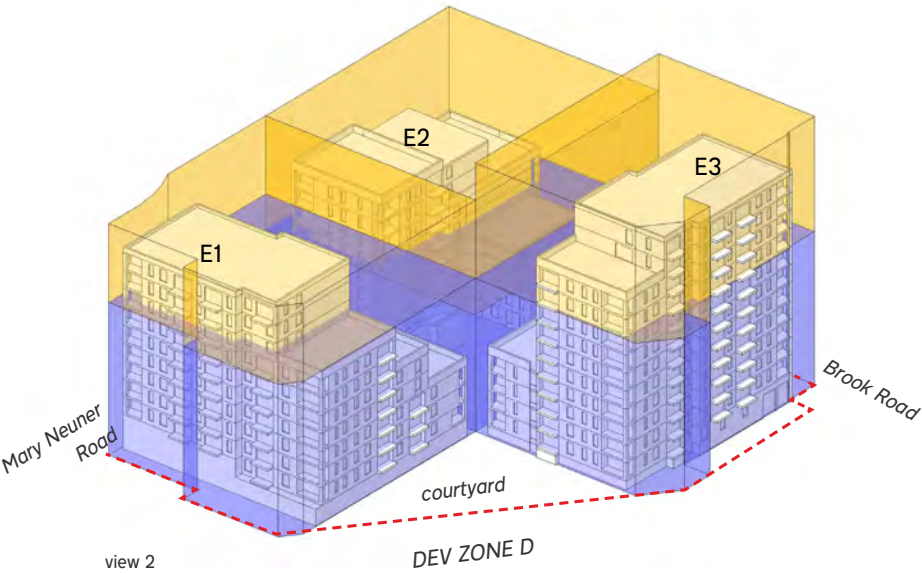


view 1



view 2

E.2.3 Minimum active frontage extent



view 2

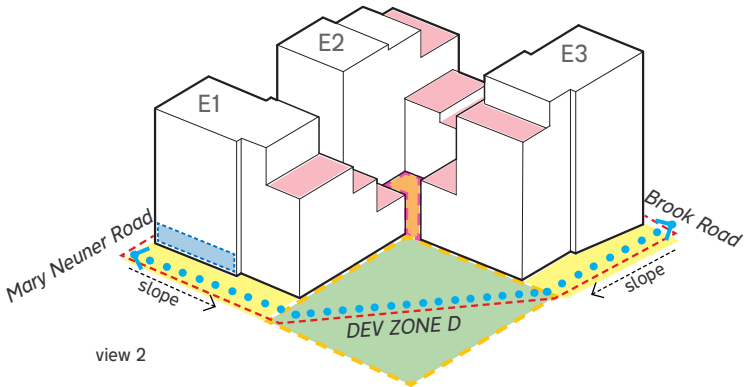
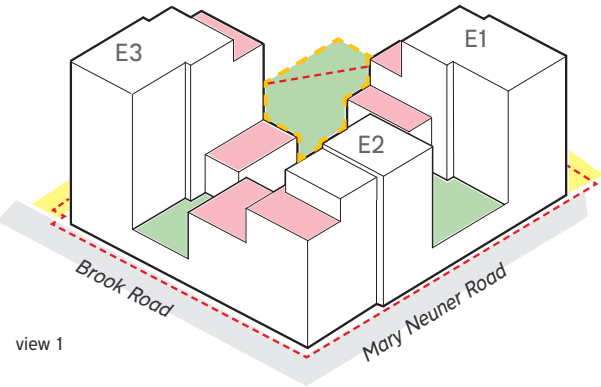
- - - - Maximum building height
- - - - Minimum building height
- - - - Development zone boundary

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

- E.2.4 Private communal and private amenity spaces**
- REASON: Following Code D.2.4, zone E offers a series of private residential gardens accessible to all residents, benefiting from decent sunlight and views beyond, as well as pedestrian routes through the site.
 - CODE: No private communal spaces for residents are to be fully enclosed on all sides.
 - CODE: Compliance with Site-wide Code [2.4.5](#)

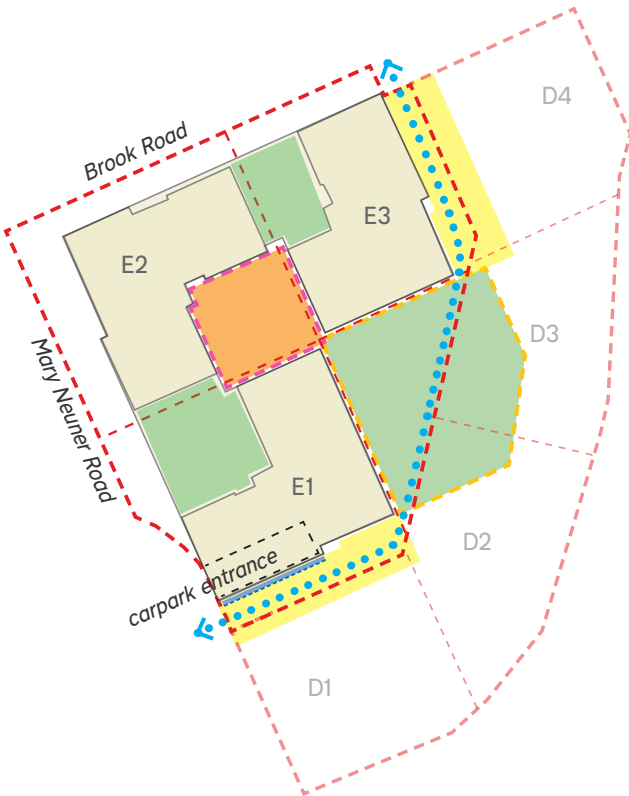
- E.2.5 Employment courtyard**
- CODE: A courtyard at raised level is to be provided to ensure that the surrounding employment uses are adequately served by natural light and ventilation.
 - Compliance with Site-wide Code [2.8.3](#) & [2.8.4](#)

- E.2.6 Treatment to wall at car park entry**
- REASON: Building E1 contains the access entry point of the basement shared between the Northern and Eastern Quarters.
 - CODE: The facade alongside the ramp is cloaked with a recessed bank of enclosed and covered cycle storage which fronts onto the entry court adjacent to Building D1.



- Pedestrian connection for residential users
- Covered cycle storage
- Employment courtyard
- Public space
- Private communal amenity spaces shared by all Eastern Quarter
- Private communal amenity spaces
- Private amenity spaces

E.2.4 / E.2.5 Private amenity spaces and employment courtyard



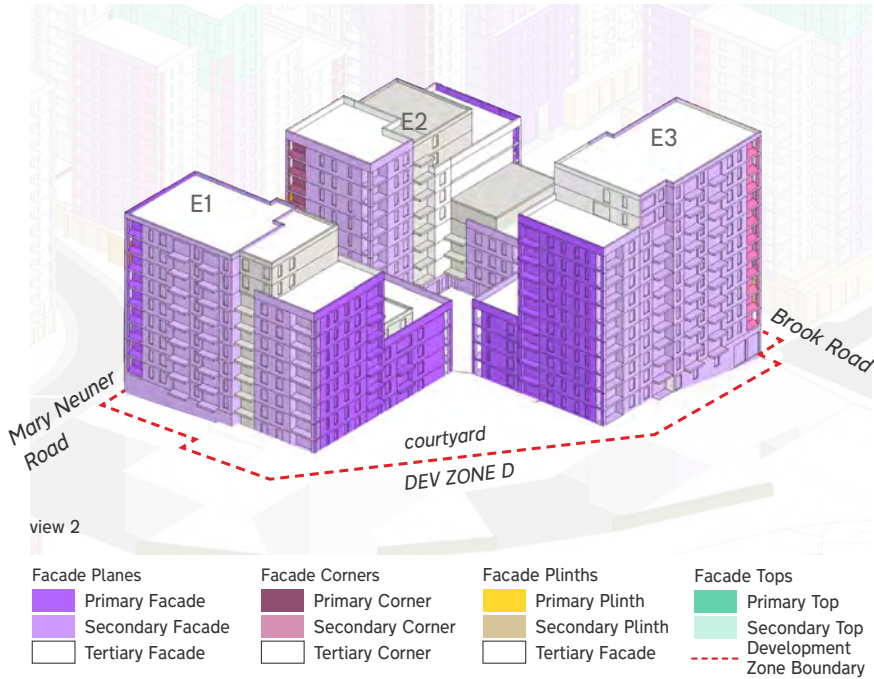
- E.2.7 Facade enrichment hierarchy**
- CODE: Compliance with Site-wide Code [2.10.1](#)

Both buildings E1 and E2 have facades which present themselves to important long vistas within the townscape of the wider masterplan and as such are given primary hierarchy status.

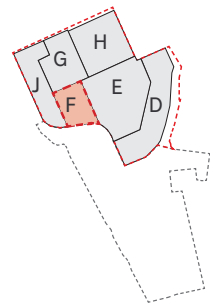
Corner balconies and gables which are clearly visible from the public realm are defined as secondary facades.

Buildings E1 and E3 both present facades onto the main private communal amenity space in the heart of the Eastern Quarter.

The entire elevations which front onto this central space for residents are defined as being primary in the hierarchy of facades.



E.2.7 Key elements of massing and facade enrichment hierarchy



3F DEVELOPMENT ZONE F

3F.1 INTRODUCTION

Development Zone F sits to the south-west of the Public Square in the Northern Quarter. It presents a narrow facade which forms part of the vista along Mary Neuner Road when viewed from the south. This Development Zone works in tandem with Development parcel J1 in creating a commercial focused ground floor courtyard to serve the employment uses.

The ground floor also comprises a retail unit on the corner to activate the view from the south and a community performance space which will act as a magnet for locals and residents to create movement from Wood Green town centre, along Coburg Road and through the main public space.

The employment uses at ground floor are proposed as being in cluster 1 which is tailored towards providing small serviced units with extensive shared facilities which are ideal for start up businesses.

The massing at the top of the buildings has been modelled to best ensure decent sunlight on the public realm.

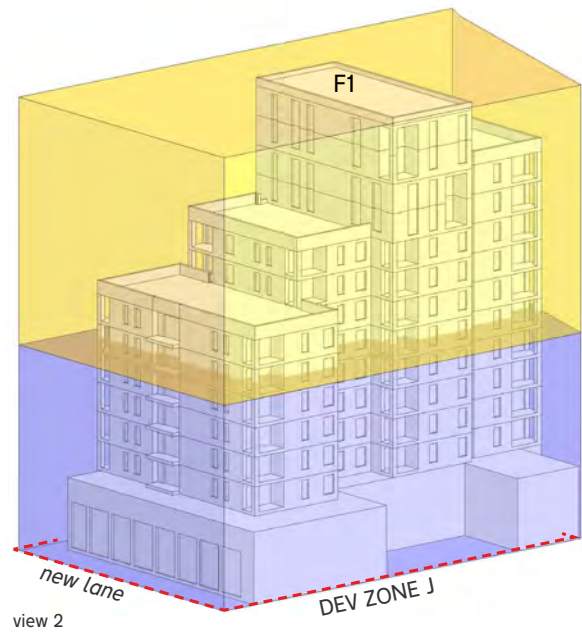
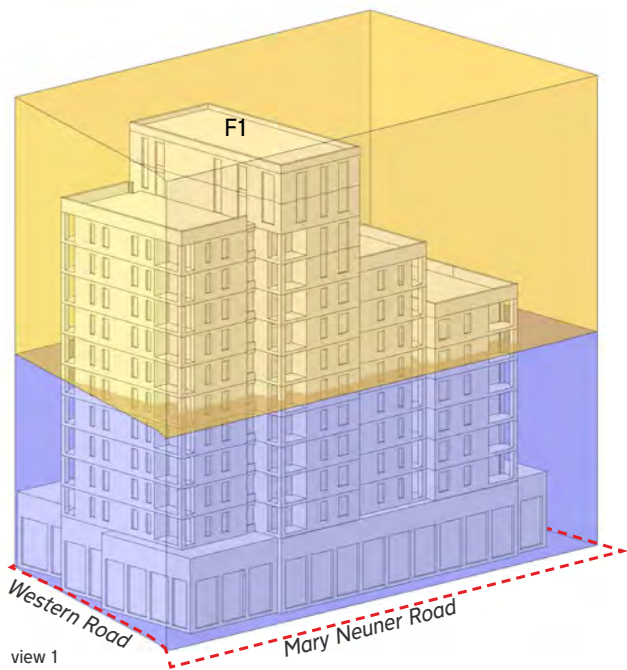
As residents do not have any dedicated private communal amenity at ground level, space is provided on the roof of both the employment volumes and at the lower level residents buildings.

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.



F.1 Illustrative Masterplan in Development Zone boundary

- Development zone boundary
- Development parcel name



- maximum building height
- minimum building height
- development zone boundary

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

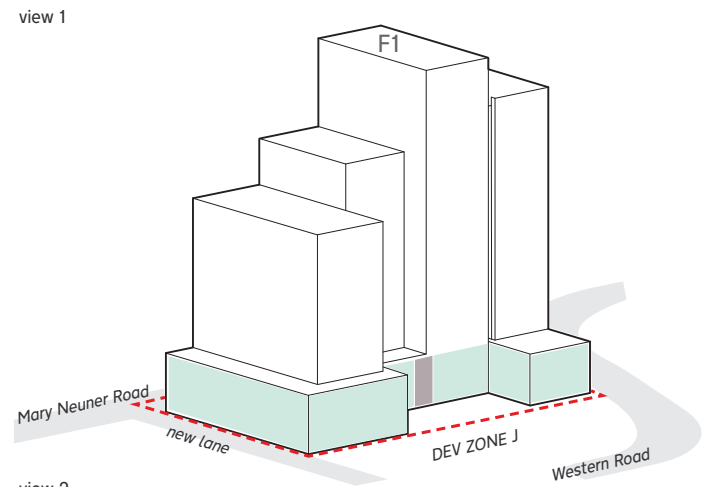
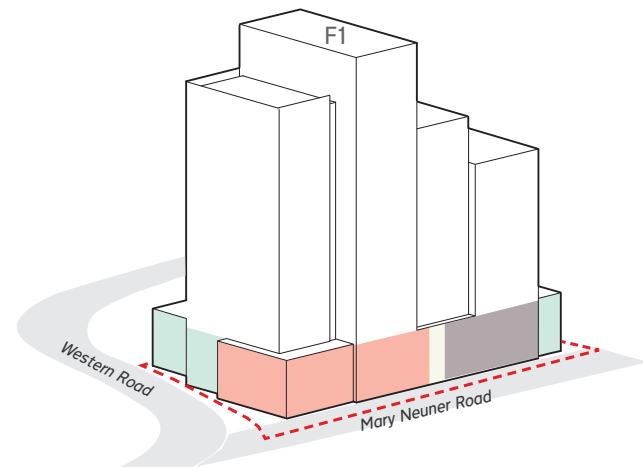


- Development zone boundary
- Indicative building footprint
- Maximum building extent

F.2.1 Maximum building extent plan



F.2.2 Access points and ground floor Use Classes



F.2.3 Minimum active frontage extent

3F.2 APPLICATION OF SITE-WIDE CODES

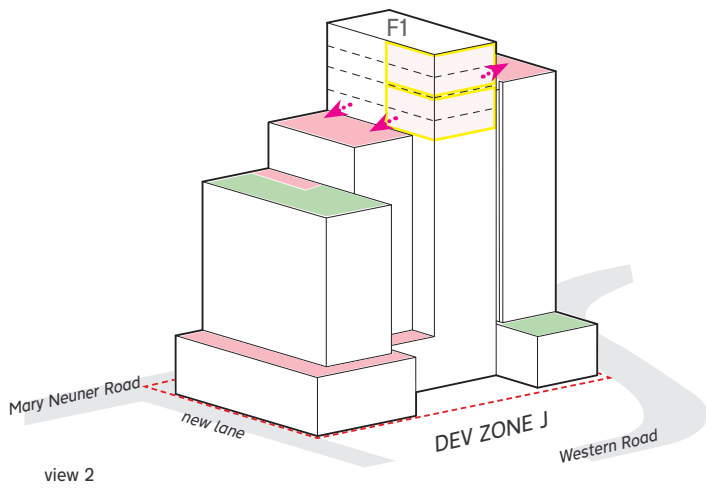
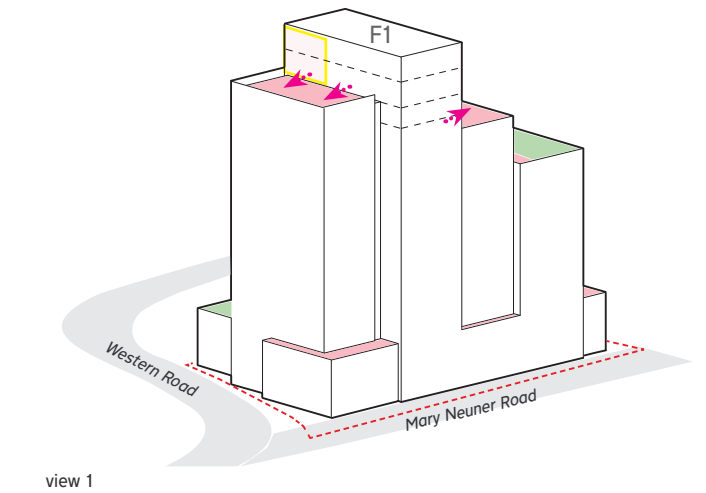
- All site-wide codes must be followed in this development zone.
- The application of key site-wide codes are shown below when applied to the Illustrative Masterplan, for clarity and specification.

F.2.1 Maximum and minimum volume parameters
CODE: Compliance with Site-wide Code 2.3.10

- F.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 located within the zone identified.
Compliance with Site-wide Code 2.7.8

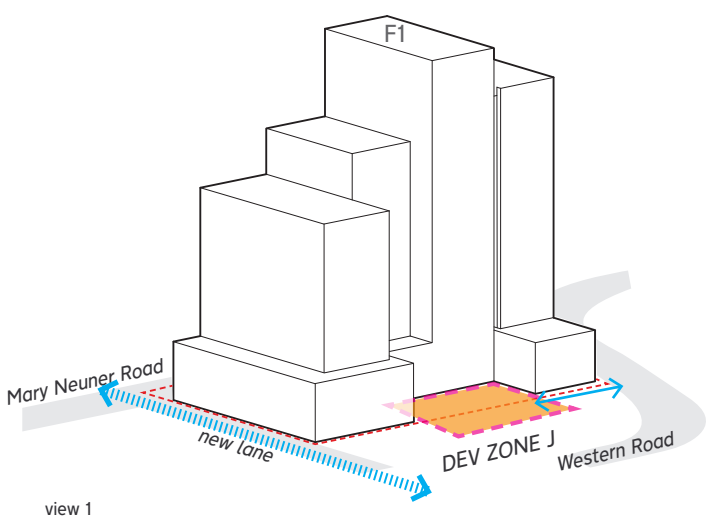
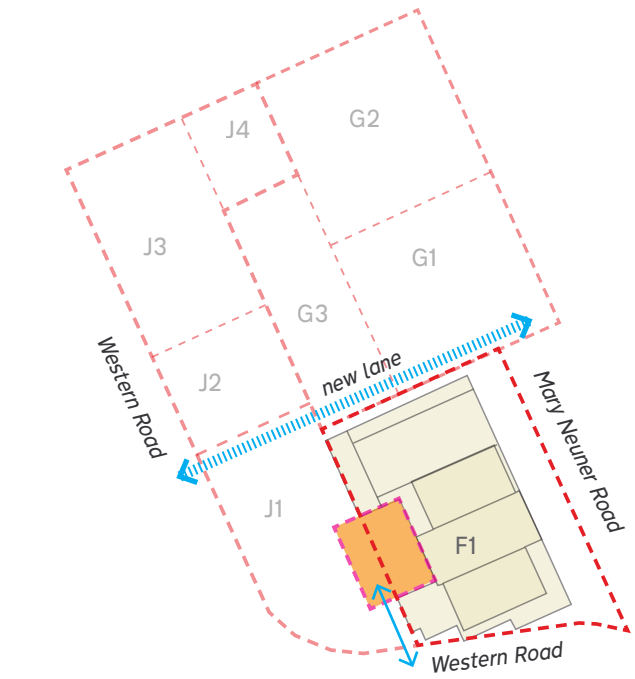
F.2.3 Minimum extent of active facade
CODE: Compliance with Site-wide Code 2.7.3

F.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](#)



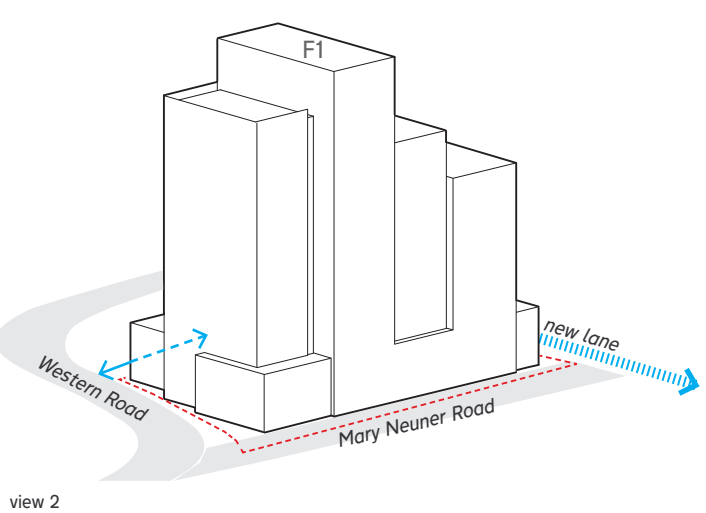
- Private communal amenity spaces
- Private amenity spaces
- Maisonettes
- Direct access from homes to private amenity

F.2.4 Private communal and private amenity spaces



- Employment courtyard
- New lane
- Passage to employment courtyard

F.2.5 / F.2.6 / F.2.7 New lane, employment courtyard and passage



F.2.5 Employment courtyard
- *CODE: A courtyard 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](#)

F.2.6 New lane
- *CODE: A 24/7 publicly accessible route extending from Public Square west to meet Western Road is to be provided.*
Compliance with Site-wide Code [2.2.1](#)

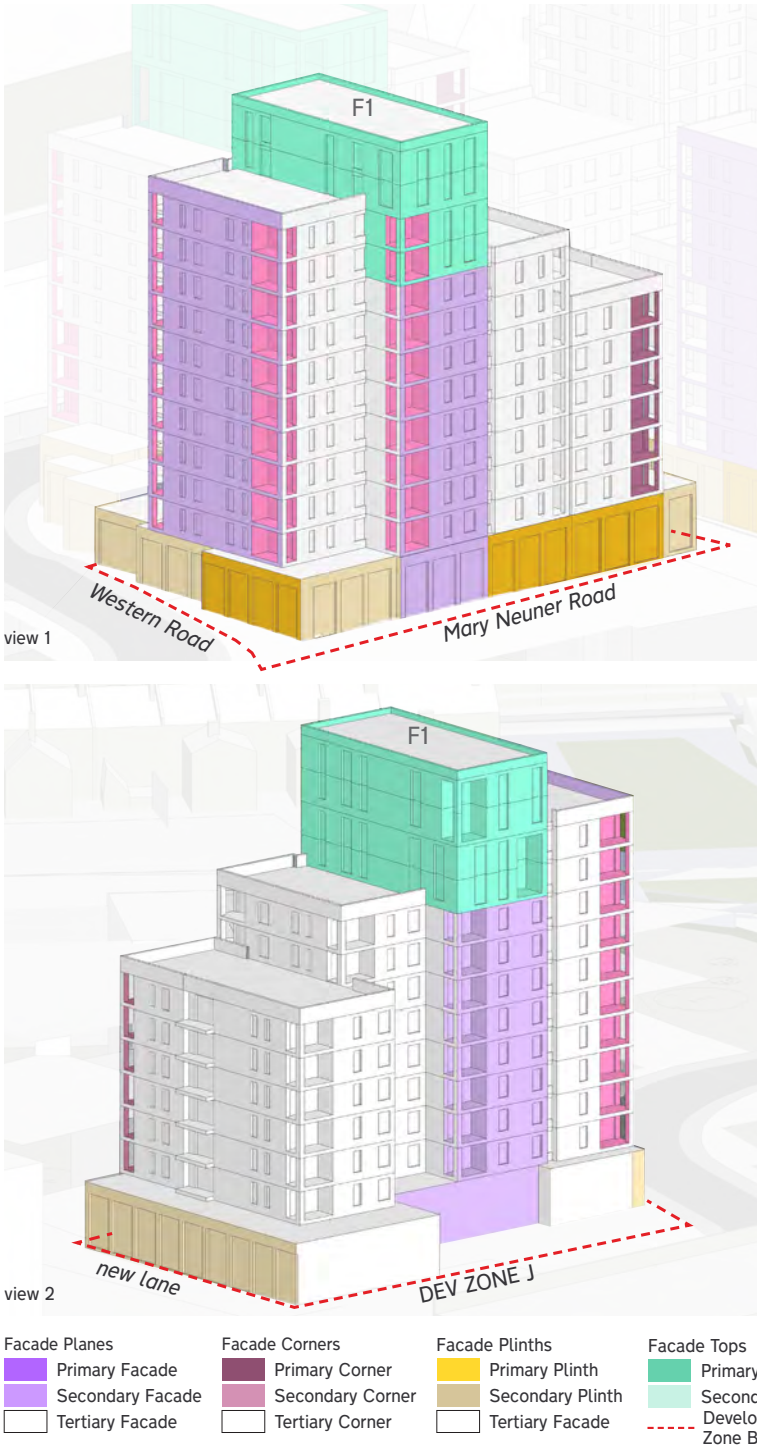
F.2.7 Passage to employment courtyard
- *CODE: A route extending from Public Square to the commercial courtyard is to be provided.*
- *CODE: This route can be access-controlled by the commercial tenants such that the courtyard is a protected external working environment.*
- *CODE: Public access through this route is encouraged when suitable for the adjacent employment uses, on a regular basis.*
Compliance with Site-wide Code [2.2.2](#)

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

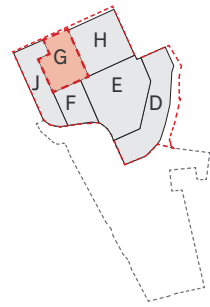
The development zone has a number of important facades in the wider masterplan, specifically the southerly facade which forms a vista along the length of Mary Neuner Road. In addition, the zone forms the west facade to the main public space.

Key corners have been identified to ensure they contribute to the wayfinding in the wider townscape.

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.



F.2.8 Key elements of massing and facade enrichment hierarchy



3G DEVELOPMENT ZONE G

3G.1 INTRODUCTION

Development Zone G sits immediately to the west of the main public space in the Northern Quarter. It also extends from the north end of Mary Neuner Road to 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 to the public realm.

The ground floor is comprised of active facades with A1 / A3 classes onto the main space, a retail unit onto the corner of Coburg Road and the remainder of the space allocated to employment uses.

This Development Zone works in tandem with Development parcels J2-J4 in creating a commercial-focused ground floor courtyard to serve the employment uses.

The buildings play an important role in framing the vista when viewed from along Mary Neuner Road.

The Design Code defines a key viewpoint which exists from the north end of Mary Neuner Road, past the west side of the public space, crossing Coburg Road and into the Chocolate Factory. The massing of Development Zone G and E2 need to work in tandem to ensure this sightline is protected.

Together with Development Zones F and J, plot G creates a route west connecting the public space to Western Road. This route is lined with small maker-space type employment uses and is proposed to have a distinct character as a vibrant creator lane.

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.

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.

(continued on the next page)

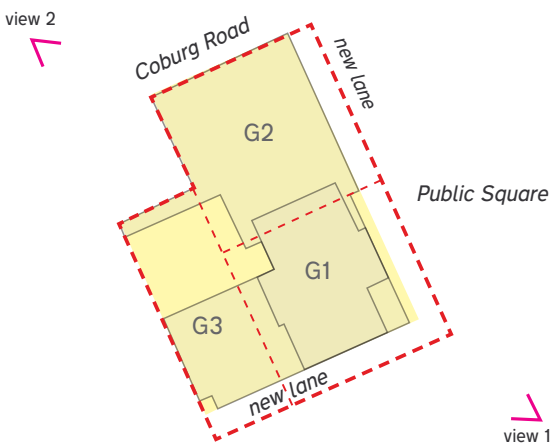


G.1 Illustrative Masterplan in Development Zone boundary

- Development zone boundary
- Development parcel boundary
- G1** Development parcel name

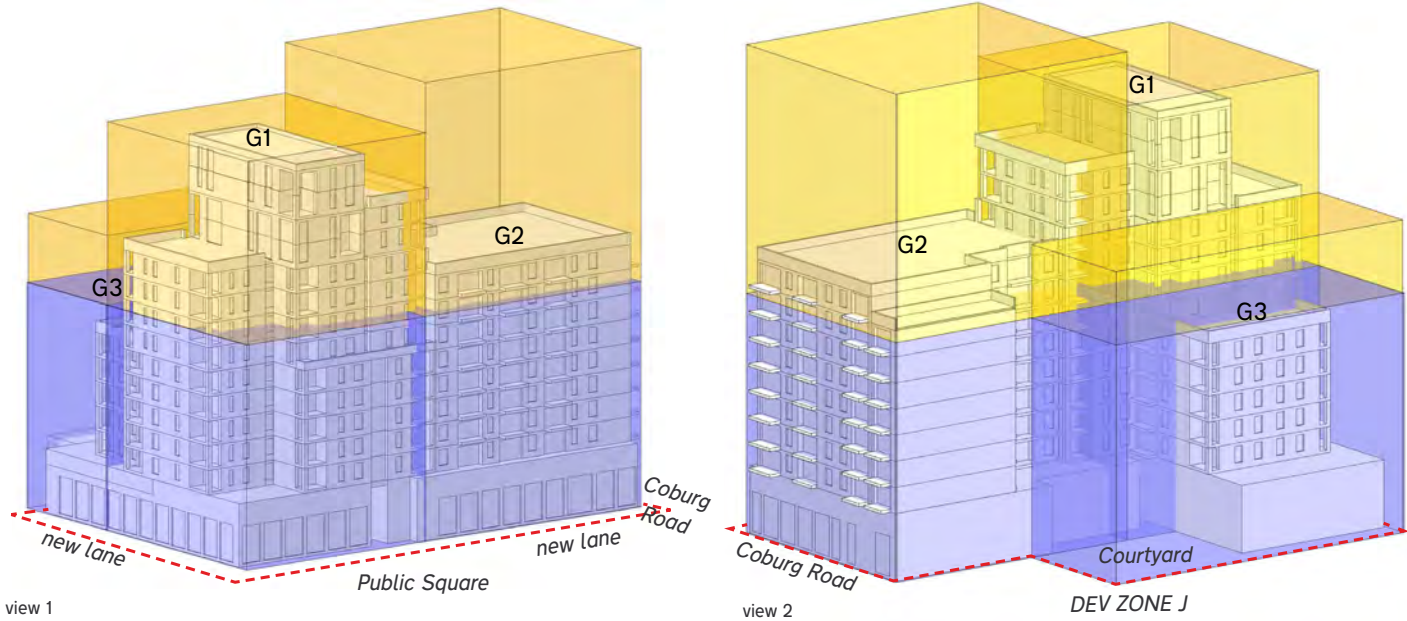
The massing has been modelled so that the volume reads as a series of conjoined and related but individual elements with both steps in plan and section. The uppermost levels are proposed as being maisonette homes stacked on top of each other - this configuration means the massing has a slender volume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

The planning parameters allow for notable variation between the Illustrative Masterplan and the Maximum Planning Parameters so as to allow flexibility in the placing of the taller elements at Reserved Matters stage.



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

G.2.1 Maximum building extent Plan

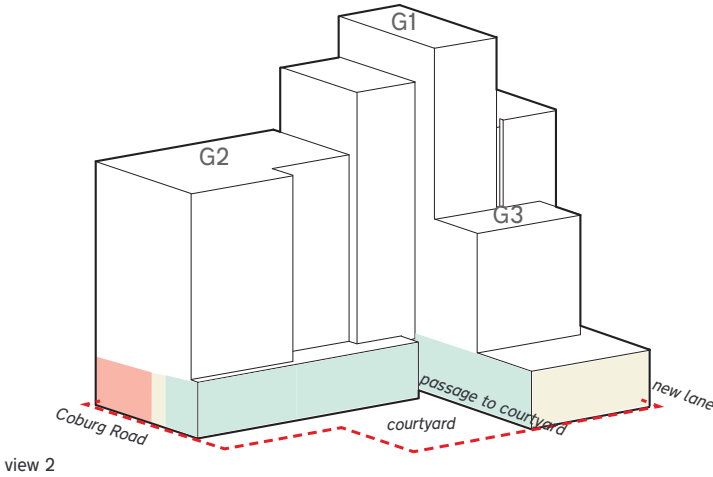
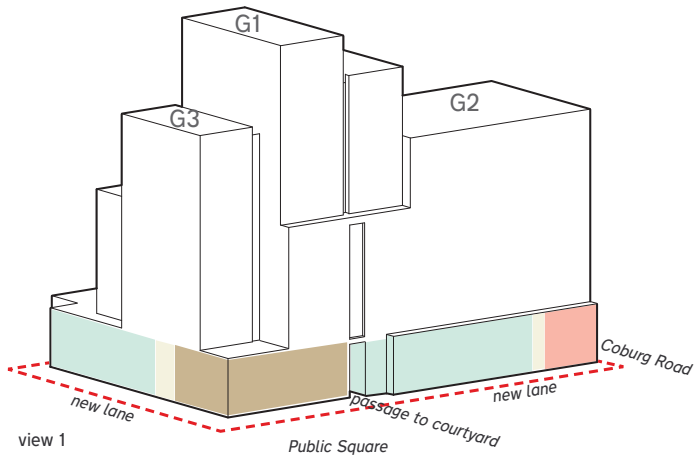


- Maximum building height
- Minimum building height
- - - Development zone boundary

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



G.2.2 Access points and ground floor Use Classes



G.2.3 Minimum active frontage extent

3G.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.

G.2.1 Maximum and minimum volume parameters

- CODE: Compliance with Site-wide Code 2.3.10

G.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: The ground floor Use Classes are to be located within the zone identified.

G.2.3 Minimum extent of active facade

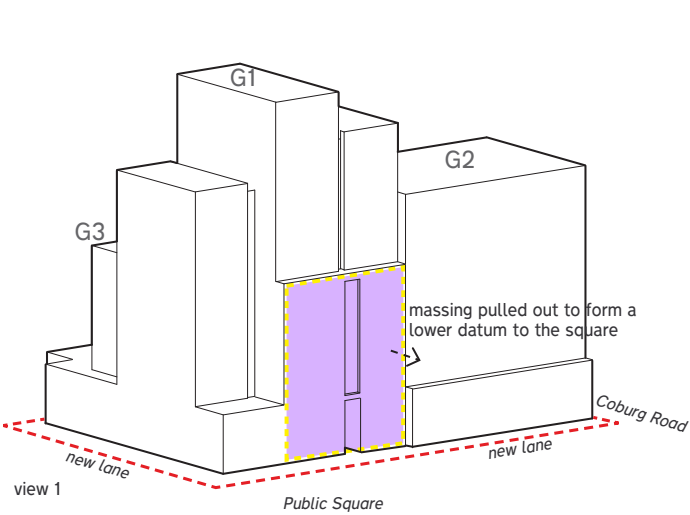
- CODE: Compliance with Site-wide Code 2.7.3

G.2.4 Private Communal and private amenity Spaces

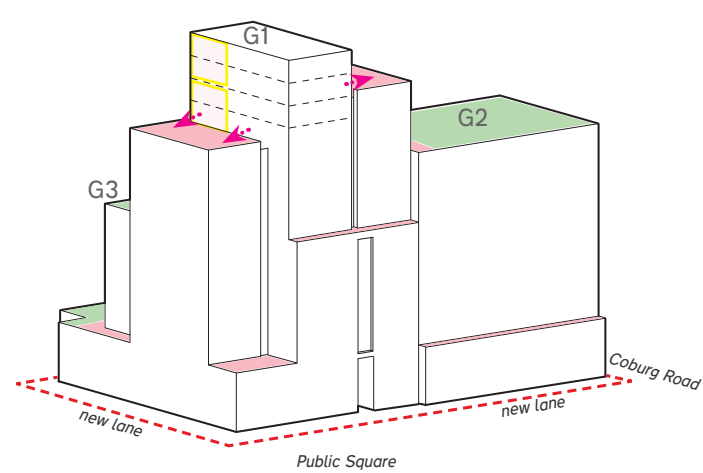
- REASON: Due to the commercial courtyard taking precedence at street level, there is no private communal amenity for residents on the ground floor.
- CODE: Residential communal amenity space is required to be provided on the roof of both the employment volumes and at the lower level residents buildings.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

G.2.5 Interface between tall buildings and public realm

- CODE: Compliance with Site-wide Code [2.3.7](#)

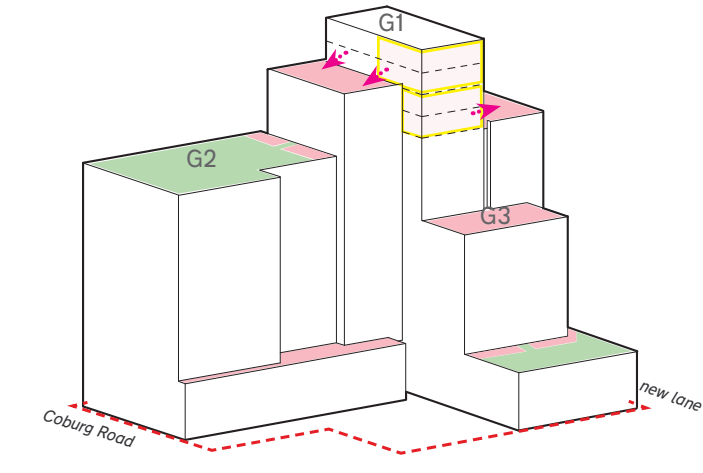


G.2.5 Interface between tall buildings and public realm

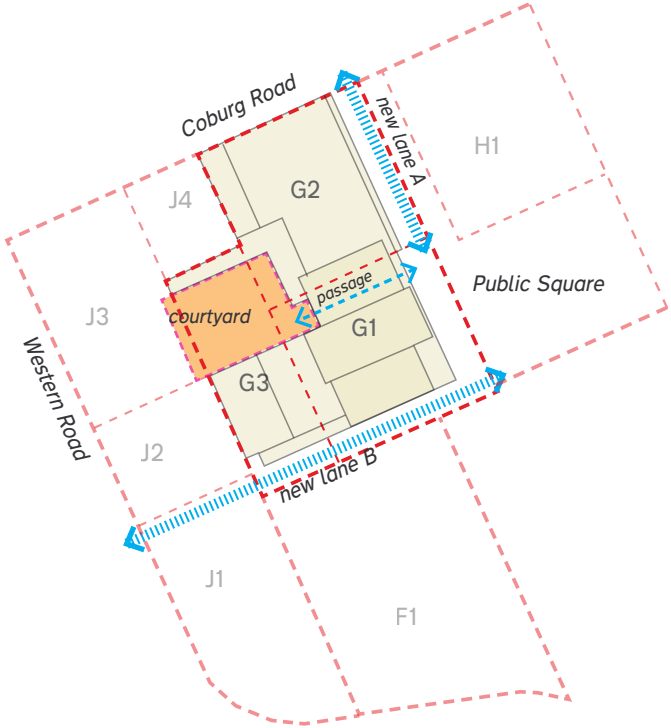


- view 1
- Private communal amenity spaces
 - Private amenity spaces
 - Maisonettes
 - Direct access from homes to private amenity

G.2.4 Private communal and private amenity spaces



view 2



G.2.6 Employment courtyard

- CODE: A courtyard 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](#)

G.2.7 New lane between Public Square and Western Road

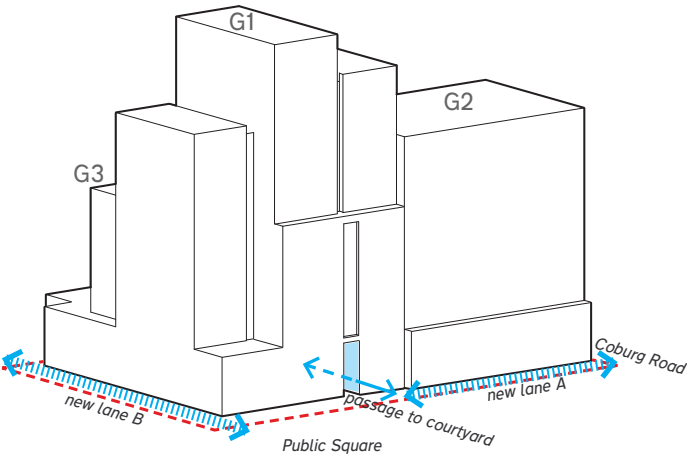
- CODE: A 24/7 publicly accessible route extending from Public Square west to meet Western Road is to be provided.

New lane between Public Square and Coburg Road

- CODE: A 24/7 publicly accessible route extending from Public Square west to meet Coburg Road is to be provided. Compliance with Site-wide Code [2.2.1](#)

G.2.8 Passage to employment courtyard

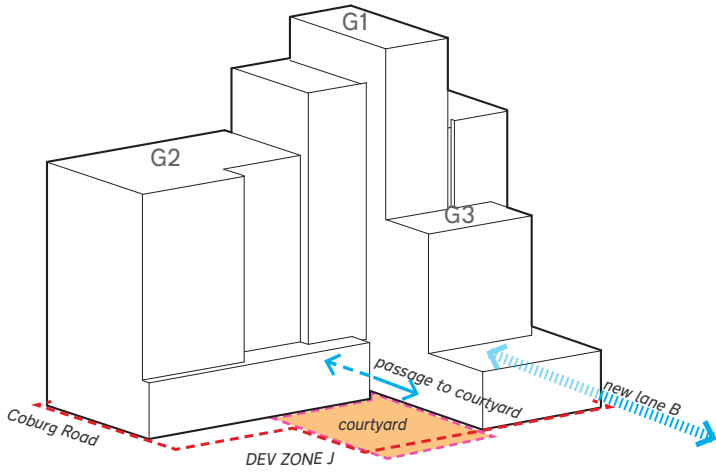
- CODE: A route extending from Public Square to the commercial courtyard is to be provided.
- CODE: This route can be access-controlled by the commercial tenants such that the courtyard is a protected external working environment.
- CODE: Public access through this route is encouraged when suitable for the adjacent employment uses, on a regular basis. Compliance with Site-wide Code [2.2.2](#)



view 1

- Employment courtyard
- New lane
- Passage to employment courtyard

G.2.6 / G.2.7 / G.2.8 New lanes, employment courtyard and passage



view 2