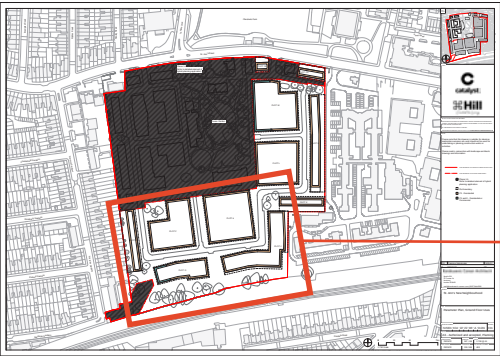
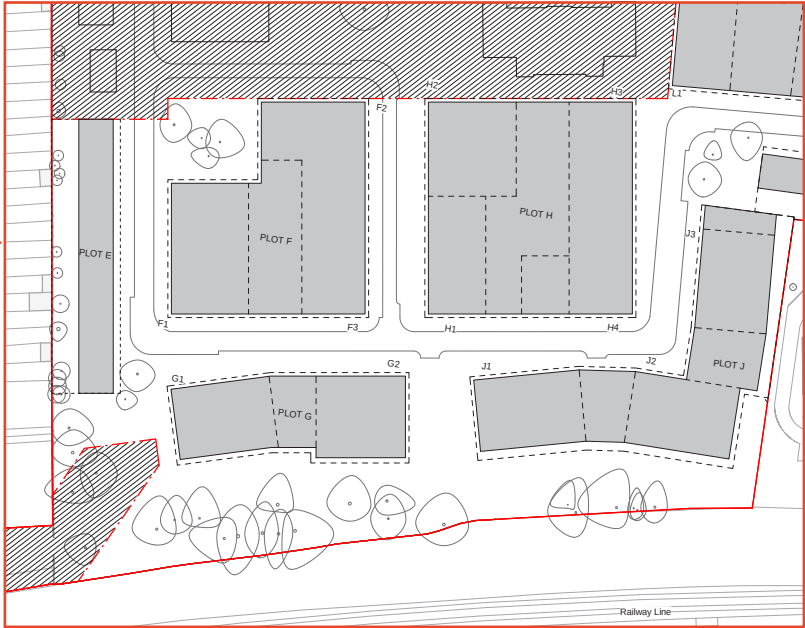


Maximum Footprints



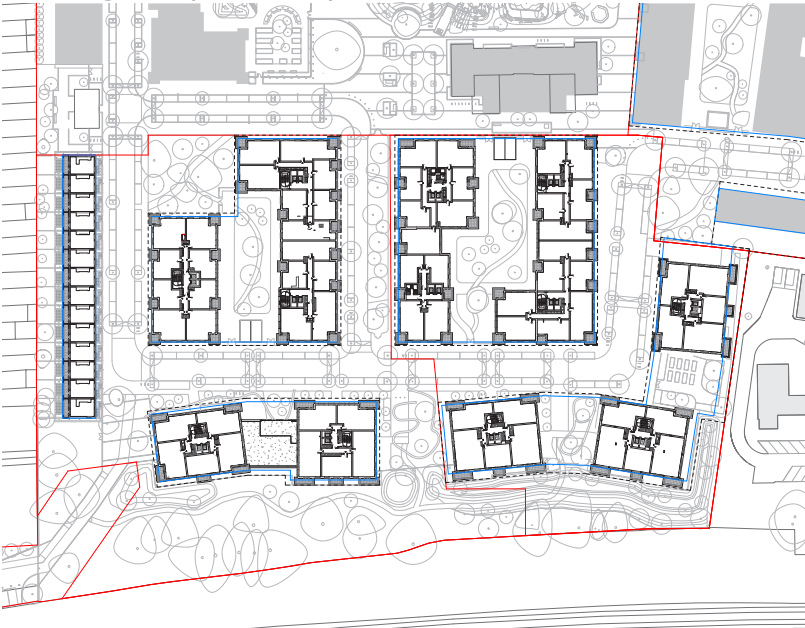
The Maximum Footprint Parameter Plan sets out the physical limits of development in terms of plot widths and depths.

RMA proposals are in accordance with the approved Parameter Plans, with all built form within the maximum building line footprint.



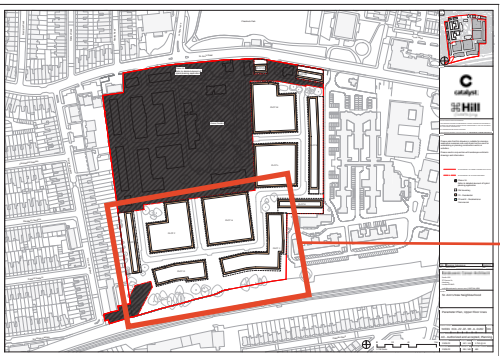
Maximum Footprints Parameter Plan:
N15301-KCA-ZZ-ZZ-DR-A-01204

Building Footprints Proposals:



- Max. Building Line Excluding Balconies
- Plot Boundary
(N.B. Min. 1m defensible space to residential frontages)

Maximum Heights



The Maximum Heights Parameter Plan sets out the physical height limits of development.

RMA proposals are in accordance with the approved Parameter Plans, with all built form within the maximum height limits.



Maximum Heights Parameter Plan:
N15301-KCA-ZZ-ZZ-DR-A-01205

Building Heights Proposals:



- Max. Building Line Excluding Balconies
- Zone for stair/ lift / plant overrun (+Max. 3.2m)
- Plot boundary

3.5 Design Code Compliance Overview

The approved Design Code contains a set of simple, concise, illustrated design requirements, that provides general and specific parameters for the physical development of future phases and the overall quality of the scheme.

The Design Code comprises four chapters:

- Chapter 1 - Introduction
- Chapter 2 - Site Wide
- Chapter 3 - Landscape & Public Realm
- Chapter 4 - Architectural Approach

The Design Code tracker, shown right, is separated by chapter, and compliance per requirement is evaluated as follows:

✓

Compliant

*

Accepted deviation from paragraph

✗

Non-compliant

Not applicable to Phases 1B&2

Architectural proposals for Phase 1B&2 are fully aligned with the approved Design Code (Site wide Chapter 2 and Architectural Approach Chapter 4). This is demonstrated in greater detail per plot in the chapters which follow.

Landscape proposals and compliance with the Design Code (Site Wide Chapter 2.3 / Landscape and Public Realm Chapter 3) are described in the 'DAS Volume II Landscape and Public Realm'.

Heritage aspects and compliance with the Design Code is described in detail per clause in the Built Heritage Statement, table 3.1.

Design Code Requirement	Page	Compliance
		✓✗✗
1. Introduction		
1.1 Application Documents		
1.2 Purpose of this Design Code		
1.3 How to Use the Code		
1.4 Design Code Structure		
1.5 Neighbourhood Vision & Principles		
2. Site Wide		
2.1 Site Wide - Conservation Area		
2.1.1	10	
2.1.2	10	✓
2.1.3	10	
2.1.4	10	✓
2.1.5	10	✓
2.1.6	10	✓
2.1.7	10	✓
2.1.8 - 2.1.15	11	
2.2 Site Wide - Retained Buildings		
2.2.1	13	✓
2.2.2	13	✓
2.2.3	13	✓
2.2.4	13	✓
2.3 Site Wide - Landscape and Ecology		
2.3.1	15	✓
2.3.2	15	✓
2.3.3	15	✓
2.3.4	15	✓
2.3.5	15	✓
2.3.6	15	✓
2.3.7	15	✓
2.3.8	15	✓
2.3.9	15	✓
2.3.10	15	✓
2.3.11	15	✓
2.3.12	15	✓
2.3.13 - 2.3.15	15	
3. Landscape and Public Realm		
3.1 Public Realm Overview		
3.1.1	18	✓
3.1.2	18	✓
3.1.3	18	✓
3.1.4	18	✓
3.1.5	18	✓
3.1.6	18	✓
3.1.7	18	✓
3.1.8	19	✓
3.1.9	19	✓
3.1.10	19	✓
3.1.11	19	✓
3.1.12	19	✓
3.1.13	19	✓
3.1.14	19	✓
3.1.15	19	✓
3.1.16	19	
3.1.17	19	✓
3.1.18	19	✓
3.1.19	19	✓
3.1.20	19	✓
3.1.21	20	✓
3.1.22	20	✓
3.1.23	21	✓
3.1.24	21	✓
3.1.25	21	✓
3.1.26	21	✓
3.1.27	21	✓
3.1.28	21	✓
3.1.29	21	✓
3.1.30	21	✓
3.1.31	21	✓
3.2 SINC Woodland		
3.1.91	30	✓
3.1.92	30	✓
3.1.93	30	✓
3.1.94	30	✓
3.1.95	30	✓
3.1.96	30	✓
3.1.97	30	✓
3.1.98	30	✓
3.1.99	30	✓
3.1.100	30	✓
3.1.101	30	✓
3.3 Hospital Link		
3.3.1 - 3.3.8	31	
3.4 Service Tree Grove		
3.4.1 - 3.4.12	32	
3.5 Eastern Orchard		
3.5.1 - 3.5.10	33	
3.6 Forest Garden		
3.6.1	34	✓
3.6.2	34	✓
3.6.3	34	✓
3.6.4	34	*
3.6.5	34	
3.6.6	34	✓
3.6.7	34	✓
3.6.8	34	✓
3.6.9	34	✓
3.6.10	34	✓
3.6.11	34	✓
3.6.12	34	✓
3.6.13	34	✓
3.7 Birch Grove		
3.7.1	35	✓
3.7.2	35	✓
3.7.3	35	✓
3.7.4	35	✓
3.7.5	35	✓
3.7.6	35	✓
3.7.7	35	✗
3.7.8	35	✓
3.7.9	35	✓
3.7.10	35	✓
3.8 South West Square		
3.8.1	36	✓
3.8.2	36	✓
3.8.3	36	✓
3.8.4	36	✓
3.8.5	36	✓
3.8.6	36	✓
3.8.7	36	✓
3.8.8	36	✓
3.8.9	36	✓
3.8.10	36	✓
3.8.11	36	✓
3.9 Residential Amenity Spaces		
3.9.1	37	✓
3.9.2	37	✓
3.9.3	37	✓
3.9.4	37	✓
3.9.5	37	✓
3.9.6	37	✓
3.9.7	37	✓
3.9.8	37	✓
3.9.9	37	✓
3.9.10	37	✓
3.9.11	37	✓
3.9.12	37	✓
3.9.13	37	✓
3.9.14	37	✓
3.9.15	38	✓
3.9.16	38	✓
3.9.17	38	✓
3.9.18	38	✓
3.9.19	38	✓
3.10 Streets Generally		
3.10.1	40	✓
3.10.2	40	✓
3.10.3	40	✓
3.10.4	40	✓
3.10.5	40	✓
3.10.6	40	✓
3.10.7	40	✓
3.10.8	40	✓
3.10.9	40	✓
3.10.10	40	✓
3.10.11	40	✓
3.10.12	40	✓
3.10.13	40	✓
3.10.14	41	✓
3.10.15	41	✓
3.10.16	41	✓
3.10.17	41	✓
3.10.18	41	✓
3.10.19	41	✓
3.10.20	41	✓
3.10.21	41	✓
3.10.22	41	✓
3.10.23	41	✓
3.10.24	41	✓
3.10.25	41	✓
3.10.26	41	✓
3.10.27	41	✓
3.10.28	42	✓
3.10.29	42	✓
3.10.30	42	✓
3.10.31	42	✓
3.10.32	42	✓
3.10.33	42	✓
3.10.34	42	✓
3.10.35	42	✓
3.10.36	42	✓
3.10.37	42	✓
3.10.38	42	✓
3.10.39	42	✓
3.11 Street Types		
3.11.1	42	✓
3.11.2	42	✓
3.11.3	42	✓
3.11.4	42	✓
3.11.5	43	✓
3.11.6	43	✓
3.11.7	43	✓
3.11.8	43	✓
3.11.9	43	✓
3.11.10	43	✓
3.11.11	43	✓
3.11.12	43	✓
3.11.13	43	✓
3.11.14	43	✓
3.11.15	43	✓
3.11.16	43	✓
3.11.17	43	✓
3.11.18	43	✓
3.11.19	43	✓
3.11.20	43	✓
3.11.21	43	✓
3.11.22	43	✓
4. Architectural Approach		
4.1 Character Areas		
4.2 General Architectural Principles		
4.2.1	46	✓
4.2.2	46	✓
4.2.3	46	✓
4.2.4	46	✓
4.2.5	46	✓
4.2.6	46	✓
4.2.7	46	✓
4.2.8	46	✓
4.2.9	46	✓
4.2.10	46	✓
4.2.11	46	✓
4.2.12	46	✓
4.2.13	46	✓
4.2.14	46	✓
4.2.15	46	✓
4.2.16	46	✓
4.2.17	46	✓
4.2.18	46	✓
4.2.19	46	✓
4.2.20	46	✓
4.2.21	47	✓
4.2.22	47	✓
4.2.23	47	✓
4.2.24	47	✓
4.2.25	47	✓
4.2.26	47	✓
4.2.27	47	✓
4.2.28	47	✓
4.2.29	47	✓
4.2.30	48	✓
4.2.31	48	✓
4.2.32	48	✓
4.2.33	48	✓
4.2.34	48	✓
4.2.35	48	✓
4.2.36	48	✓
4.2.37	48	✓
4.2.38	48	✓
4.2.39	48	✓
4.2.40	49	✓
4.2.41	49	✓
4.2.42	49	✓
4.2.43	49	✓
4.2.44	49	✓
4.2.45	49	✓
4.2.46	49	✓
4.2.47	49	✓
4.2.48	49	✓
4.2.49	50	✓
4.2.50	50	✓
4.2.51	50	✓
4.2.52	50	✓
4.2.53	51	✓
4.2.54	51	✓
4.2.55	51	✓
4.3 Conservation Area - Plots O1&O2		
4.3.1 - 4.3.29	52 - 53	
4.4 Conservation Area - Plot M		
4.4.1 - 4.4.23	54-55	
4.5 Eastern Edge - Plot N		
4.5.1 - 4.5.17	56-57	
4.6 Eastern Edge - Plot K		
4.6.1 - 4.6.11	58	
4.7 Park Frontage - Plot L		
4.7.1 - 4.7.13	59	
4.8 Park Frontage - Plot H		
4.8.1	60	✓
4.8.2	60	✓
4.8.3	60	✓
4.8.4	60	✓
4.8.5	60	✓
4.8.6	60	✓
4.8.7	60	✓
4.8.8	61	✓
4.8.9	61	✓
4.8.10	61	✓
4.9 Park Frontage - Plot F		
4.9.1	62	✓
4.9.2	62	✓
4.9.3	62	✓
4.9.4	62	✓
4.9.5	62	✓
4.9.6	62	✓
4.9.7	62	✓
4.9.8	62	✓
4.9.9	62	✓
4.9.10	63	✓
4.9.11	63	✓
4.9.12	63	✓
4.9.13	63	✓
4.10 Western Edge - Plot E		
4.10.1	64	✓
4.10.2	64	✓
4.10.3	64	✓
4.10.4	64	✓
4.10.5	64	✓
4.10.6	64	✓
4.10.7	64	✓
4.10.8	65	✓
4.10.9	65	✓
4.10.10	65	✓
4.10.11	65	✓
4.10.12	65	✓
4.10.13	65	✓
4.11 SINC Woodland - Plot G		
4.11.1	66	✓
4.11.2	66	✓
4.11.3	66	✓
4.11.4	66	✓
4.11.5	66	✓
4.11.6	66	✓
4.11.7	66	✓
4.11.8	66	✓
4.11.9	67	✓
4.11.10	67	✓
4.11.11	67	✓
4.11.12	67	✓
4.11.13	67	✓
4.11.14	67	✓
4.11.15	67	✓
4.11.16	67	✓
4.11.17	67	✓
4.11.18	67	✓
4.11.19	67	✓
4.11.20	67	✓
4.12 SINC Woodland - Plot J		
4.12.1	68	✓
4.12.2	68	✓
4.12.3	68	✓
4.12.4	68	✓
4.12.5	68	✓
4.12.6	68	✓
4.12.7	68	✓
4.12.8	68	✓
4.12.9	69	✓
4.12.10	69	✓
4.12.11	69	✓
4.12.12	69	✓
4.12.13	69	✓
4.12.14	69	✓
4.12.15	69	✓

3.6 RMA 1 Overview

Comprising the southern part of the St Ann's New Neighbourhood Masterplan, Phase 1B&2 proposals respond to the existing trees and heritage buildings, and frame the setting of the Peace Garden.

In full compliance with the Outline Parameters, proposals comprise five tenure-neutral development plots ranging from 3-9 storeys, and delivering 464 new homes:

- **Plot E** provides 14no. family houses to the western boundary of the site. This continues the row of terraced houses established within Phase 1A, framing the retained Water Tower.
- **Plot F** provides a semi-private courtyard enclosed by two buildings. To the north west, the gables of these buildings address the new 'Birch Grove' and retained Water Tower, as well as the buildings of Phase 1A opposite.
- **Plot H** provides the primary backdrop to the Peace Garden and refurbished Admin building, and comprises two buildings around a semi-private central courtyard.
- **Plot G** comprises two buildings linked by a single storey element. Building G1 accommodates a new commercial unit at ground floor, addressing the new south western square and link.
- **Plot J** comprises three individual buildings set between a variety of landscape spaces, drawing the SINC woodland into the neighbourhood. Building J3 addresses the NHS boundary to the east and future Phase 3 to the north.
- Welcoming lobby entrances to all buildings address main streets and public spaces, and Plots F & H provide direct lobby access through to the residential courtyard.
- Private residential front doors to the street are provided to the houses in Plot E, and ground floor flats are accessed directly from the street and / or benefit from a secondary access via their amenity space.
- All courtyards are at grade with visual openness to the street, and are accessible to all during daytime hours.
- The chapters which follow provide further details on each Plot.



3.7 Proposed Typical Floor Layout

This addresses the Reserved Matter of "**Layout**".

Phase 1B&2 comprises three building typologies:

Plot E comprises a row of terraced houses to the western boundary

Plots F&H comprise courtyard mansion blocks, defining streets and creating semi-private amenity spaces. North-south breaks in the massing create visual permeability and allowing daylight into the courtyards.

Plots G&J comprise 'villas', allowing wide vistas through to the woodland edge. The villa typology is structured around the provision of dual aspect corner layouts that provide bright, well-ventilated spaces with private amenity spaces to building corners, maximising aspects towards the woodland and adjacent streets.

Building footprints are designed to maximise dual aspect residential layouts. All family homes are dual aspect and no single aspect homes are north-facing.

All built form falls within the maximum building line footprints, and provide layouts of typically 5-8 homes per core. Proposals provide a mix of 1-3 bedroom apartments and 4 bedroom houses.

The variety of different tenures provided across the proposals are separated by core, within a fully tenure neutral approach.

Private amenity spaces are well proportioned, and balconies are either recessed or semi-recessed to provide privacy and provide protection from the elements, with the exception of fully projecting south-facing balconies towards the SINC which make the most of the woodland aspect and provide shading to the living spaces below.



3.8 Phase 1B&2 Height and Massing

This addresses the Reserved Matter of "**Scale**".

Building heights follow the approved Parameter Plan massing, which was designed to conform to the prevailing character of the surrounding townscape, whilst rising to the south along the boundary of lower sensitivity.

Plot E comprises a row of 3-storey houses, towards the boundary with Warwick Gardens, minimising the impact on the site's neighbours

Plot F provides two 6-storey buildings around a central courtyard, mediating the change in massing between the lower rise edges and taller buildings to the centre of the site

Plot H comprises two buildings around a central courtyard, stepping up from 5 storeys in the south to 9-storeys towards the Peace Garden frontage

Plot G comprises two villas of 6 & 9 storeys linked by a single storey element, stepping up towards the centre of the site

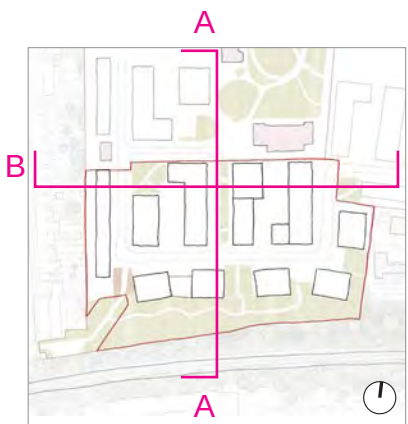
Plot J comprises three individual villas of 9, 8 and 7 storeys, stepping down from the centre of the site towards the eastern boundary

The proposed 9 storey elements form a cohesive building group in the centre of the site and towards the railway edge which aids with legibility and wayfinding to the SINC woodland and the south-west link.



3.9 Typical Sections

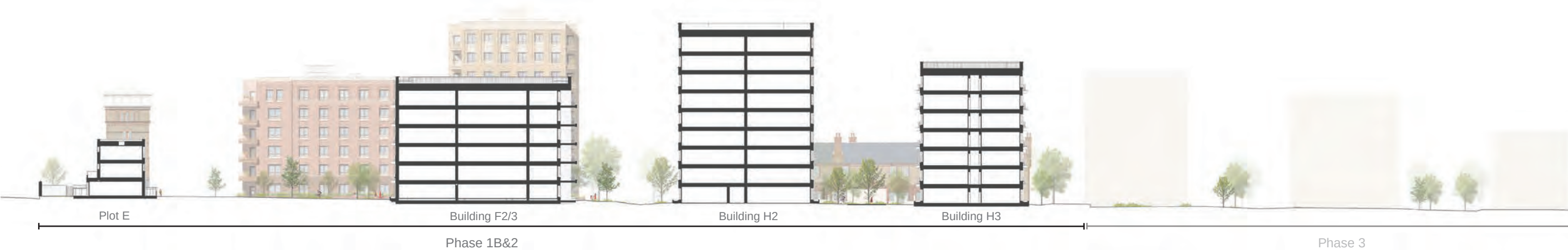
The below sections show how Phase 1B&2 reflects the site-wide height strategy. This places taller buildings in the centre of the site with heights dropping down towards the western boundary. Generous courtyards provide resident amenity spaces to the apartment buildings.



North-south section AA through Plot G



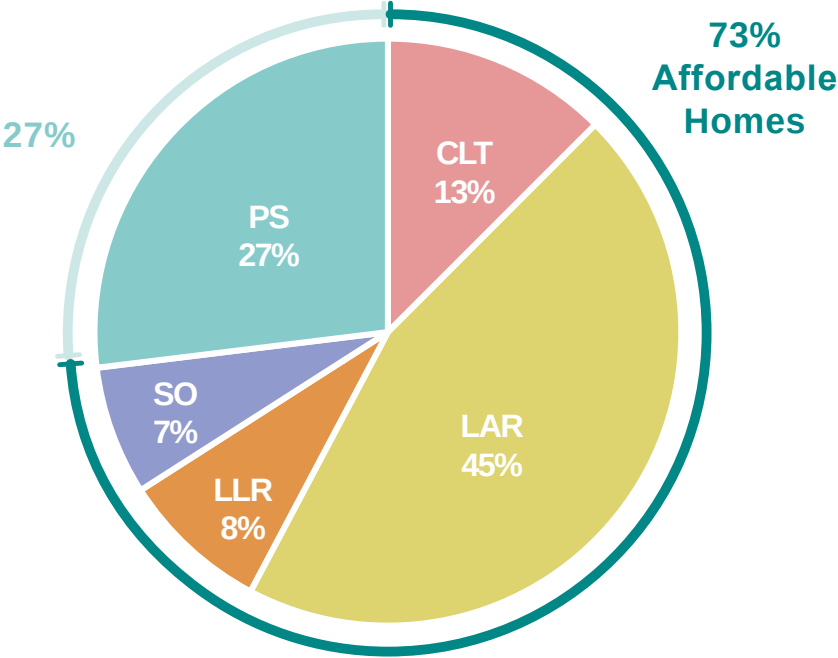
East-West section BB through Plots E, F & H



3.10 Quantum and Tenure

St Ann’s new neighbourhood Phase 1B&2 will provide high-quality new homes with a range of housing types across a range of tenures. This responds to the varied needs of Haringey’s diverse population and helps to foster a healthy and sustainable community. This phase will deliver 464 homes, of which 73% are affordable (by unit). A detailed unit mix and tenure mix is shown below right.

Tenures are separated by building core, although the finished scheme will be tenure neutral in appearance. Homes of different affordable tenures are dispersed across the phase, ensuring a mix of sizes and types.



Tenure	1B	2B	3B	4B	Total
Community Land Trust	11	34	13	0	58
London Affordable Rent	69	86	41	14	210
London Living Rent	7	16	15	0	38
Shared Ownership	6	27	0	0	33
Private Sale	49	64	12	0	125
TOTAL	142	227	81	14	464



Plot / Core	Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	Total
Plot E								
E	London Affordable Rent						14	14
Plot F								
F1	London Affordable Rent	21	4	20				45
F2	Private Sale	16	6	12		6		40
F3	Private Sale	10	12			6		28
Plot G								
G1	Community Land Trust	5		20				25
G2	London Affordable Rent	8		17		17		42
Plot H								
H1	London Affordable Rent	12		11				23
H2	Private Sale	23		34				57
H3	Shared Ownership	6	18	9				33
H4	London Affordable Rent	20	7	9		7		43
Plot J								
J1	London Affordable Rent	8	2	16	3	14		43
J2	London Living Rent	7	2	14	4	11		38
J3	Community Land Trust	6	8	6		13		33
	TOTAL	142	59	168	7	74	14	464

3.11 Design Code Requirements

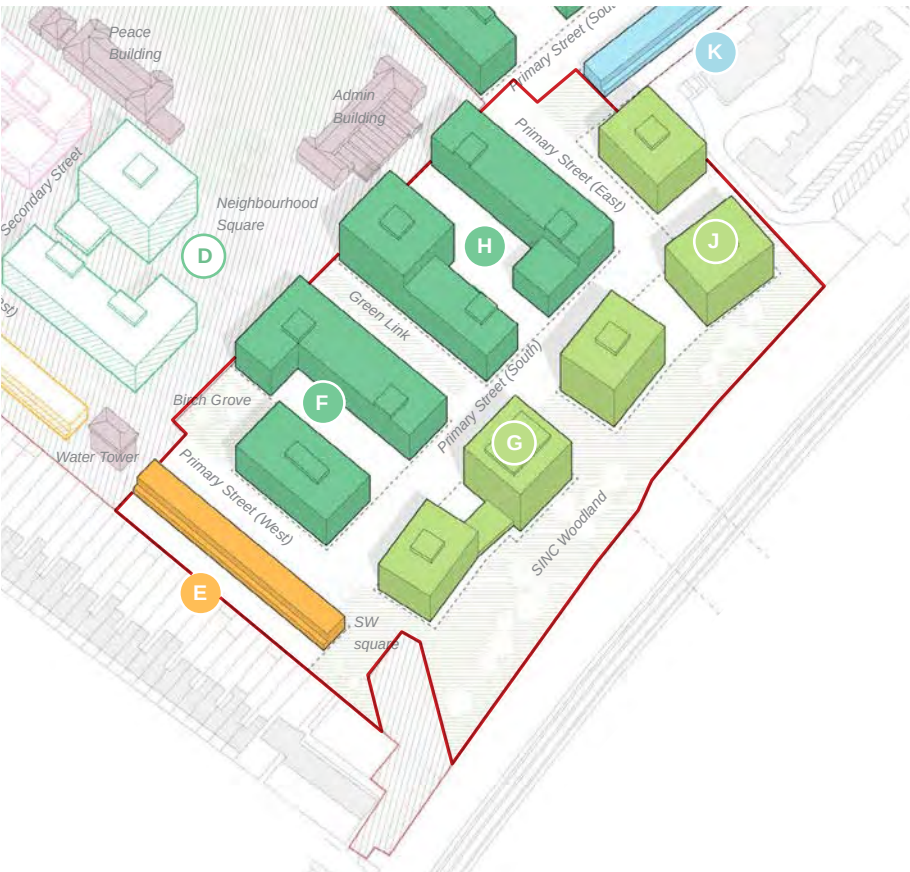
The Design Code includes a series of strategic diagrams and requirements which illustrate how the buildings of Phase 1B & 2 should be articulated (refer to section 4.1 - Character Areas / 4.2 - General Architectural Principles). Key items include:

A Continuation of Phase 1A:

- All aspects of design for future phases should be regarded as an extension of the Phase 1A designs.
- Reserved Matters designs for the buildings and public realm should be robust and of the highest design quality, as exemplified by the Phase 1A designs.

Character Areas:

- A series of housing typologies respond to specific site conditions:
- Park Frontage: The Peace Garden at the centre of the site
- SINC Woodland: The SINC Woodland to the south of the site
- Western Edge: The neighbouring residential streets to the west



Design Code fig. 4.1 / Illustrative masterplan axonometric view - character areas

Facade Materials:

- The primary façade material should be in keeping with the Phase 1A buildings and be predominantly brick.
- Building tones should respond to the principles in the diagram below:
- Tone 1 Should be applied to the taller buildings facing the Peace Garden and the SINC Woodland.
- Tone 2 should be applied to apartment buildings facing the Peace Garden
- Tone 3 should be applied to the remaining buildings along the SINC Woodland edge.
- Tone 5 should be applied to buildings forming the eastern and western street edges.



Design Code fig. 4.11 / Illustrative masterplan axonometric view - brickwork tones

Balconies:

- Balconies should closely respond to Phase 1A proposals.
- Balconies should respond to the principles in the diagram below:
- Type 1 balconies
(Inset or semi-projecting)
must be applied to the conservation area, street facing façades, courtyards and Peace Garden elevations.
- Type 2 balconies
(inset, semi-projecting or projecting)
should be applied to elevations facing the SINC Woodland and the Green Link.



Design Code fig. 4.12 / Illustrative masterplan axonometric view - balconies

3.12 Architectural Approach

RMA 1 continues the site-wide commitment to quality in architectural design set within Phase 1A, as required by the design code, and ensures that the detailed design for new buildings and spaces reflects the historic character of the former hospital campus.

Heritage Response

The Proposals draw direct reference from architectural features, materials and details characteristic of the historic elements both inside and outside the Conservation Area, in particular the retained heritage buildings in closest proximity to this phase - the Admin Building and Water Tower. Proposals take inspiration from their use of brickwork and brick detailing, articulated entrances, framing of openings, façade composition and rhythm and vertical proportions.

A Continuation of Phase 1A

The proposed architectural expression of Plots E, F and H relate most strongly to the new blocks immediately to the north within Phase 1A, in terms of form, scale, elevational design and materiality, in order to maintain a close family resemblance across the site. As required by the design code, buildings employ a tripartite façade composition and simple, uniform façades. The materiality and detailing of Phase 1A is continued as follows:

- Brickwork in a variety of tones according to their height and position within the masterplan
- A clear base, middle and top, with differentiated base brick, and articulation to building tops
- Concrete detailing to entrances and key moments
- Inset and semi-projecting metalwork balconies across the majority of the development, bringing rhythm and articulation to façades. Fully projecting balconies to SINC façades only
- Elevations designed in response to adjacent retained buildings and to key landscape moments

Please see overleaf for further detail on the development of Plots G and J.

Key Moments

Elevations have been designed in response to adjacent retained buildings and key landscape moments, as follows:

01. Peace Garden & Admin Building Frontage

The Peace Garden at the centre of the new neighbourhood is key to its identity. The new urban form of Plots F and H address the scale of the enlarged park, and sit sensitively behind the refurbished Admin Building.

02. Birch Grove & Water Tower Frontage

A new green space set around retained mature Birch trees faces the refurbished Water Tower, and is addressed by the Gable frontage of Plot F. This forms the western end of the masterplan's east-west 'Civic Route'.

03. Eastern Orchard Frontage

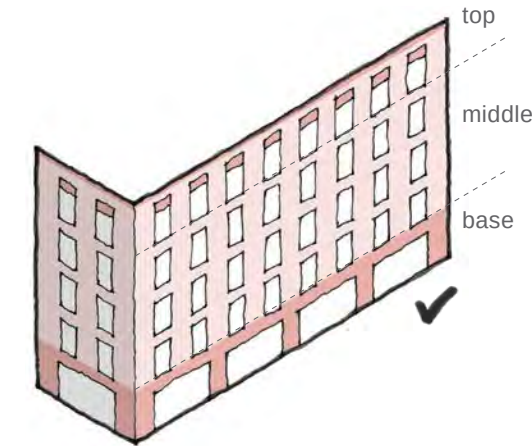
This new green space will create an open setting for a cluster of retained trees, addressed by Plot H's eastern frontage and the northern gable of Plot J. This key moment along the Civic Route will be delivered in Phase 3.

04. South West Square Frontage

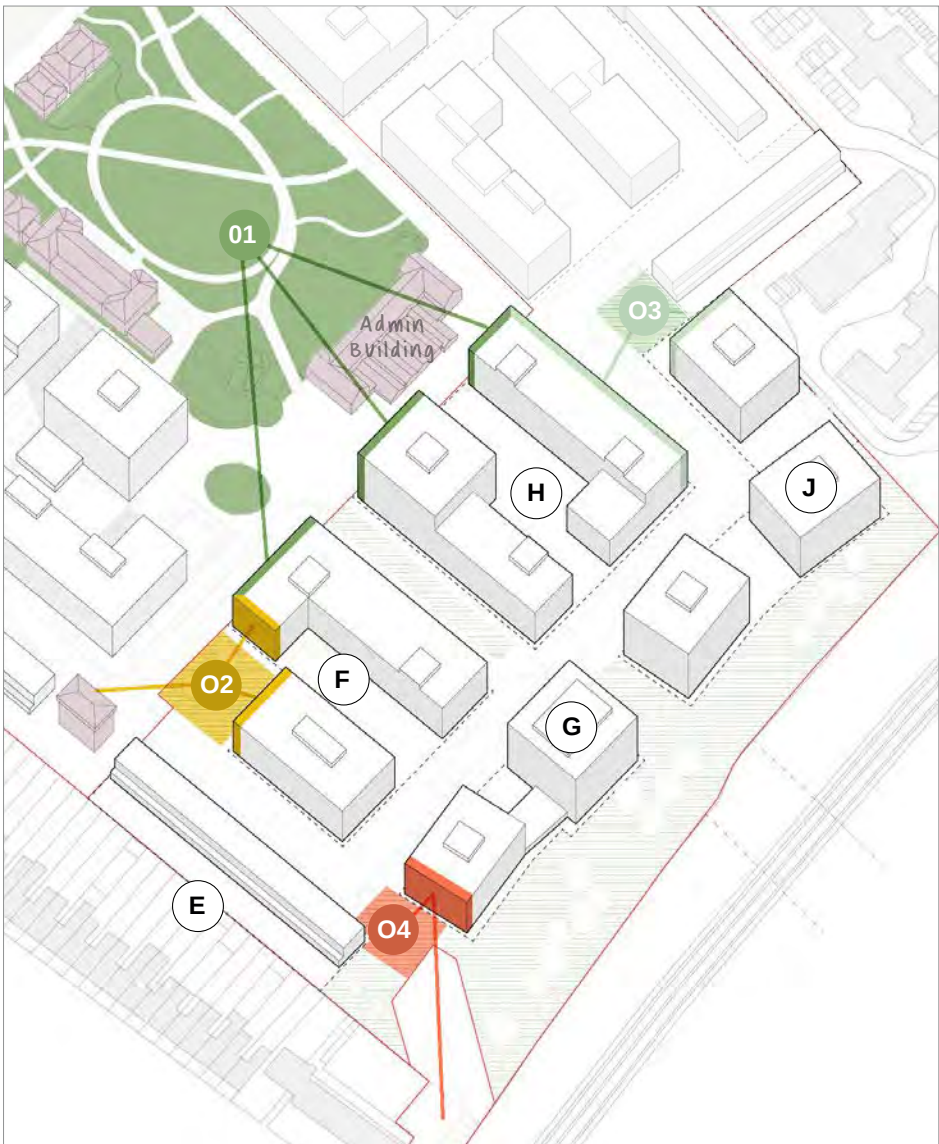
A new public square at the entrance to the development from the South West and the SINC woodland accommodates pedestrians, cyclists and spill-out seating for the new commercial unit, addressed by the western Gable of Plot G.

Façade differentiation

Elevations have also been refined in response to detailed coordination with sun/daylight and overheating consultants, bringing greater variation in response to orientation, in particular maximising openable areas to reduce overheating and maximise ventilation to exposed western and southern façades, maintaining comfortable summer temperatures.



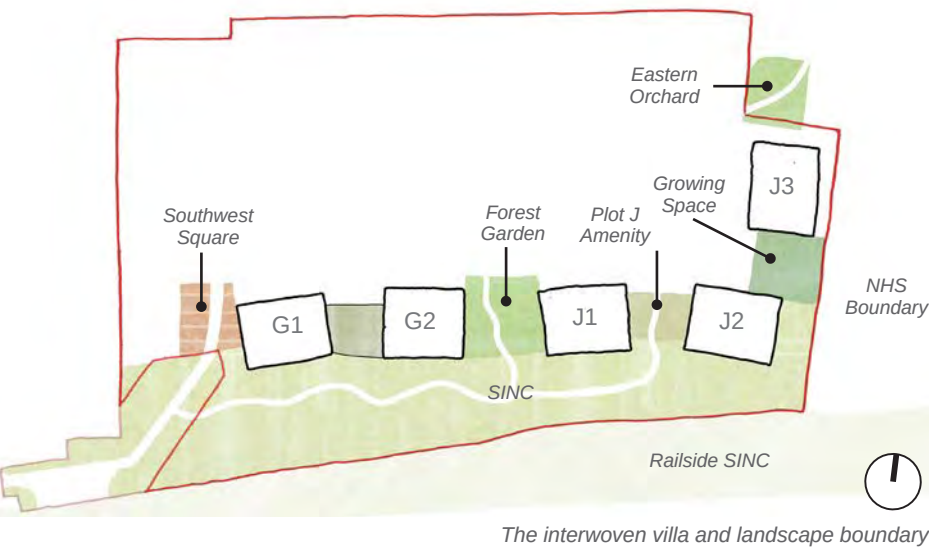
Design Code fig. 4.8 / Base, middle, top articulation through material use



Key moments across the Phase 1B&2 site

3.13 Villa Architectural Approach (Plot G & J)

The 'villas' to the south of the site comprise five buildings across Plots G and J, and together they form the 'SINC Woodland character area'. In line with the masterplan intent and Design Code these villas are laid out informally to nestle into the SINC boundary, making the most of the unique ecological setting and allowing vistas through, drawing the woodland into the neighbourhood.



As illustrated above right, the villas range in height from six and seven storeys towards the existing context, to nine storeys in the centre of the site. This is reflected in the palette of brick tones, with a light red tone to the lower buildings and the lightest brick tone to the taller buildings, as set by the Design Code.

Street Frontage

The villas present a coherent frontage onto the Primary Street. Façades are composed symmetrically and incorporate semi-recessed corner balconies, slimming the proportions of each building's street frontage.

The tripartite composition required by the design code is achieved through articulation of brickwork and changes in opening size. This differentiates the villas with a more contemporary, pared back approach which sits more lightly on the ground to the other buildings in the phase, which are more strongly inspired by the

surrounding heritage buildings with concrete detailing and a dark brick base. Wider (triple) windows also differentiate the facade approach. The 2-storey base of the central buff villas is lightened with banding in a light contrasting brick - a nod to Peabody's affordable housing legacy. A similar rhythm is given to the base of the red brick villas, achieved through rusticated brickwork.

SINC Frontage

Away from the street frontage, a less formal approach is adopted towards the wilderness of the SINC Woodland and movement along the railway line. Projecting balconies articulate the facade, providing relief and shading as well as capitalising on the homes' south facing aspect and views.

NHS Frontage / Building J3

Building J3 is subject to a unique set of circumstances due to its position in the masterplan, with the NHS site to the East, and

parallel orientation to the courtyard buildings rather than the other villas. All balconies to J3 are semi-recessed, and each facade addresses its immediate context. Building J3 adopts a closer relationship with the adjacent Plot H in balcony and fenestration proportions, and presents gables with balcony frontage towards the Eastern Orchard and Growing Space.

Public Space Frontage

Plot G1 turns to address the south west square with its commercial frontage, which is unique to the masterplan. A generous ground floor height is accompanied by large commercial windows and a corner entrance creating a positive relationship with the square, and creating a familiar commercial typology to the local high street. Balconies face onto the south west square at upper levels, providing passive surveillance as well as creating a well-proportioned and attractive gable.

3.14 Key Moments

01. Peace Garden & Admin Building Frontage



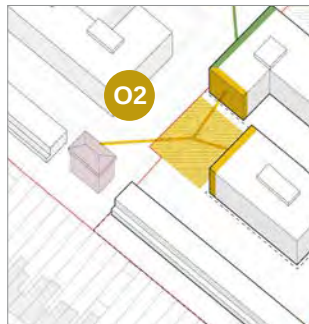
The Peace Garden at the centre of the new neighbourhood is key to its identity. The new urban form of Plots F and H address the scale of the enlarged park, and sit sensitively behind the refurbished Admin Building.



02. Birch Grove & Water Tower Frontage



A new green space set around retained mature Birch trees faces the refurbished Water Tower, and is addressed by the Gable frontage of Plot F. This forms the western end of the masterplan's east-west 'Civic Route'.



03. Eastern Orchard Frontage



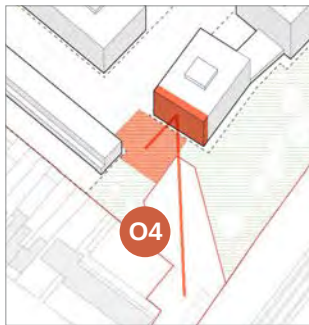
This new green space will create an open setting for a cluster of retained trees, addressed by Plot H's eastern frontage and the northern gable of Plot J. This key moment along the Civic Route will be delivered in Phase 3.



04. South West Square Frontage



A new public square at the entrance to the development from the South West and the SINC woodland accommodates pedestrians, cyclists and spill-out seating for the new commercial unit, addressed by the western gable of Plot G.



3.15 Context Elevations

The drawings below show the overall building elevation as seen together across the Phase 1B&2 site. Please refer to the following chapters on individual plots for further details on building elevation details.

North Elevation from the Peace Garden towards Plots H, F and E

The new buildings in Plot H and F are read together as a coherent frontage towards the Peace Garden, and continue the language and articulation of Phase 1A. Plot H's positioning, articulation, proportions and use of similar materials create a sympathetic backdrop to the retained historic building of the Admin Building. Plot F similarly create a sympathetic backdrop to the retained Water Tower.



North Elevation from the Primary Street towards Villa Plots J and G

The distance of the villas from the Conservation Area allows a more contemporary architectural approach. All retaining a close family resemblance in terms of architectural approach and materiality, the villa's informal arrangement within a shared landscape enables wide vistas through to the SINC woodland beyond.

