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This document has been prepared by Al-Jawad Pike, who were appointed by as architects in February 2025 by the client to design a new dwelling at Land adjacent to 2 Coleridge Road, London, N8 8EJ.

The site is an end of terrace plot which was previously used as a garage and driveway. The former garage building is now derelict, unusable and in a poor state of repair. The structure detracts from the character and appearance of the Conservation Area. The applicants have lived at 10 Coolhurst Road since 2013 and the rear garden of No. 10 adjoins the northern boundary of the garage site.

The architectural brief is to design a three bedroom accessible home on the garage site which would extend north to use a portion of the rear garden of No. 10. The new dwelling will make a direct connection to the rear garden of No. 10 in the short term, to allow for multi-generational family living and in the long-term could be separated to function as a separate plot.

Our proposal seeks to deliver a high-quality, contemporary family home that prioritises sustainability, contributes to the enhancement of the street-scape, and thoughtfully reflects the local historic character.

This planning application is the outcome of outline feasibility studies undertaken during RIBA Work Stage 1, identifying site opportunities and constraints, and outlining a possible design strategy for the site. An online pre-app meeting with Haringey was then carried out on 25.06.25. A Pre-App was subsequently submitted on 18.07.25 with amended and supplementary information. Following feedback from Haringey Council on 25.09.25, the proposals have been revised, in line with improvements outlined in this document and advice from specialists forming the basis of the application.

Al-Jawad Pike, April 2026



Site model with proposal



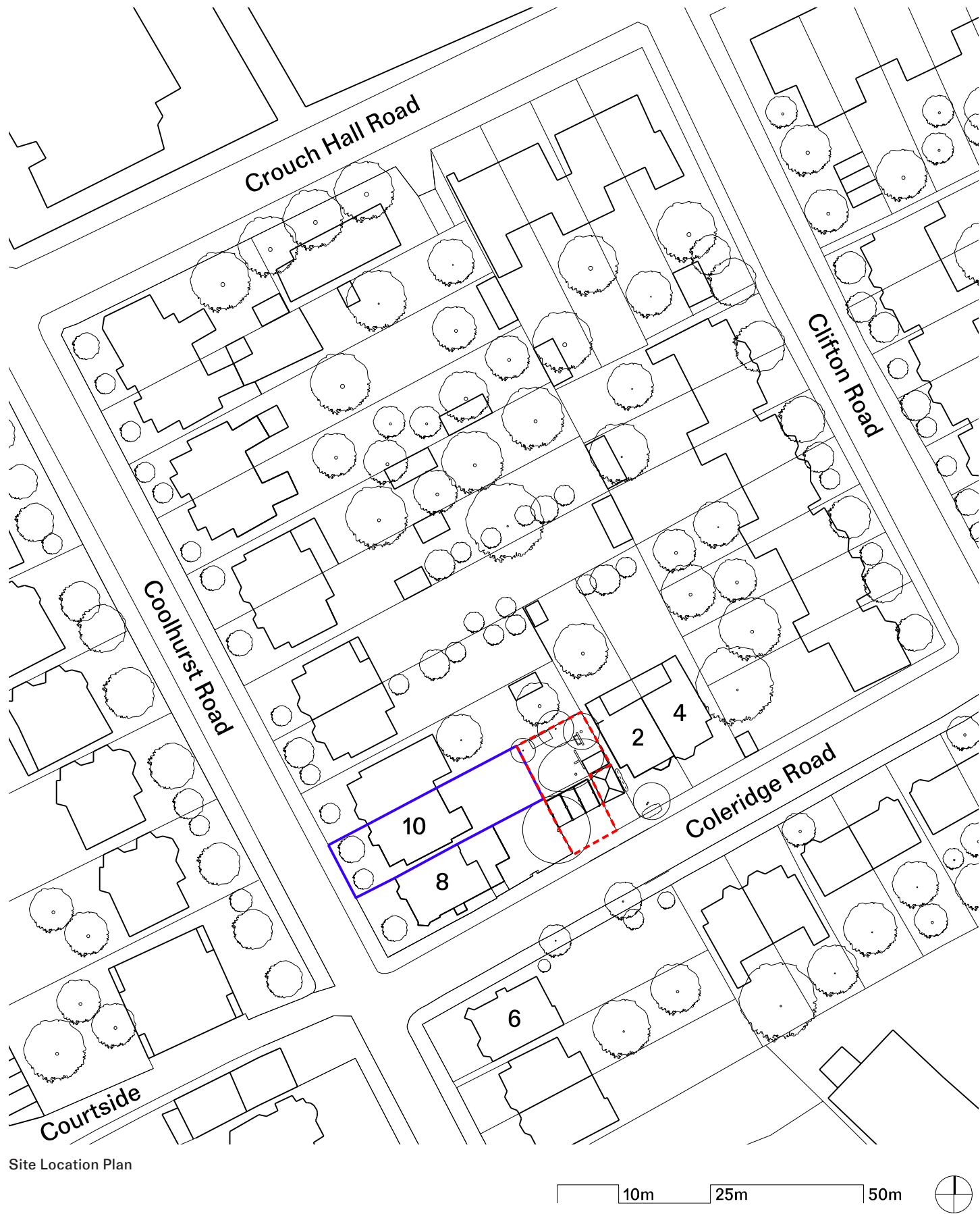
- 1 Site
- 2 Coleridge Road
- 3 Coolhurst Road
- 4 Crouch Hall Road
- 5 Clifton Road
- 6 Tennis Club



The former garage site is located on the South-eastern side of a suburban block formed by Coleridge Road, Coolhurst Road, Crouch Hall Road and Clifton Road. The site is between No. 2 Coleridge Road and No. 8 Coolhurst Road, bounded by Coleridge Road to the southeast and the rear garden of No. 10 Coolhurst Road on the Northwest. Coleridge Road is primarily a residential street connecting Coolhurst Tennis & Squash Club and St Aloysius' College Sports Grounds in the west to Crouch End Broadway in the east.

No. 2 Coleridge Road has a detached single storey garage with red brick walls and double hipped clay tile roof which forms the eastern boundary of the garage site. At the corner of Coleridge Road and Coolhurst Road No.8 is a three storey detached house with dormer roof extensions front and back, set above a lower ground floor storey. The building has been subdivided into apartments and there are separate residential entrances on the front elevation, the gable end and in the boundary fence on Coleridge Road. The rear garden is bounded by a timber fence and there is one silver birch tree on the boundary that overhangs the western side of the garage site.

No. 10 Coolhurst Road is a semi-detached property which has the characteristic red brick, tiled roof and painted render detailing evident in the other houses in the terrace. The applicants reside here as their primary family home. The rear garden has a timber outbuilding, free-standing feature walls and a mix of trees along the north and east boundaries.



Analysis of the plot boundaries of the urban block display a strong variety of plot length, pattern and grain. Key findings include:

- Plot length varies from 10m in the case of the garage site, to 67m on Coolhurst Road.
- Evidence of terraced housing typology, semi-detached buildings and stand alone buildings at the north and south ends of the block.
- No 2 and 4 Coleridge Road are single pair of buildings with shorter plots running north south.

It can therefore be concluded that the proposed plot boundaries will not be inconsistent with the existing urban block. No.10 Coolhurst Road will be reduced to similar plot length as No.8 Coolhurst Road, and the proposal plot will be increased and in the same orientation as No.2 and No.4 Coleridge Road. In conjunction with this, any evidence of changing plot boundaries will not be visible from the street and not have an effect on the local character.

- 10m
- 32m
- 35m
- 38m
- 39m
- 43m
- 47m
- 67m



Site Plan - Existing Plot Boundaries

Garage plot is 10m long



Coleridge Road and the surrounding wide tree-lined streets are characterised by large detached and semi-detached properties set back from the street within mature gardens and separated by regular gaps. The terraces on Coolhurst and Clifton Road have long east or west facing gardens and terminate with gable elevations to Coleridge Road, with No. 2 and 4 Coleridge Road as a standalone pair of semi-detached houses in the middle of the block. The garage site is typical of other small plots in the area that address the street and run perpendicular to the dominant grain of the suburban block.



View east from Coolhurst Rd



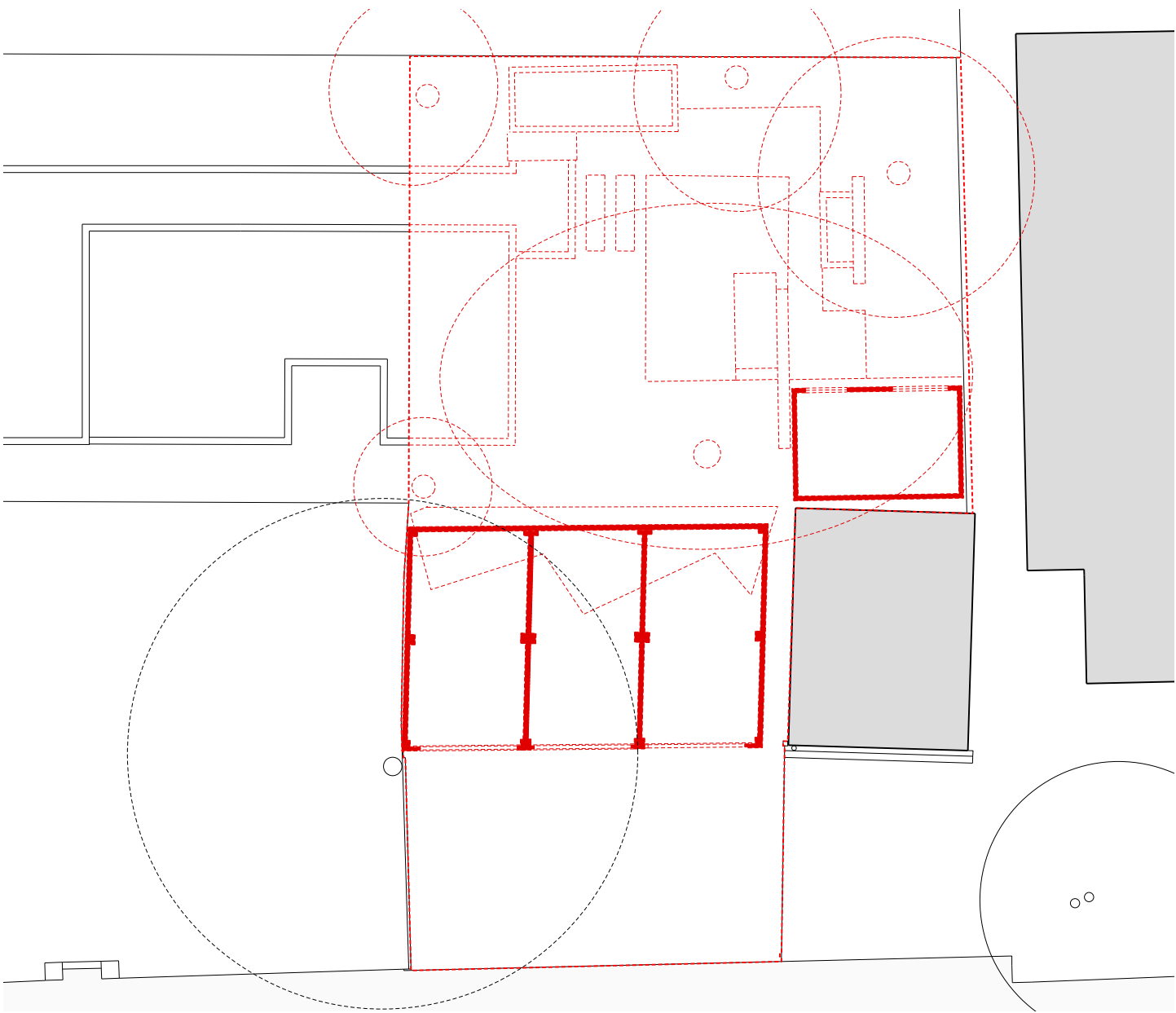
View east towards the site

Since purchasing the site in 2024 it has not been used for parking by the applicant. The existing three bay garage is a single storey brick construction and in an advanced state of decay. Perimeter walls and white painted garage doors are intact but the timber roof has collapsed and the interior is overgrown with weeds and vegetation.

The concrete driveway and slab are in poor condition and present an unsightly appearance to Coleridge Road, which is otherwise formed of well-maintained buildings and gardens. We assume there are shallow concrete strip foundations below the structure and the construction appears to be from the mid-late 20th century.

Solid timber boarded fences form the boundary to three sides of the garage site, with the building set in to leave a narrow gap between the wall and fence. The garage doors are set back from Coleridge Road in line with the adjacent garage building owned and used by No. 2 Coleridge Road and the ground slopes down from pavement to the garage internal floor level by approximately 300mm. There is a dropped stone kerb at the roadside of the pavement in front of the site which is surfaced in a mix of large format concrete slabs, stone setts and tarmac.

There are currently no mains water, electric or gas supplies to the garage site although invasive ground investigations have not been able to be carried out due to the overgrown vegetation on site. Existing trees on the west and north boundaries are discussed later in this report. We propose to demolish the garage structure and salvage materials for re-use on site if they are in suitable condition.



Existing Site Plan



View of the site from the street showing the existing garage in a derelict and overgrown state. The existing garage is unusable and unsafe in its current condition and its appearance is a detractor to the character of the conservation area.





Existing driveway and eastern boundary fence
Photographs taken on 25.03.2025



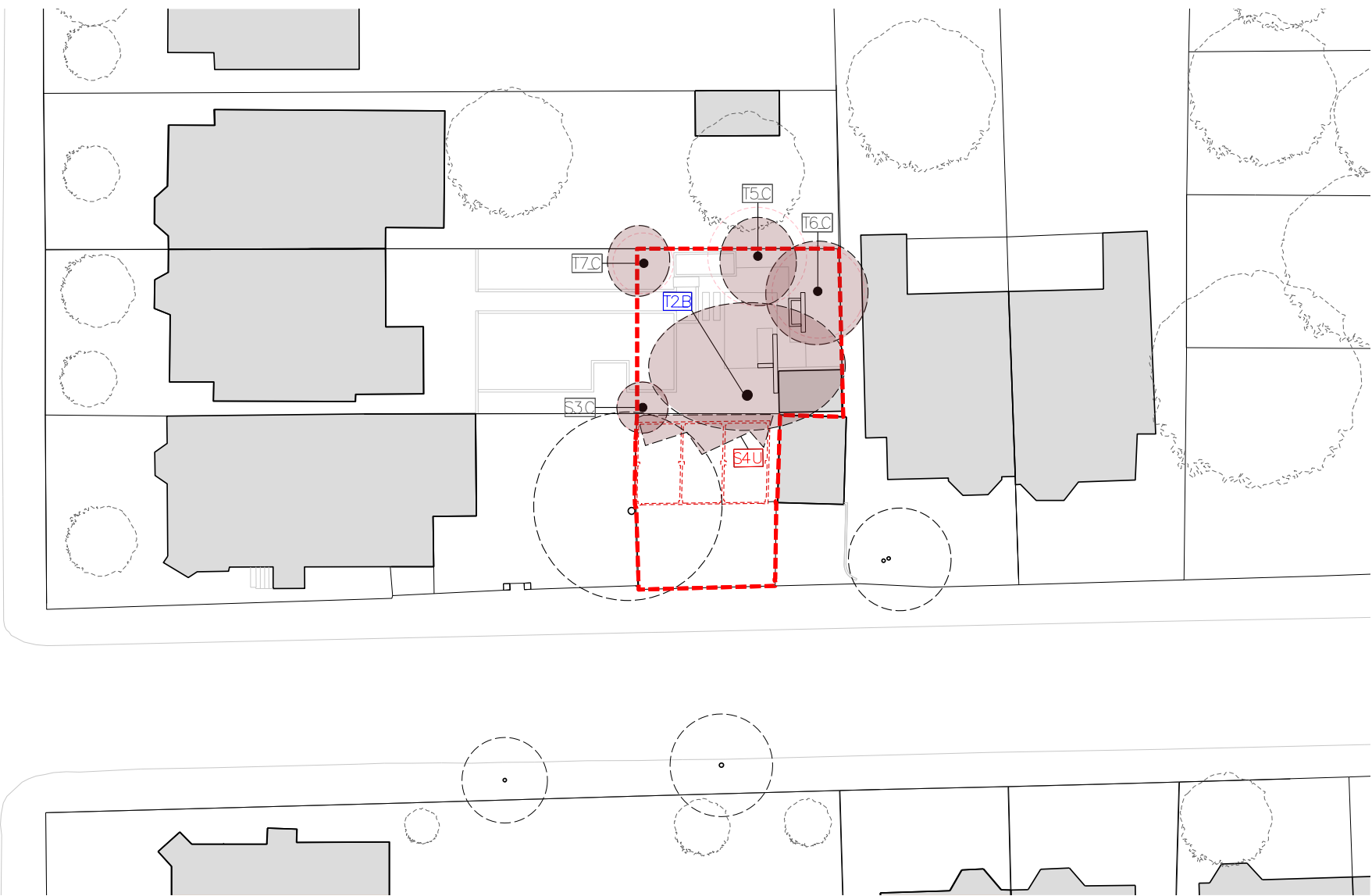
Existing walls, decayed roof and vegetation at boundary with
neighbouring garage



Existing walls, decayed roof and vegetation at boundary with 8
Coolhurst Road

The arboriculturalist, Sharon Hosegood Associates (SHA), has been appointed to carry out a tree survey and provide guidance on the impact of the proposed development of the site on the existing trees.

- To the immediate rear of the garage is a group of self sown butterfly bushes and ash and oak saplings growing in an unsustainable location. In the end of the rear garden, immediately adjacent to the garage is an early mature yew (T2-B, moderate value under the BS). A small elder bush (S3 – C low value) and 3 semi-mature trees; T5-C plum, T6-C birch and T7-C Turkish hazel are in the end of the rear garden, close to a formal hard landscaping scheme with a series of internal walls.
- The proposal results in the removal of all trees and shrubs/scrub. 2 new trees will be planted in accordance with the tree planting plan. The new trees are suitable for the proposed courtyard garden. Full information on the condition of these trees and shrubs/scrubs can be found in the report provided titled ‘SHA 1934 Rear 2 Coleridge Road AIA Jan 2026.’
- A silver birch in the rear garden of Flat 1, 8 Coolhurst Road is protected by TPO 2002. Consent was granted to remove this tree and replace this with a Magnolia grandiflora Little Gem reference HGY/2025/1418 on 21 July 2025.
- There are no Tree Preservation Orders (TPO) protecting trees on or adjacent to the site, other than the aforementioned silver birch T1.
- Proposed trees within the red line boundary are discussed in Section 5.0 of this report.



Existing Tree Plan

- T1-B Category B - moderate quality and value
- T1-C Category C - low quality and value
- T1-U Category U - unsuitable for retention
- Crown spread
- RPA - root protection area as defined by Table 2 BS 5837:2012 modified due to site conditions



Proposed trees and shrubs / scrubs removal



Group



1



2



3



4

- 1 Photo of T2 yew and S3 elder.
 - 2 Photo of T2 yew and S4 saplings and butterfly bushes
 - 3 Photo of T2 yew, T5 plum and T6 birch
 - 4 Photo of T5 plum, T6 birch and T7 Turkish hazel
- Photographs taken on 13.03.25

The local character is predominantly residential, with large detached and semi-detached properties set back from the street within mature gardens and separated by regular gaps. The Crouch End Conservation Area comprises a wide range of domestic styles of architecture prevalent in the latter years of the 19th Century and early 20th Century that represent a good quality residential environment.

Examples of the variety of materials and architectural details in the surrounding Conservation Area are illustrated here, including;

- Brick in a mix of colours and textures - red, black, grey and London Stock.
- Timber cladding - natural silvered finish and dark stain.
- Metal cladding to walls and roofs - black and dark bronze.
- Painted render facades and details around openings and roof line.
- Glazing - painted timber and metal frames, traditional and contemporary profiles and detailing.
- Flat roof finishes concealed behind parapets.
- Pitched roofs - red or dark grey clay tile.



1



2



3



4



5



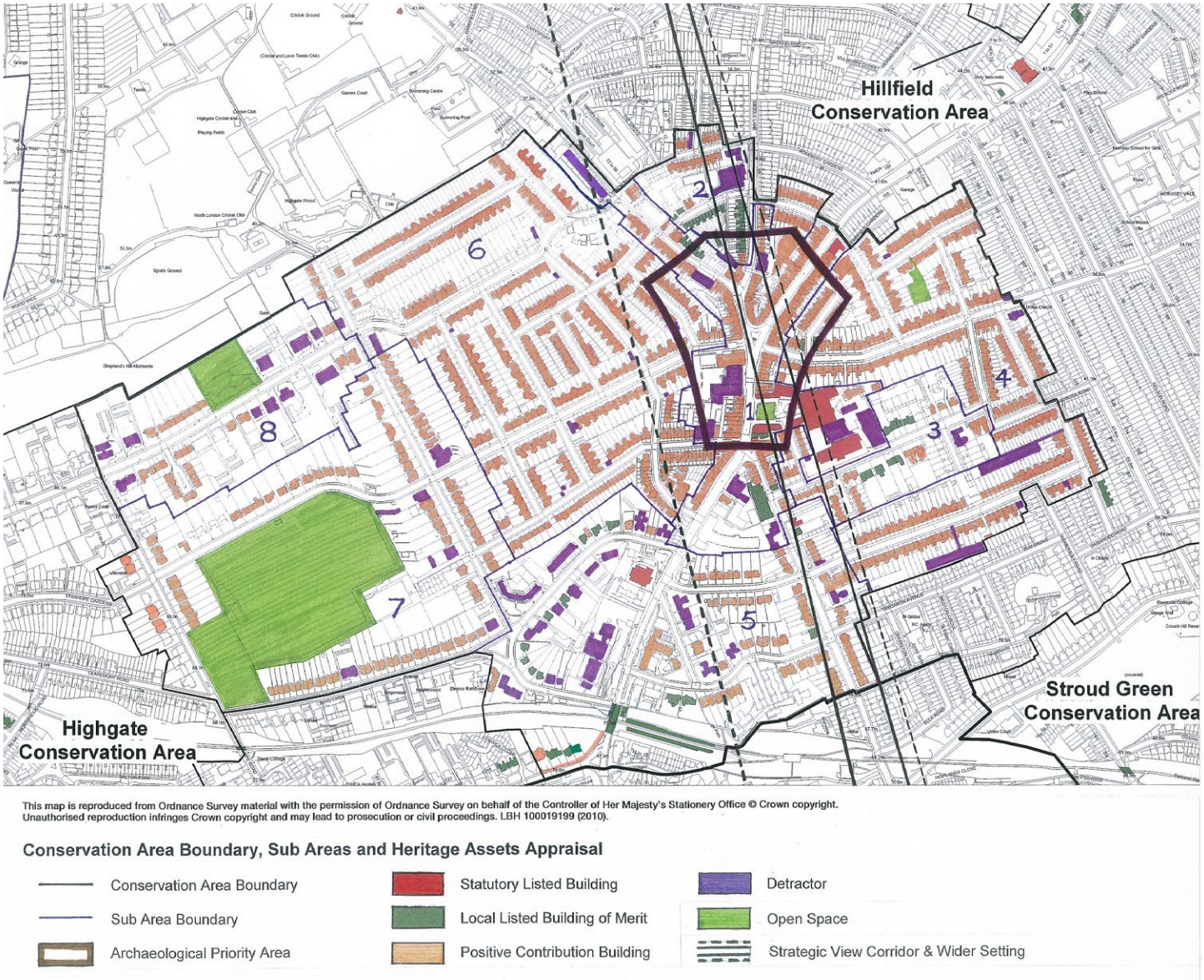
6

- 1 Red brick and painted render bay windows
- 2 Painted render and tile roof
- 3 Black brick, timber cladding and London Stock brick
- 4 Red brick
- 5 Brick and metal roof
- 6 Grey brick with expressed floor slab detail

The following provides a list of relevant planning policies that have been followed with specific design responses highlighted under each policy.

- The proposal will meet the requirements of the London Plan 2021, the Mayor of London’s Housing SPG (March 2016), the London Borough of Haringey Local Plan 2013-2026 & Development Management DPD 2017.
- The proposal complies with best practice space standards in standard C2.2 of the London Plan for a 3b5p new dwelling. The ground floor layout allows for an M4(2) accessible dwelling with bedroom and bathroom on the entrance storey and level access from the street to the building.
- SP12 Conservation - The site is located within the wider Crouch End Conservation Area and the Sub-Area 7 - Hurst Avenue to Avenue Road.
- No. 8 and No. 10 Coleridge Road are semi-detached red brick houses with full-height canted bay windows, which are surmounted by balconies. These buildings make a positive contribution to the Conservation Area.
- The existing garages are not identified as detractors or buildings which make a positive contribution to the character of the area. The proposal is set back from the street edge and building line of No. 2 Coleridge Road to be subservient to the neighbouring buildings.
- Arboricultural Impact Assessment
- A detailed Arboricultural Impact Assessment has been submitted with the planning application.

- SP2 Housing Policy
- The proposal will meet the requirements of paragraph 3.2.7 of SP2 and be built to the highest design and quality standards. The dwelling will also comply with paragraph 3.2.13 and provide an accessible home that will allow older people with reduced mobility to remain independent and in their home for longer.
- SP4 Working Towards a Low Carbon Haringey
- A detailed Energy Statement has been submitted with the planning application, outlining the use of PV panels and Air Source Heat Pump.
- SP5 Water Management and Flooding
- The site is located in Flood Zone 1 and has a low probability of flooding. The site will require a new mains water connection, foul and surface water are proposed to connect to the existing main in Coleridge Road. Working within the constricted site, we will develop a strategy to integrate sustainable drainage systems.
- SP13 Open Space & Biodiversity
- The proposal is believed to qualify for a ‘de minimis’ exception to the requirement for a 10% Biodiversity Net Gain due to the proposal meeting the criteria to classify as a small scale self-build and custom housebuilding. Further explanation of this is contained within section 5.0 of this report.
- DM7 Development on Infill, Back land and Garden Land Sites
- The proposal will provide a site-specific and creative response to the built and natural features of the area and relate sensitively to the surrounding buildings.



Crouch End Conservation area Map

There is clear and well-established precedent within the local area for single residential units of a similar scale on former garage and end-of-terrace plots, directly comparable to the application site, as outlined below.

1. Application ref.: HGY/2021/0974
Decision: 25/06/2021
Scope:
- 2-storey 4-bed dwelling with basement
- Demolish 3 garages
- Set back from Berkeley Road
- Build up to surrounding garden boundary
Outcome: **approved**

2. Application ref: HGY/2015/1975
and HGY/2020/2952
Decision: 02/10/2015
Scope:
- 2-storey 3-bed dwelling with basement
- Demolish 1 garage
- Build up to Coleridge Road boundary
Outcome: **approved**

3. Application ref: HGY/2021/2084
Decision: 04/03/2021
Scope:
- 2-storey 1-bed dwelling with basement
- Demolish 1 garage
- Build up to Coleridge Road boundary
Outcome: **approved**

4. Application ref: HGY/2024/1875
Decision: 15/10/2024
Scope:
- 2-storey 1-bed dwelling with basement
- Demolish 2 garages
- Set back from Ashford Avenue
Outcome: **approved**

5. Application ref.: HGY/2023/0724
Decision: 23/08/2024
Scope:
- 3-storey 4-bed dwelling with basement
- Demolish single storey building/studio
- Set back from Clifton Road
- Applicant owns adjacent garden No. 13
Outcome: **approved**

6. Application ref: HGY/2016/2653
Decision: 08/12/2016
Scope:
- 3-storey 4-bed dwelling with basement
- Demolish 3 garages
- Set back from Clifton Road
- Pitched roof
Outcome: **approved**

7. Application ref: HGY/2014/0463
Decision: 31/10/2014
Scope:
- 3-storey 3-bed dwelling with basement
- Demolish 1 garage
- Set back from Clifton Road
- Illustrated in image 2
Outcome: **approved**



1



2

1 Wittering House Adolphus Road street view
2 Clifton Road House street view

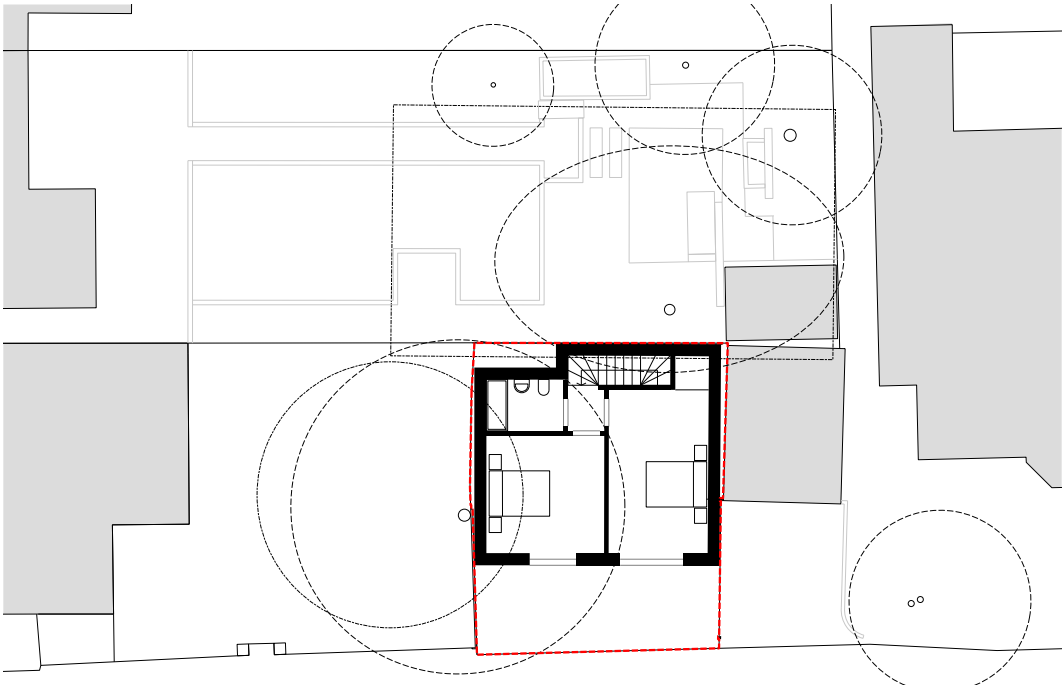
A number of previous Planning Applications have been submitted for the site by previous owners. These are based on the garage site boundary only and not the extended boundary proposed in this application:

1.
Application ref: HGY/2015/1294
Decision: 21/08/2015
Scope:
- 2-storey 2-bed dwelling to garage site
- Removal of silver birch at No. 8
- Plant 2 new trees in front garden
- Build up to north boundary
Outcome: **approved (not implemented)**

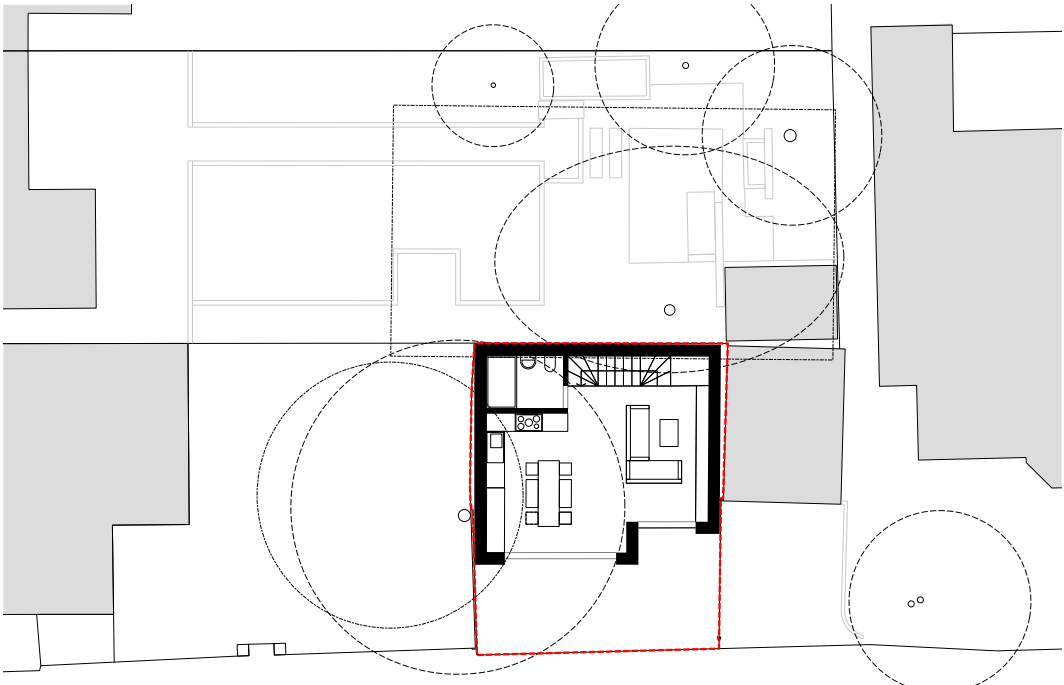
2.
Application ref.: HGY/2014/2407
Decision: 31/10/2014
Scope:
- 2-storey 2-bed dwelling to garage site
- Lowered ground floor FFL
- No reference to silver birch at No. 8
- Build up to north boundary
Outcome: **withdrawn**

3.
Application ref.: HGY/2000/1102
Decision: 21/01/2002
Scope:
- 2-storey building to garage site
- Refused due to over-development
Outcome: **refused**

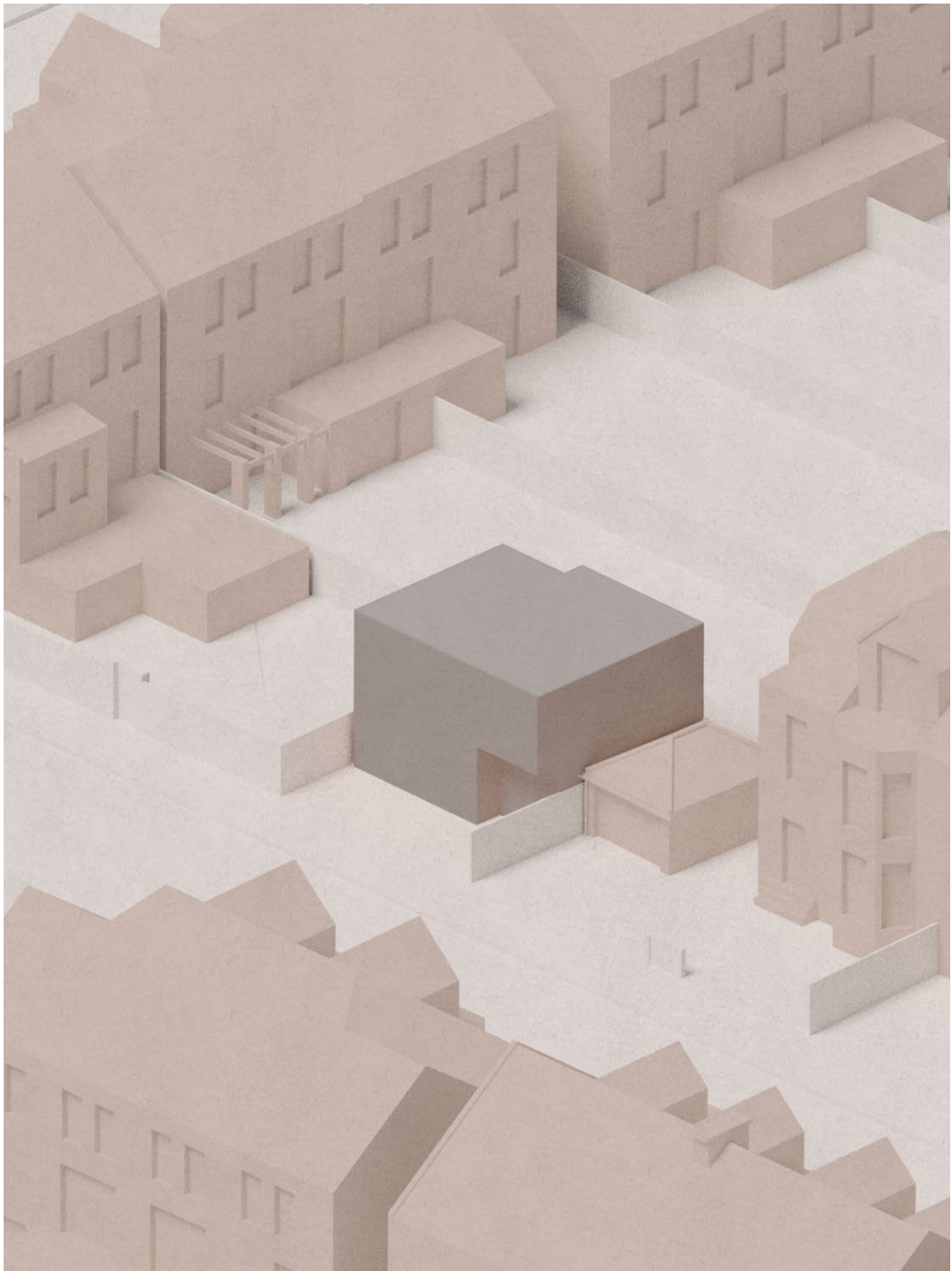
- Previous Planning Consent HGY/2015/1294 (expired 2018):
- Simple two-storey brick building with sedum roof and PV panels.
 - Set back from street but occupied full site width, built up to the northern boundary.
 - Front elevation extended forward of neighbouring garage.



First Floor Plan



Ground Floor Plan
Previous consent - HGY/2015/1294



Axonometric

A summary of comments made by Haringey council in a Pre-App advice notice (PRE/2025/0162) regarding design options discussed during a pre-app meeting on 25.06.25 and an amended pre-app application submitted on 18.07.25 is outlined here, along with subsequent steps taken to address each point.

- 1

“Following the meeting, revised plans were submitted to the LPA, reflecting the feedback provided. These include two options for how the proposed ground-floor rear element would interact with the outdoor amenity space of No. 10 Coolhurst Road... Of the two options, the LPA prefers Option 1, as it presents less intrusion into the amenity space of No. 10 Coolhurst Road and minimally disrupts the gardens along Coolhurst Road.”

 - Following this comment, Option 1 has been brought forward as the proposal submitted for planning.
- 2

“The submitted material palette includes concrete, masonry, brick, stone, and timber. Of these, the Local Planning Authority (LPA) considers concrete to be wholly inappropriate given the sensitive nature of the surrounding area. Timber and brick are preferred, as they are consistent with materials found in the local context.”

 - Concrete has been removed from the material palette. Red bricks as well as timber have been proposed for the facade as suitable sustainable materials which also reflect the character of the context through tone, texture and colour. See pp.24.
- 3

“The LPA’s position is that, if the proposal is to remain two-storey, the ground floor should not project beyond the adjacent garage, and the first-floor setback of 1.4 metres should be retained. This may necessitate reducing the bedroom count from three to two, but such a revision is likely required to ensure the proposal is sensitive to its surroundings and does not dominate the street scene. Ultimately, the LPA would
- prefer that the new dwelling retain the ancillary appearance of the existing building on site.”

 - As outlined on pg.17-22, the massing of the proposal has been developed to create a more ancillary appearance while allowing enough space to keep a three bedroom house to retain the project’s financial feasibility. A basement is not financially viable and introduces significant complexity in relation to substructure and drainage so has been ruled out at this stage on viability grounds. The building has been setback from the street by a further 400mm since the amended pre-app proposal at GF. In conjunction with this, the building has been setback from the boundary wall with the neighbouring garage of No.2 Coleridge Road by 1.2m. Due to these setback introductions at GF, the 1F setback has been removed to allow space for two bedrooms on the top floor.
- 4

“The Conservation Officer stated that the proposed building was not aligned with the key reference property (No. 2 Coleridge Road), did not reflect the character of the area, and featured massing that failed to respect the surrounding built form.”

 - Measures have been take to ensure the proposal respects the surrounding built form. As outlined in pg.24, the materiality of red masonry bricks have been chosen to reflect the tonal colour and character of the context. Pg.17-22 explains the development of the massing to be further setback from the street and neighbouring garage.
- 5

“London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific
- stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.”

 - A daylight / sunlight / overshadowing survey which demonstrates that the proposed development will not result in unacceptable impacts on neighbouring daylight, sunlight, or external amenity. The scheme complies with BRE guidance and is acceptable in planning terms. Please see report titled ‘25-16055 - 2 Coleridge Road_DSO’.
- 6

“It is noted that a tree protected by a Tree Preservation Order (TPO) is located in the garden of No. 8 Coolhurst Road and would need to be removed, along with two other established trees. The Local Planning Authority (LPA) recommends that a full arboricultural statement addressing the existing trees, along with a strategy for their replacement, be submitted as part of the full application.”

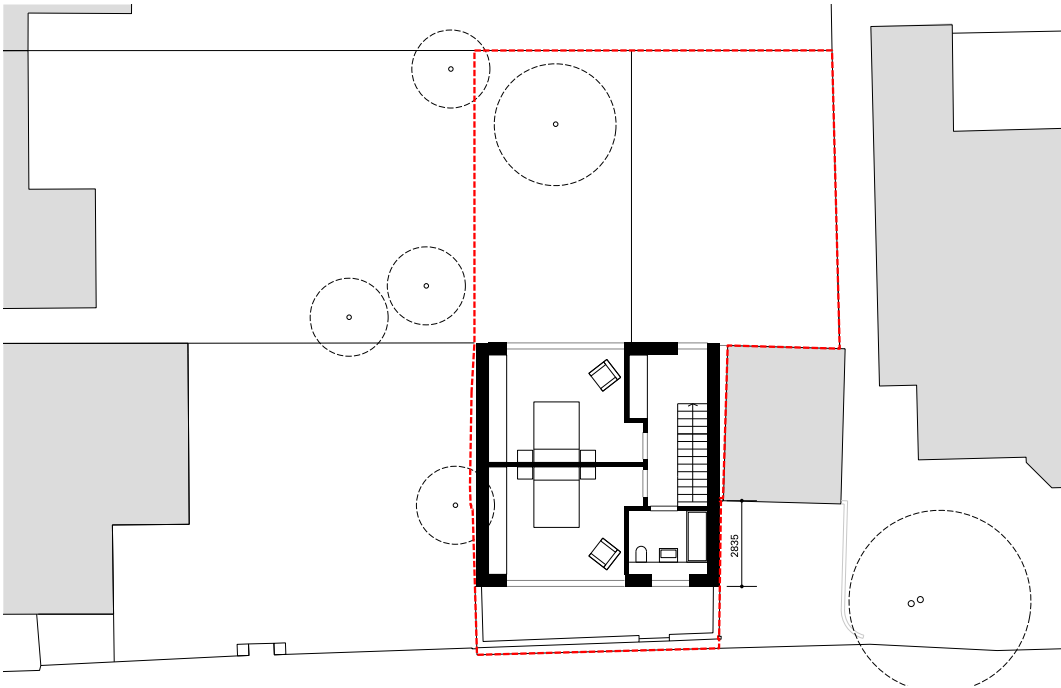
 - A full arboricultural statement has been provided. Please see report titled ‘SHA 1934 Rear 2 Coleridge Road AIA Jan 2026.’

Outline drawings of a 2 storey 3-bedroom home shown during pre-app meeting on 25.06.25.

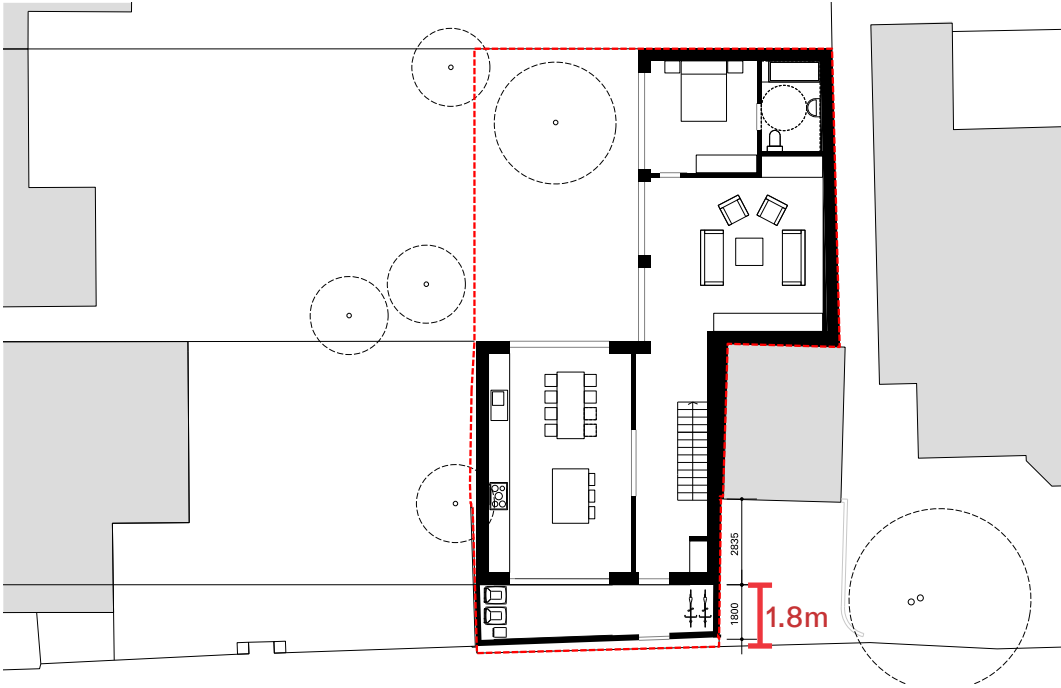
- Proposal to extend into No. 10's garden to increase dwelling size without adding mass to former garage site.
- Two volume proposal with associated courtyard space.
- Front two-storey volume similar to previously approved scale.
- Rear Single-storey volume.
- Set back from adjacent buildings and street to respect Conservation Area context.

Massing development:

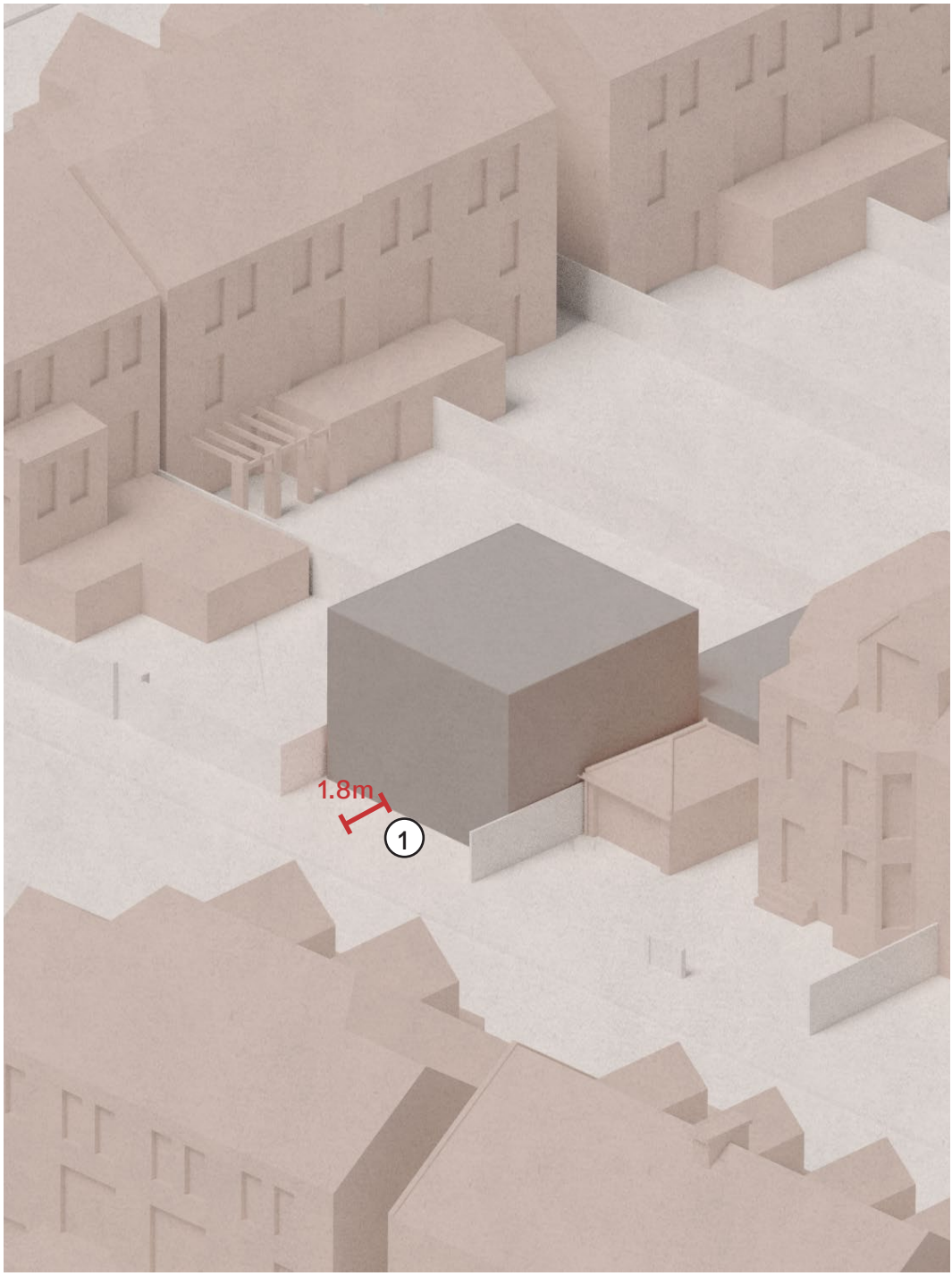
- 1 1.8 m distance between front of building and street.



First Floor Plan



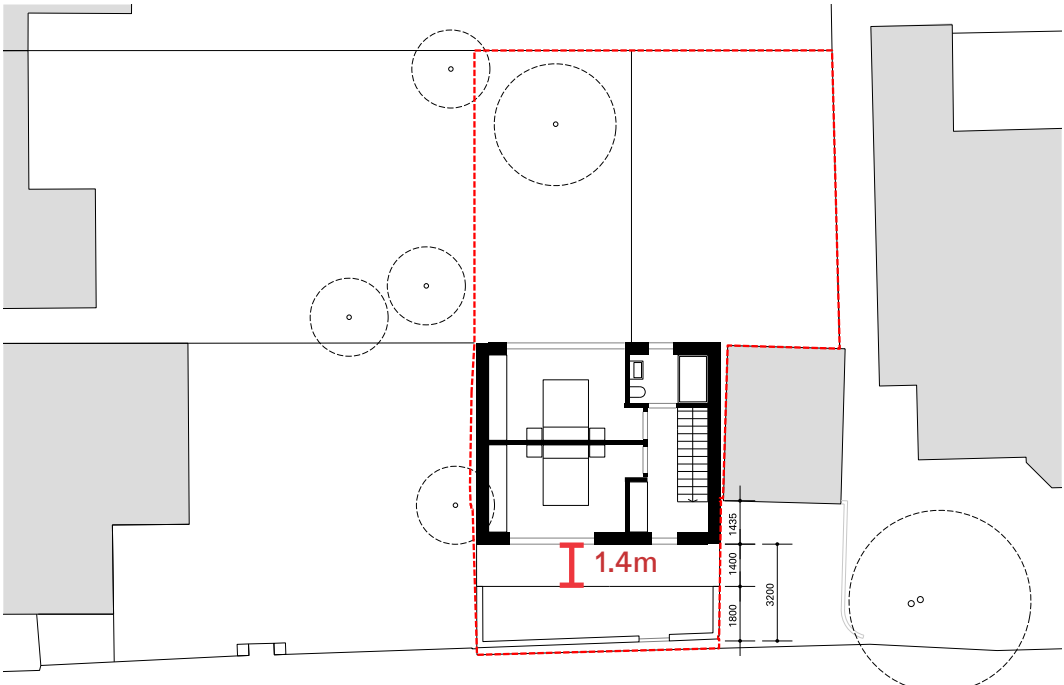
Ground Floor Plan



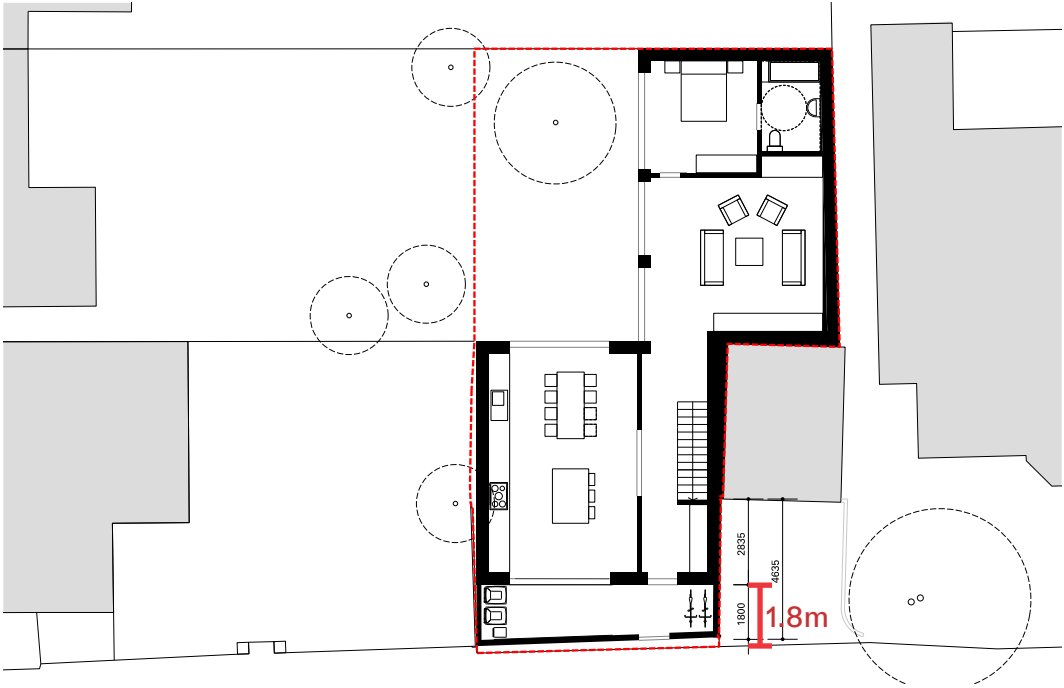
Axonometric

Outline drawings of 2 storey 3-bedroom home provided in the amended pre-app on 18.07.25.

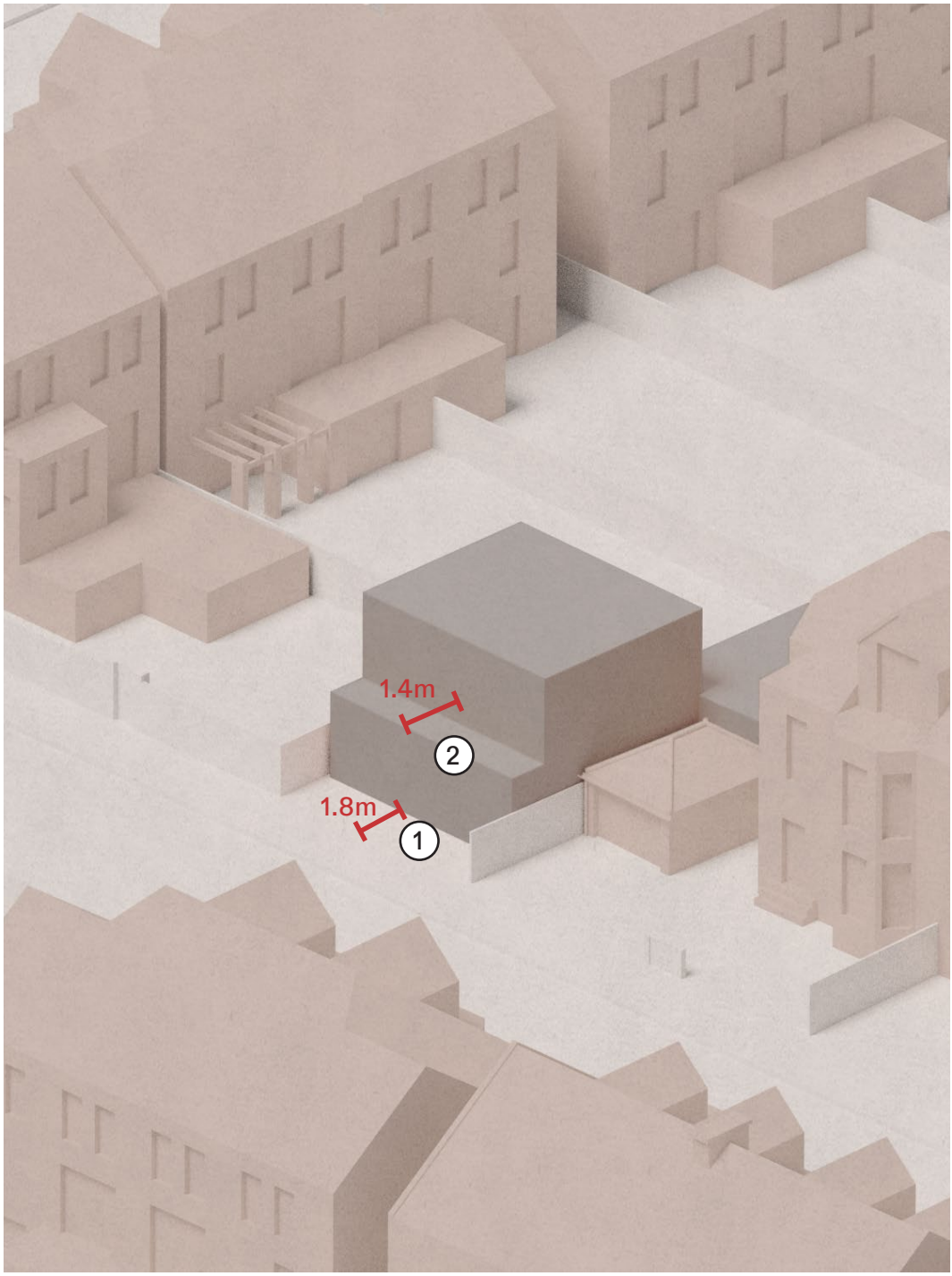
- Massing development:
- 1 1.8 m distance between front of building and street.
 - 2 1.4m setback introduced at the first floor.



First Floor Plan



Ground Floor Plan

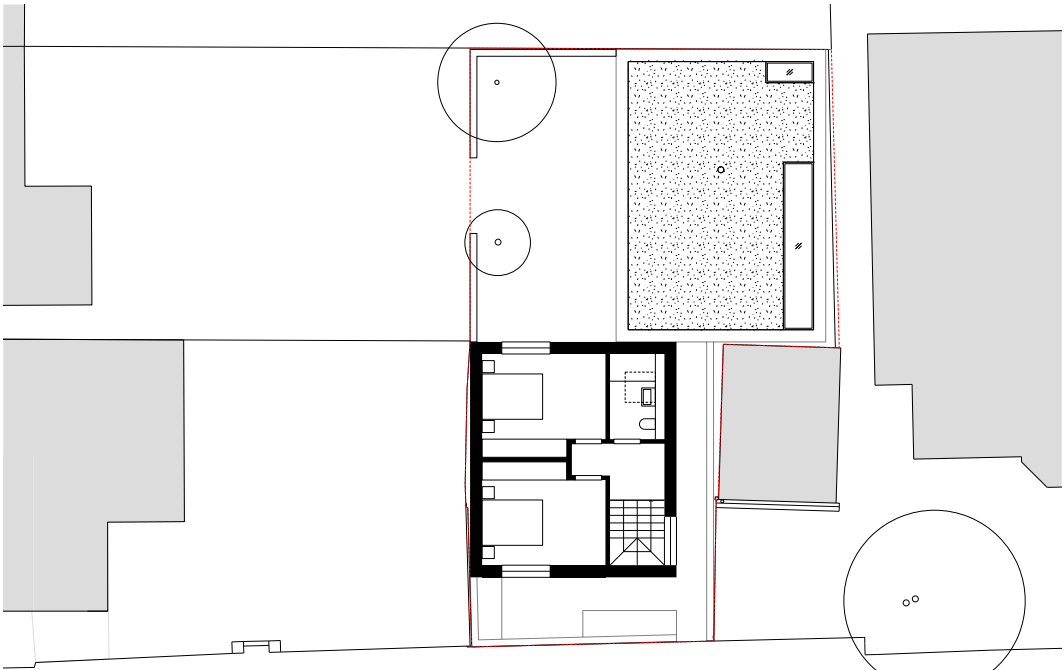


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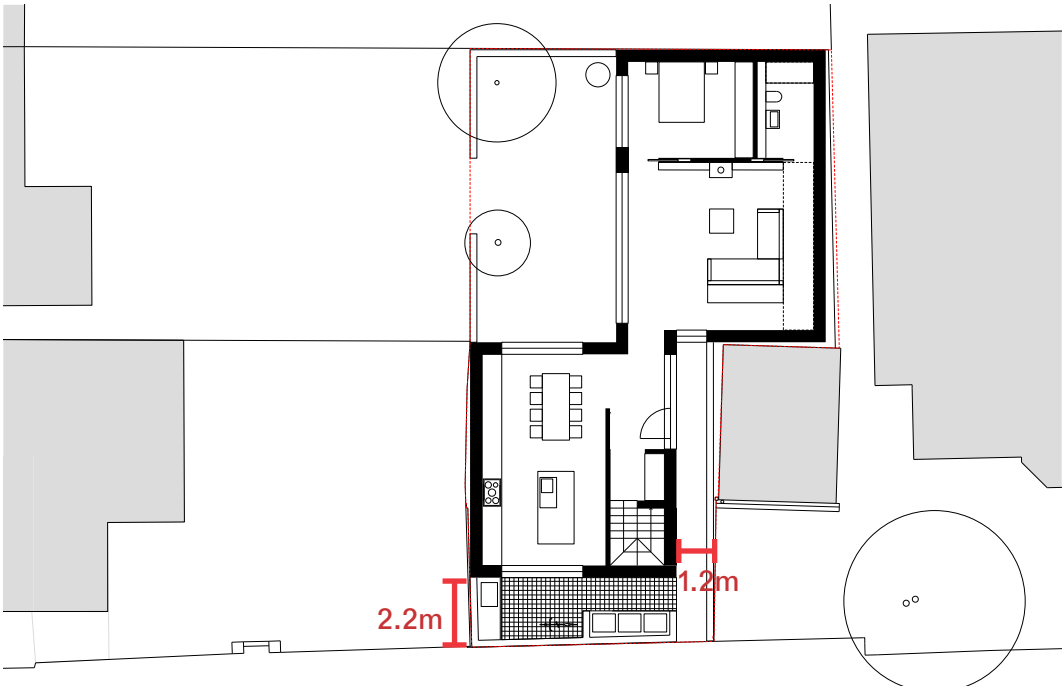
Outline drawings of 2 storey 3-bedroom home presented as the revised proposal for the planning application submitted on 24.04.26.

Massing development:

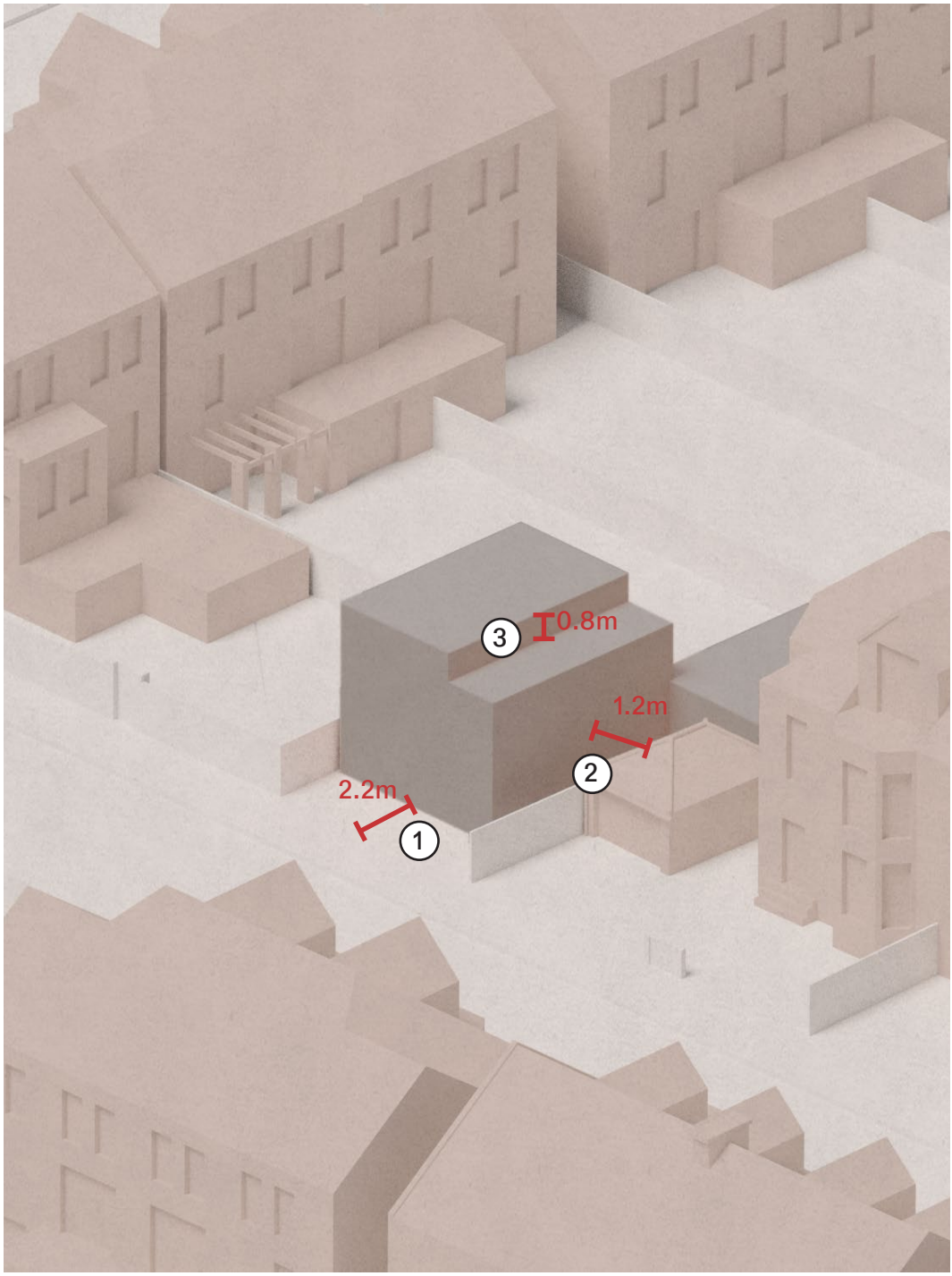
- 1 2.2m distance between front of building and street (a further 0.4m from pre-app proposal). To accommodate the reduction in area at ground floor, the first floor setback has been removed. However, the first floor is still a greater distance from the street than the iteration presented at pre-app.
- 2 1.2m setback from the boundary wall with neighbouring garage introduced. This creates an entrance passageway to the proposal.
- 3 0.8m step down of roof height to the east side of the proposal to better respond to the adjacent property at 2 Coleridge Road.



First Floor Plan



Ground Floor Plan



Axonometric

Comparison views looking West along the street of Coleridge Road showing how the design and massing has evolved. The proposal can be seen in these images as subservient to the 3 storey surrounding buildings. As well as this, the proposed massing can be seen as having a similar effect on the street as the previously approved planning proposal (HGY/2015/1294), with clear view of the rear elevation of No.8 Coolhurst Road.



1 Previously approved planning proposal (HGY/2015/1294)



2 Pre-App meeting proposal - 25.06.25



3 Amended Pre-App proposal - 17.08.25



4 Planning application proposal - 16.01.25

Having considered opportunities against local policies and the area's distinctive local character, the proposals include:

- Demolition of existing single storey structure to create a contemporary, sustainable new two-storey dwelling.
- New private entrance garden with integrated refuse storage to Coleridge Road.
- New open plan kitchen/living at ground floor with garden at rear.
- Fully accessible Part M compliant ground-floor bedroom and bathroom to the rear of the volume. Two bedrooms and family bathroom at first floor.
- Front two-storey volume similar to previously approved scale. Setback from adjacent buildings to respect Conservation Area context.

Given the infill plot condition will make any development on the site unique from the surrounding houses, the design aims to be distinctive yet sensitive to the surrounding context:

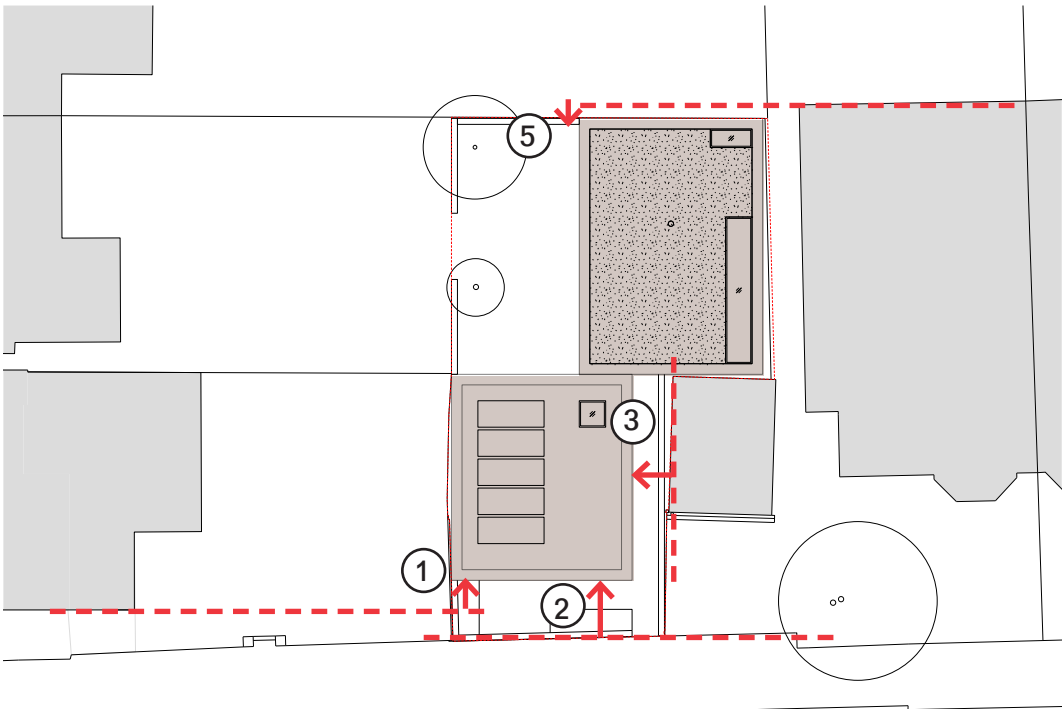
- It is a new and modern construction and will be read as such; e.g. through a stepped roof form and a ground floor level with the pavement (rather than stepping up to a raised ground floor).
- The massing is sensitive to surrounding buildings (see p.22).
- External materials are chosen that relate to the local area and the site's history (see p.24).
- Windows are placed specifically and locally to mitigate overlooking to neighbouring properties while also ensuring adequate internal daylights (in accordance with BRE guidelines).



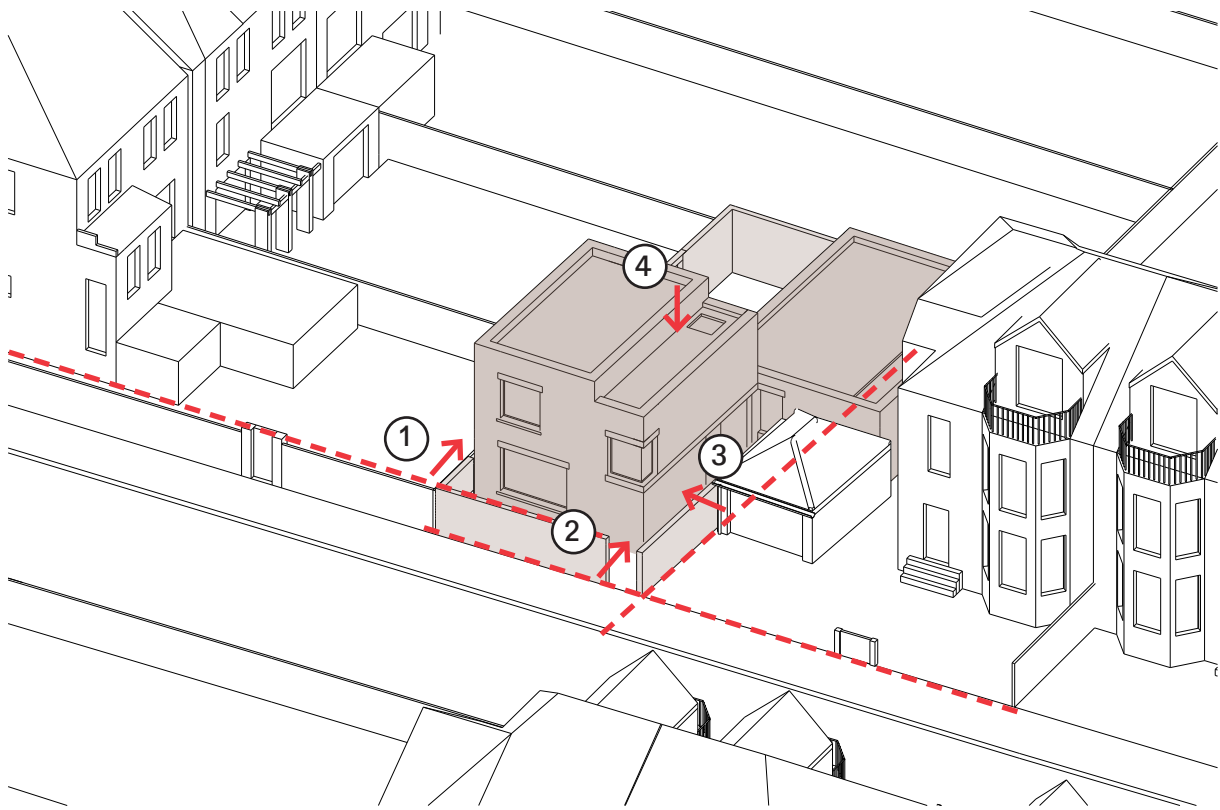
Proposal Massing

The proposed massing is ancillary to the surrounding context by being set back from the adjacent building positions and minimising overshadowing to neighbours:

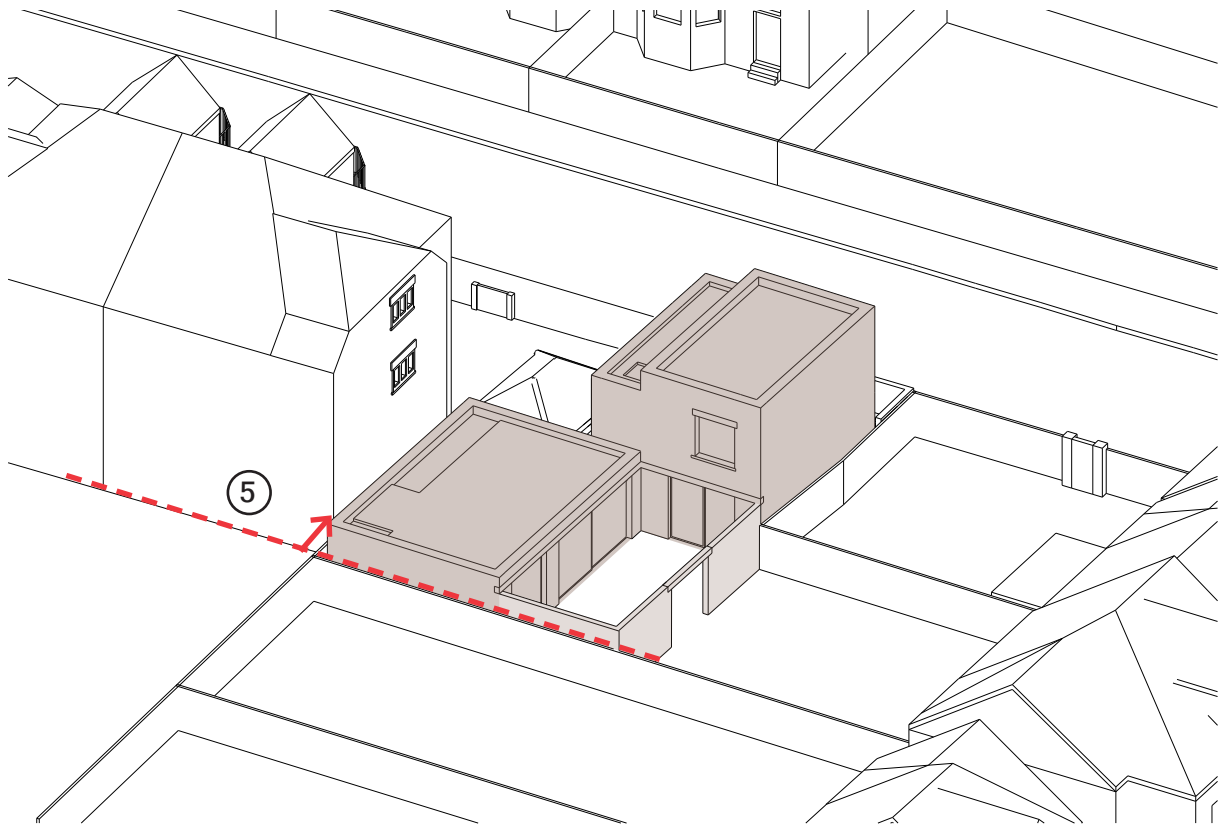
- 1 1.1m set back from the facade of No.8 Coolhurst Road.
- 2 2.2m set back from the street of Coleridge Road.
- 3 1.2m setback from the boundary line with No.2 Coleridge Road garage.
- 4 0.8m step down of the east side of the roof to create a more subservient form to the adjacent building of No.2 Coleridge Road.
- 5 0.5m from the rear facade of No.2 Coleridge Road.



Proposed roof plan



Proposed massing, front view



Proposed massing, rear view

DAYLIGHT / SUNLIGHT / OVERSHADOWING

Syntegra Consulting have been appointed to carry out a Daylight, Sunlight and Overshadowing report to assess the impact of the proposal on the surrounding buildings. The full report is provided and titled '25-16055 - 2 Coleridge Road_DSO'. The results of the assessment show that in terms of:

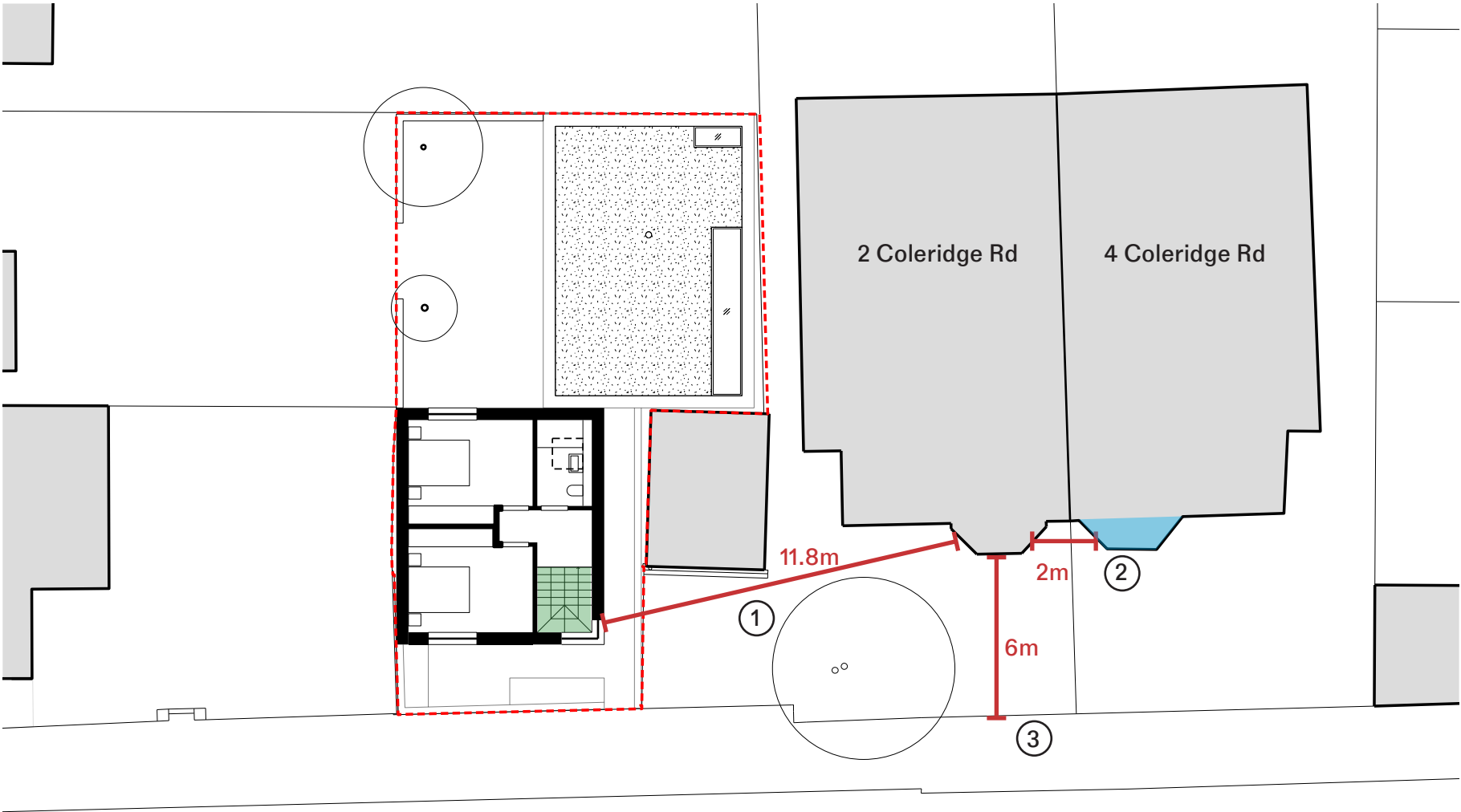
- Daylight: All assessed windows remain compliant with BRE guidance, except one ground floor window at 2 Coleridge Road, which serves a non-habitable room with opaque glazing and is therefore not materially affected.
- Sunlight: All relevant windows at 2 Coleridge Road meet BRE targets. North-facing windows at 8 Coleridge Road are not required to be assessed and are compliant.
- Overshadowing: No material change to neighbouring gardens is recorded, with all amenity areas fully compliant.

These outcomes demonstrate that the proposed development will not result in unacceptable impacts on neighbouring daylight, sunlight, or external amenity. The scheme complies with BRE guidance and is acceptable in planning terms.

OVERLOOKING

All habitable room windows have been carefully designed to mitigate any overlooking into neighbouring buildings. The staircase window between ground floor and first floor is orientated towards 2 Coleridge Road's front drive, however it will have minimal impact on the property for the reasons stated below:

- The proposed staircase window serves a non-habitable circulation space.
- The front drive of 2 Coleridge Road is already visible from the street as can be seen from the image provided.
- The distance from the proposed staircase window to the habitable room window of 2 Coleridge Road is 11.8m, with the garage of 2 Coleridge Road partially obscuring the direction of view. This is a larger distance in comparison to the bay window of the habitable room of 4 Coleridge Road looking into 2 Coleridge road of approximately 2m.
- The distance from the public street to the habitable window is approximately 6m The design of the stair window has been amended following feedback from neighbours and is now predominantly street-facing.



Plan diagram of distances from neighbouring windows and 2 Coleridge Road

- Non-habitable room
- Habitable room

- Distances from windows to 2 Coleridge Road (approx):
- Proposed staircase window - 11.8m
 - 4 Coleridge Road - 2m
 - Public street: 6m



Image of 2 Coleridge Road showing the visibility of the front drive from the street.

The proposal aims to re-energise the vacant derelict plot through a contemporary architectural form that responds sensitively to its context in terms of scale and materiality, while promoting sustainable, modern construction methods:

- High-performing building fabric achieving significant U-value improvement compared to the solid masonry construction of the existing garage, while also exceeding minimum SAP requirements to enhance overall energy efficiency. SAP calculations have been provided as part of the energy statement.
- Flat roofs with parapets allow for the integration of solar PVs, as well as green/blue roofs to increase urban greening factor and attenuate rainwater runoff.
- The potential use of cross-laminated timber (CLT) for the building structure will be explored during the technical design phase, contributing to carbon reduction and a streamlined construction programme that minimises disruption to neighbouring properties.

This affords the opportunity for the building to be read as distinct from the surrounding buildings:

- External facing masonry brick, with a colour relating to the surrounding tones, akin to the red tones of the existing building's bricks (see p.12).
- Generously-sized openings, with aluminium-timber composite window and door frames that reference the surrounding window detailing.
- Refined architectural detailing, such as continuous copings & sills, establish a distinct architectural language.



High-performing building fabric, utilising modern methods of construction



External facing masonry brick



Refined architectural detailing - copings and sills



Aluminium-timber composite window and door frames