



HIGH ROAD WEST

HYBRID PLANNING APPLICATION

DESIGN CODE

REV 01

PREPARED FOR LENDLEASE (HIGH ROAD WEST) LTD BY STUDIO EGRET WEST

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SECTION A



1

INTRODUCTION

BACKGROUND & PURPOSE OF THE DOCUMENT

1.1 DESIGN REVISION

This Design Code revision is submitted in support of the High Road West Hybrid Planning Application submitted to London Borough of Haringey (LBH) in November 2021 (reference HGY/2021/3175).

This revision document incorporates updates to the design guidance which take on board comments from the LBH shared during formal determination. These revisions primarily focus on updates to design guidance in response to the scheme's heritage setting.

The document additionally introduces alternative design options for Plot's B, F and G, exploring alternative arrangements for setting out the plot massing following conversations with Officers and in support of a small number of alterations to the design guidances. All illustrative material throughout the document has been updated to incorporate these alternative options.

All revisions are identified by red text throughout the document. This revision should be read in conjunction with the full planning documentation, with all images deemed illustrative unless otherwise stated.

1.2 CONTEXT & BACKGROUND

This Design Code accompanies a Hybrid Planning Application for High Road West ("the Application") and has been prepared by Studio Egret West on behalf of Lendlease ("The Applicant"). The Application seeks planning permission for a mixed-use redevelopment of a 8.6 hectare site to the west of High Road, North Tottenham ("the Site") in the London Borough of Haringey ("the London Borough").

List of Acronyms

Below is a list of the acronyms to be used throughout this Design Code:

- HRW - High Road West
- LBH - London Borough of Haringey
- LPA - Local Planning Authority
- RMA - Reserved Matters Application
- QRP - Quality Review Panel
- THFC - Tottenham Hotspur Football Club
- SBD - Secured by Design
- FFL - Finished Floor Level
- FCL - Finished Ceiling Level
- LPA - Local Planning Authority

1.3 PURPOSE OF THE DESIGN CODE

This Design Code is a set of design rules. The rules control and guide the two and three dimensional design of the buildings and spaces within the HRW masterplan. They provide clarity to the Planning Authority and other stakeholders on how subsequent Reserved Matters Applications will achieve acceptable design standards and quality that will secure the Masterplan vision.

Together with the Description of Development, Development Specification and Parameter Plans, the Design Code represents one of the Application's 'control documents.' Any future RMA will need to be in substantial accordance with these 'control documents'. The Design Code is not intended to overly prescribe architectural or landscape outcomes, but instead prescribe the quality of these outcomes. This allows for flexibility to encourage richness and variety in future detailed designs.

The Design Code is to be applied alongside relevant national, regional and local planning policy at the time of submission of RMAs. With this in mind, the guidance set out across the document is focused on specific design requirements that are essential to creating the character identity, and form of the High Road West Masterplan.

The primary purpose of the Design Code is to:

- Set out the vision and aspirations of High Road West;
- Provide the rules on design quality for the local authority and stakeholders. They cover the important aspects of building and public realm design such as plot massing, amenity, daylight, external spaces, shading, proximity of buildings, and relationship to heritage assets;
- Provide clear and succinct guidance to inform the design development and assessment of RMA's and form part of the brief for the design teams involved in the scheme's future phases of development;
- Define the character areas of the Masterplan, and provide guidance on how that character is manifested through the design of the buildings and public realm;
- Ensure high quality buildings and public realm through clear written and diagrammatic instructions.

Future RMAs may cover single plots or multiple plots, along with associated public realm areas and infrastructure works. This Design Code does not prescribe phasing of works to maintain flexibility in future coordination and support a range of delivery strategies.

All future RMAs are required to:

- Use the London Borough of Haringey (LBH) Quality Review Panel (QRP), where appropriate as agreed with planning officers, to review and advise on emerging detailed proposals at the pre-application stage (before RMAs for any Plot are submitted); and
- Pay due attention to the capability of the team when appointing Architects, to deliver high quality buildings and spaces in a residential neighbourhood, through a track record of relevant Awards or experience.

RELATIONSHIP TO OTHER DOCUMENTS

1.4 THE HYBRID PLANNING APPLICATION

This document is part of the suite of documents that make up the Hybrid Planning Application as follows:

Outline Control Documents

The control documents are those seeking approval from the local authority on the appearance, quality and quantum of development. These include the Description of Development, Development Specification, the Parameter Plans, and the Design Code.

The Design Code has been written to be read in conjunction with these other control documents. All 'control documents' must be read together.

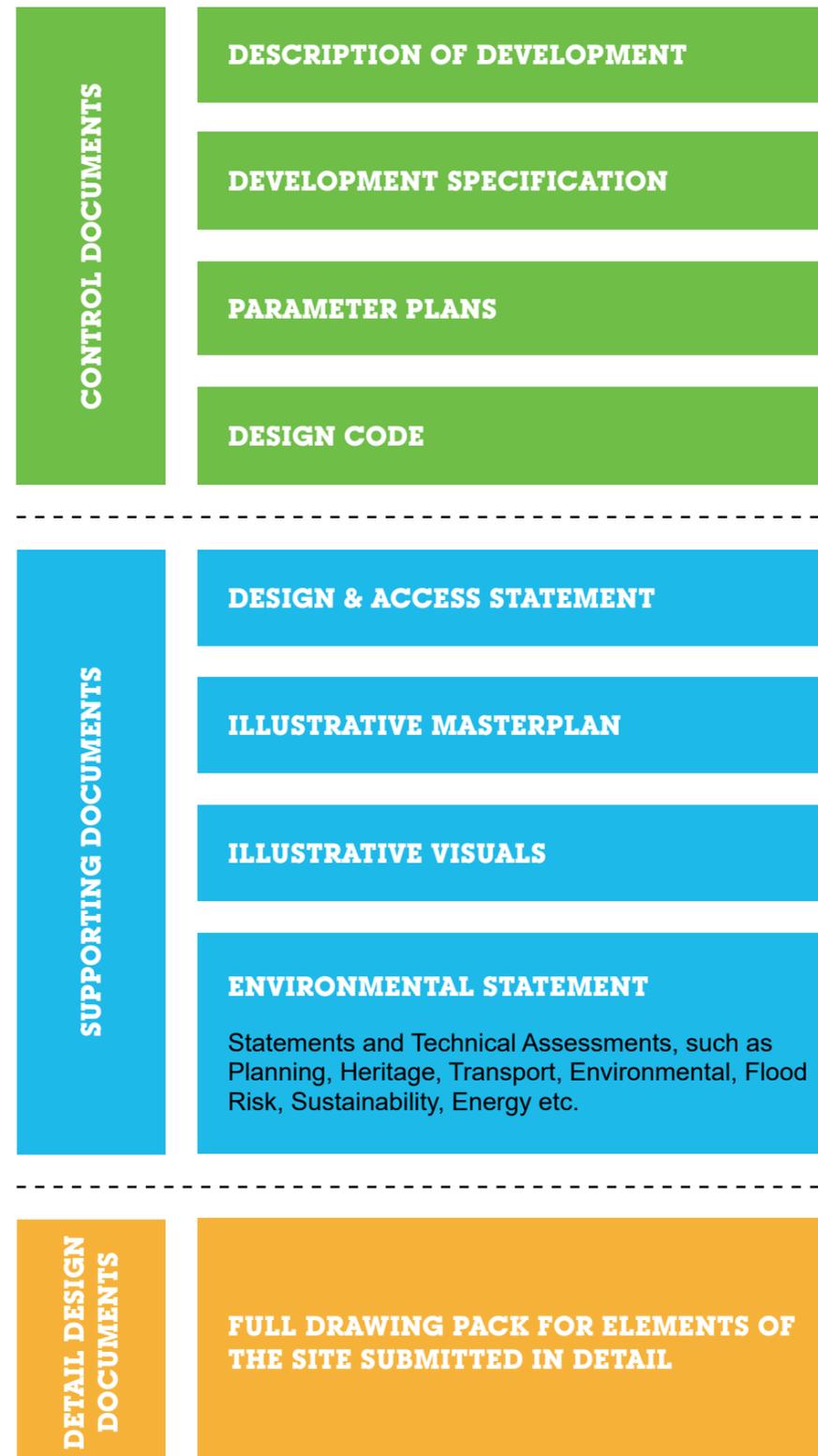
Outline Supporting Documents

The supporting documents are not for approval and include the Design and Access Statement, as well as all supporting statements and technical assessments which form part of the Environmental Impact Assessment. The Design and Access Statement describes how the design has been developed and how it has responded to environmental, contextual, consultation and other inputs to develop an Illustrative Scheme that sets out the principles for land-use, amount, scale, layout, landscape and an overarching approach to character and appearance.

Following conversations with Officers at London Borough of Haringey, alternative options for a small number of plots have been developed post submission to demonstrate an alternative way in which the Parameters and Design Code may be interpreted.

Detail Design Documents

The scheme's first phase of development is submitted in detail, with a Full Drawing Pack for the delivery of the respective buildings and landscape works. Information for these components will not be covered as part of this Design Code explicitly, but the detailed design will conform to the relevant Site Wide design guidance.



1.5 INTEGRATING CONSENTED PLANNING APPLICATIONS

The High Road West comprehensive masterplan is being brought forward in alignment with three extant consents promoted by Tottenham Hotspur Football Club (THFC) to the north of White Hart Lane. These comprise the following:

- The Goods Yard (LPA Ref: HGY/2018/0187)
- 867 – 879 High Road (LPA Ref: HGY/2019/2929)
- 807 High Road (LPA Ref: HGY/2021/0441) has recently been approved and straddles the HRW Site.

The Parameter Plans of the Proposed Development have been designed to allow the developments permitted pursuant to the extant planning permissions to come forward independently should third party owners implement these extant planning permissions.

Select design code wording from these permissions have been introduced into the guidance set out within this document where appropriate, to support consistency and future application within RMAs.

In addition to the extant consents set out above, it should be noted that:

- Planning application (LPA Ref HGY/2021/2283) relating to land to the east of the site (the "Printworks") was submitted in August 2021. The Printworks overlaps the Site with part of the Printworks sitting within Plot K1. The Council resolved to grant planning permission for the Printworks in January 2022
- Planning application for full planning permission for both the Goods Yard and Depot sites was submitted in June 2021 (HGY/2021/1771) for a residential-led mixed-use development (the "Appeal Scheme"). The planning application was refused by the Council. The applicant has appealed the Council's decision.
- Planning application for full planning permission for both the Goods Yard and Depot sites was submitted in February 2022 (HGY/2022/0563) for a residential-led mixed use development (the "New Scheme").

The Parameter Plans were not originally designed to reflect the above mentioned developments. However, should planning permission be granted, the Printworks could be accommodated within the Parameter Plans for the Proposed Development.

The Parameter Plans cannot accommodate the Appeal Scheme or the New Scheme.

HOW TO USE THIS DESIGN CODE

1.6 STRUCTURE OF THE DOCUMENT

This document is divided into the following chapters:

Chapter 1: Introduction

This chapter includes an introduction to the Hybrid Planning Application, a guide to interpreting the document structure and terminology, the site's development opportunity and an overview of the masterplan vision and it's driving principles.

Chapter 2: Site Wide Codes

This chapter includes the common site wide design guidelines that all future RMAs will need to comply with.

Chapter 3: Landscape Codes

This chapter outlines the guidelines that relate to the masterplan's series of distinct landscape and public realm spaces, which together influence the sense of place within the different areas of the new community.

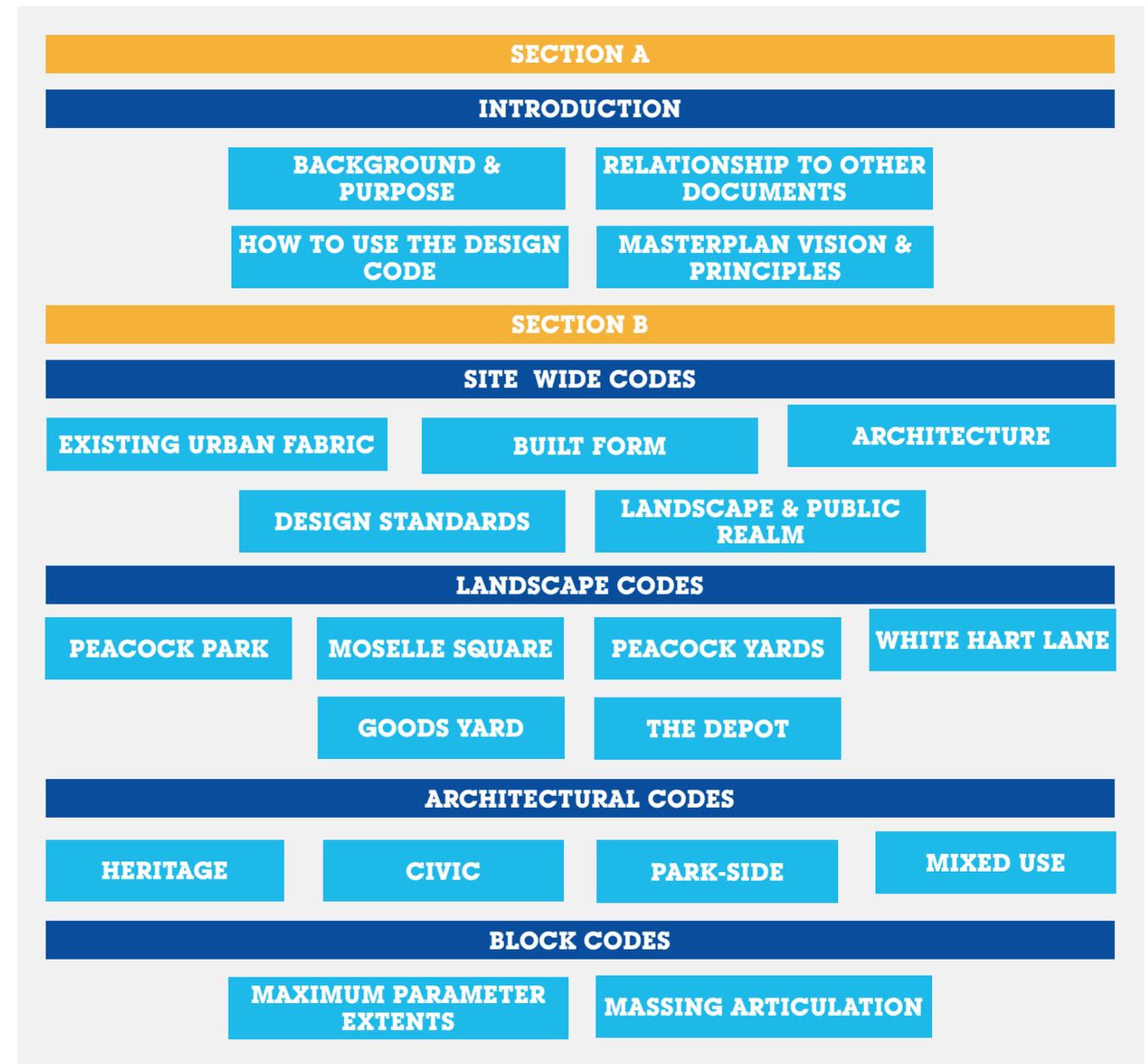
Chapter 4: Architectural Codes

This chapter establishes the architectural approach to the some of the masterplan's diverse range of buildings, responding to their setting and function within the scheme.

Chapter 5: Block Codes

This chapter presents each of the development zones and establishes the design guidance to shape each plot from the maximum parameter extents to a responsive built form.

The diagram opposite illustrates the structure of the chapters throughout the document. All chapters must be read together and cross-referenced to inform the design development of detailed proposals for each of the development plots.



1.7 INTERACTIVE FUNCTIONALITY

Viewing as a Hard Copy

If you are viewing this document as a hard copy please refer to the list of contents on p.3 and use the page numbers to navigate the document.

Viewing as an Electronic File

If you are viewing this document as an electronic file we have introduced a series of hyperlinks to make it easier to use. In order to make the most of these interactive features please open this pdf file in Adobe Acrobat.

The tabs on the left-hand side of each page offer links to each of the respective chapters. Hovering your cursor over each tab will enable this interactive cursor icon to appear:



By clicking on the desired heading the link will send you straight to the opening page for this chapter.

The list of contents should also be viewed as your menu of information with links to all chapters and sub-sections of information.

Additionally, the document highlights key points of reference to supporting information elsewhere in the document and within other documents submitted as part of this planning application. These are identified in UNDERLINED BLUE TEXT. Readers are encouraged to refer to the appropriate page or document for supporting information.

1.8 COMPLIANCE: MANDATORY VS. RECOMMENDED

Paragraphs within this document are structured to include guidance on:

- Design Intent: a preliminary statement setting out the design ambition and strategy of the masterplan in principle;
- Design Guidelines: highlight specific detailed codes which must be adhered to in accordance with the compliance principles set out below.

Design guidelines are separated into two types of parameters:

- Mandatory: compulsory guidance in order to meet the design quality and character required by the masterplan. These are phrased as “proposals **must**”.
- Recommended: interpretative guidelines offering a degree of flexibility so that alternative design solutions can be arrived at to meet the design quality and character of the masterplan. These are phrased as “proposals **should**”.

Deviations from the guidelines set out within this Design Code shall be clearly identified by the applicant as part of future RMAs with full justification given.

Some of the visuals contained within this document are based on the Alternative Illustrative Masterplan and as such are used for illustrative purposes only (non-mandatory) and are annotated as ‘illustrative’ for clarity. None of the drawings contained in this document are to scale.

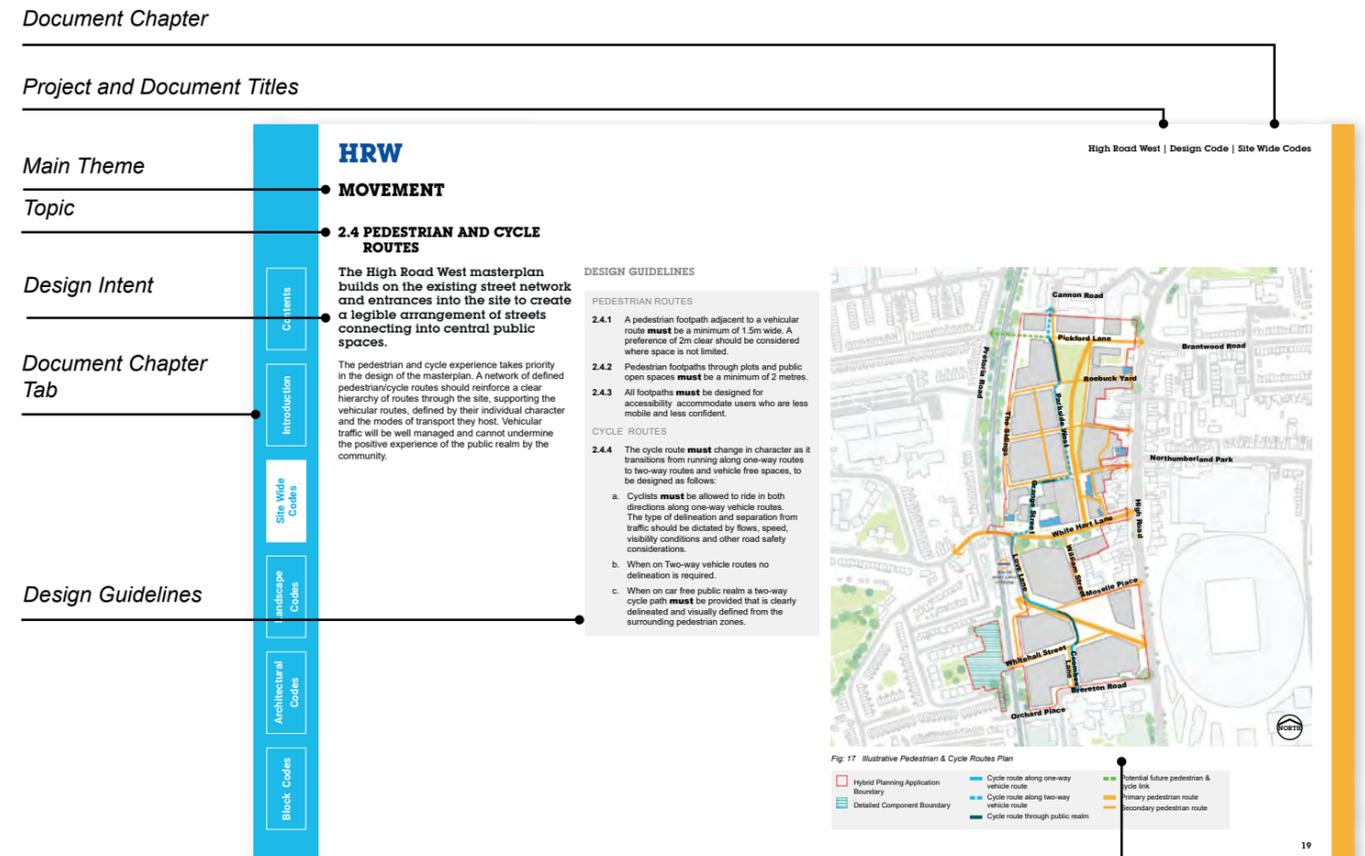


Fig. 1 This diagram is for illustrative purposes only

Illustrative Plan

1.9 STEP BY STEP GUIDE

The design guidelines set out within Section B are organised into four categories. Below is a worked example of how a future designer should proceed in developing an RMA that conforms to the Parameter Plans and the Design Code.

It should be noted that all parts of the design code are relevant to the contextual setting out of each plot, and designers are therefore required to review each chapter and capture all guidance that is relevant to a respective plot. It should be noted that future designers will also need to provide evidence of conformity with the Supporting Documents, including the Design and Access Statement and Technical Assessments submitted as part of the Hybrid Application.

The designed will have to follow the mandatory guidelines so that the LPA and stakeholders will have certainty on the core design issues.

Step 1 - Masterplan Vision & Placemaking Principles

Designers are required to start by reading and understanding the masterplan principles and overarching vision for the place and how each plot contributes to this.

Step 2 - Parameter Plans

It is then necessary to identify the specific plot parameters as set out within the parameter plans. These plans define the location of a plot, maximum building envelope in terms of height and plan extents, as well as the range of acceptable uses across the ground floor, first floor and upper levels, points of access, and the associated open space. Designers should begin detailed design by locating the maximum envelope which must not be exceeded. The amount of development for specific plots will be tested and assessed by the Design Team in coordination with the rest of the development quantum, as set out with The Development Specification.

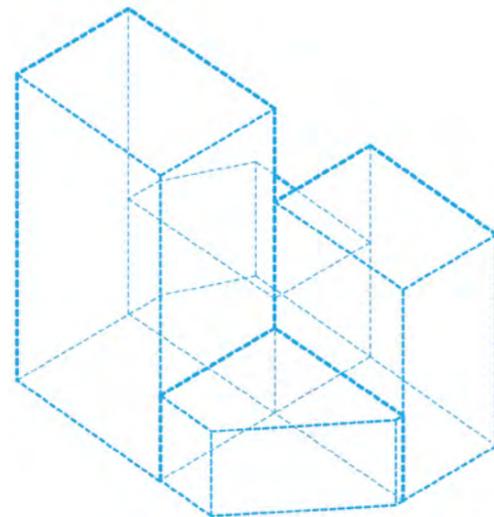


Fig: 2 Illustrative max parameter

Step 3 - Design Code - Site Wide Codes

Once a working volume is established, the site wide codes set out in this document instruct designers on how to define buildings and open spaces in line with the common strategies which shape the masterplan. These further layers of guidance must be applied to define the plot's response to heritage assets and other buildings, approach to height and massing, roofline, built form features, design standards, access and associated routes, land use, the relationship between, and overarching approach to, landscape and public realm.

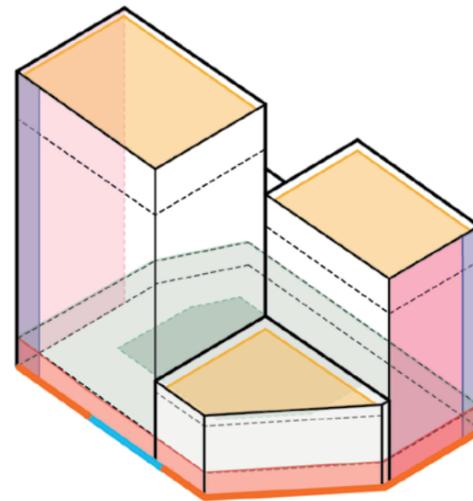


Fig: 3 Illustrative site wide guidance

Step 4 - Landscape Approach

Having established the universal approach to plot layout and design standards, designers must integrate proposals with the relevant landscape approach for each plot, incorporating specific guidance to establish the design quality and unique sense of place for each of the masterplan's landscape spaces.

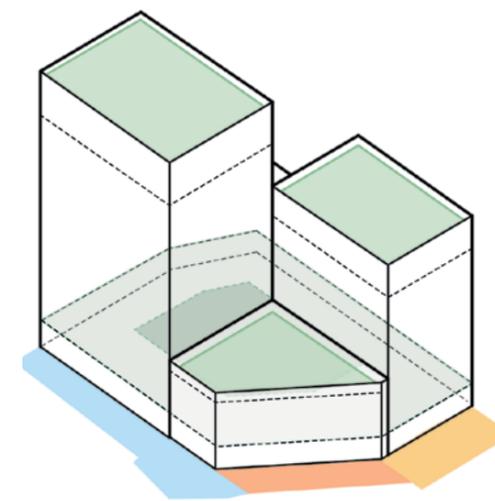


Fig: 4 Illustrative landscape approach

Step 5 - Block Articulation & Architectural Approach

Finally, designers are required to define how the parameter extents must be further articulated to create rational and responsive plot massing. The architectural approach then provides guidance on the architectural expression, character and placemaking features of each building within the plot. This guidance informs the creation of the respective street scenes, relationships between buildings and how they should impact on the public realm, as well as setting out the building in relation to their surrounding landscape spaces.

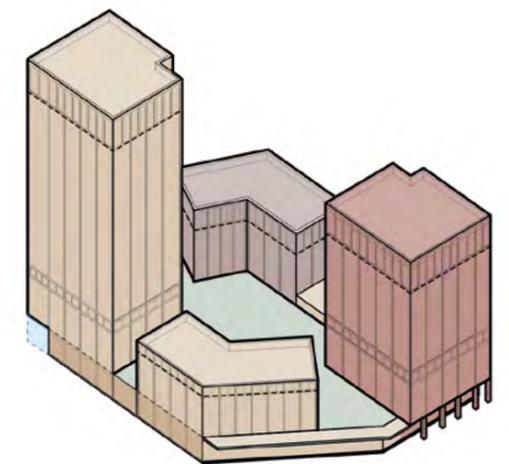


Fig: 5 Illustrative block articulation and architectural approach

THE HIGH ROAD WEST MASTERPLAN VISION & PRINCIPLES

The High Road West (HRW) Masterplan envisages a comprehensive redevelopment of the site to provide a residential led community supported by a vibrant mix of retail, restaurant, community, workspace and leisure offers.

The vision is to deliver a scheme of exemplar quality which supports the Council's vision for growing prosperity and employment, through stimulating housing delivery, commercial vitality, place making and arts, community and culture. Building upon the area's heritage assets, to create an enhanced sense of place, a destination users can be proud to be in, and to represent a catalyst for change in realising North Tottenham's prosperous future.

It is envisaged to comprise a new mixed-use development of including residential (Use Class C3), commercial, business and service (Use Class E) business (Use Class B2 and B8), leisure (Use Class E), local community and learning uses (Use Class F1/ F2) and Sui Generis uses together with the creation of a new public square, park and associated access, parking and public realm.

The following pages set out the Masterplan Principles for High Road West and outcomes which will be achieved by following the guidance set out with this Design Code.

Placemaking Principles

The masterplan builds on an established set of key placemaking principles:

- 01 Transformative Tottenham** - representing a key growth area, with dynamic neighbourhood transformations, significant infrastructure, and improvements to living, working, studying and visiting. HRW will build on area's importance to transform the High Road into a thriving centre.
- 02 Reinvigorate the High Road** - the site's heritage establishes the urban fabric to draw inspiration from. The masterplan will capture this sense of local character and the heritage to foster a sense of evolution rather than replacement.
- 03 Complement and Enrich the Existing Urban Grain** - stitching into the site's existing townscape and established movement routes, promoting a positive relationship between buildings and public realm, delivering a strong sense of place, accessibility, animation and legibility.
- 04 Generous Open Spaces Defining the Heart of the Neighbourhood...** - delivering two complimentary public open spaces at the heart of the scheme, creating lively destinations and engaging spaces that promote community and healthy living.

- 05 ...Connected by a Green Public Realm** - weaving a diverse public realm network with connected open spaces characterised by places to socialise, places to play, and places to interact with nature.
- 06 Revitalise Heritage Assets, Complemented by Community Anchors** - retaining and celebrating the site's rich heritage supported by a pair of anchoring new community buildings.
- 07 Complementary Retail & Leisure Offers** - expanding the existing Local Centre with a complementary mix of retail and leisure uses.
- 08 Diverse Employment within an Industrious Neighbourhood** - retaining and enriching North Tottenham's proud heritage of industry with new workspaces and industrial uses.
- 09 An Inclusive Community for Multi-generational Living** - accommodating a broad mix for home types, sizes and tenures to meet both local demand and the council's target's for good quality and affordable homes.
- 10 Key Places of Rich and Varied Character** - developing one neighbourhood with a diverse collection of cohesive and characterful places.

For further information on the vision and principles, please refer to the [Design and Access Statement](#).

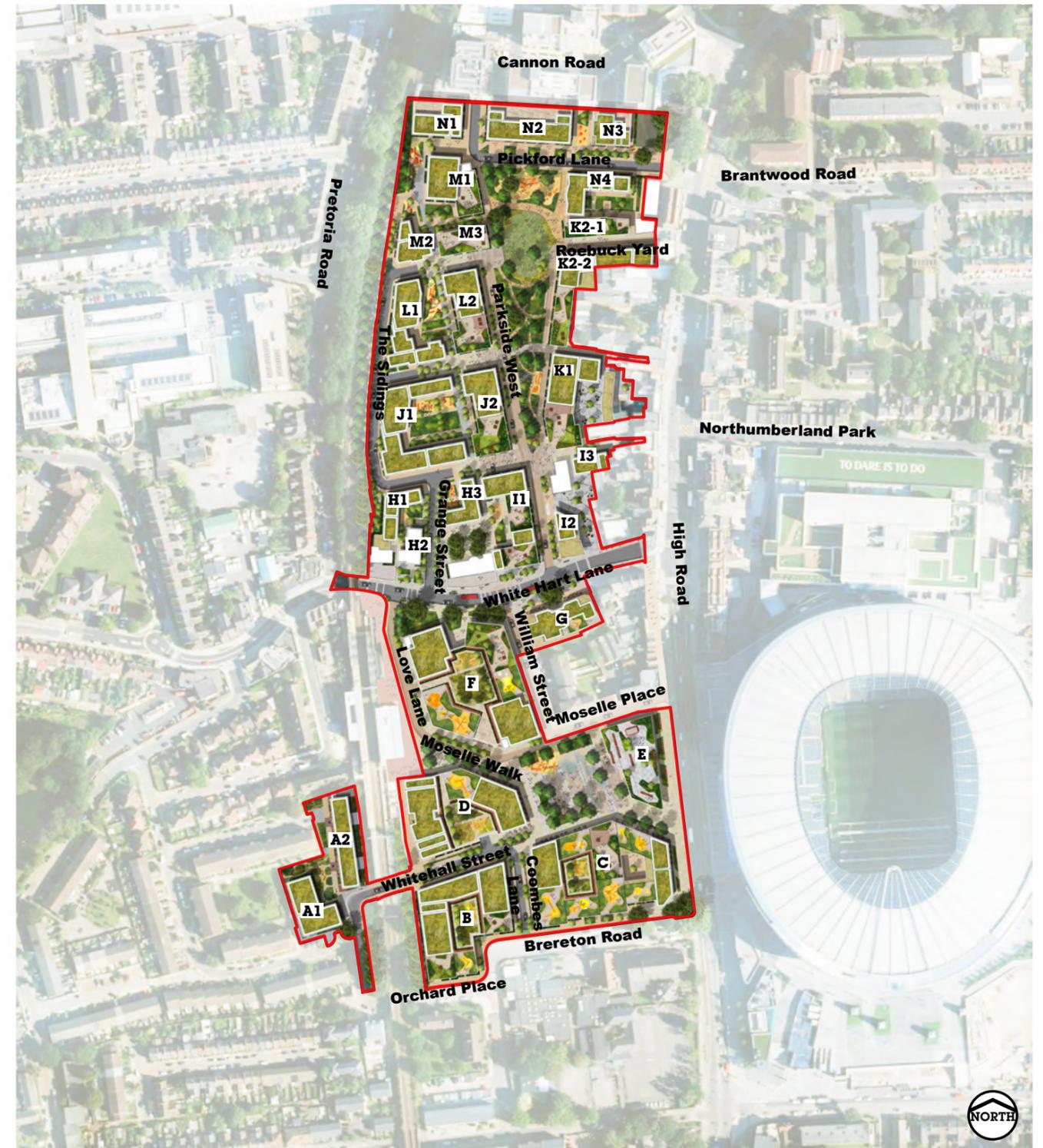


Fig. 6 High Road West Alternative Illustrative Masterplan



SECTION B



2

SITE WIDE CODES

EXISTING URBAN FABRIC

2.1 NORTH TOTTENHAM CONSERVATION AREA

The conservation area and its sequence of sub areas comprise an eclectic mix of buildings and spaces from various era's of North Tottenham's history. Proposals within and neighbouring the conservation area will be brought forward within a 'heritage first' approach, seeking to respond to the setting of existing buildings and spaces as described by the North Tottenham Conservation Area Appraisal and Management Plan.

Close consideration should guide how new buildings and open spaces within the immediate vicinity of heritage assets respect the established and positive setting, spaces between buildings, their heights, architectural forms, materials and decorative features. This considered approach constitutes the basis of the scheme's conservation-led design.

The following pages set out the design guidelines in response to the conservation area's existing condition.

Sub-area A: Tottenham High Road North

DESIGN GUIDELINES

- 2.1.1 New buildings along High Road **must** respect the shallow curve in frontage reinforcing the continuous building lines and enclosed linear character.
- 2.1.2 New buildings **must** enhance the view when looking south along the High Road by replacing the unsightly timber yard hoarding.
- 2.1.3 Mature street trees along High Road **must** be retained.
- 2.1.4 Buildings **must** reflect the historic frontage widths and varied roofline of heritage buildings to reinforce the street's mixed informal character - with general conformity in scale, height and materials.
- 2.1.5 Proposals **must** provide heritage informed signage and commercial shop fronts.

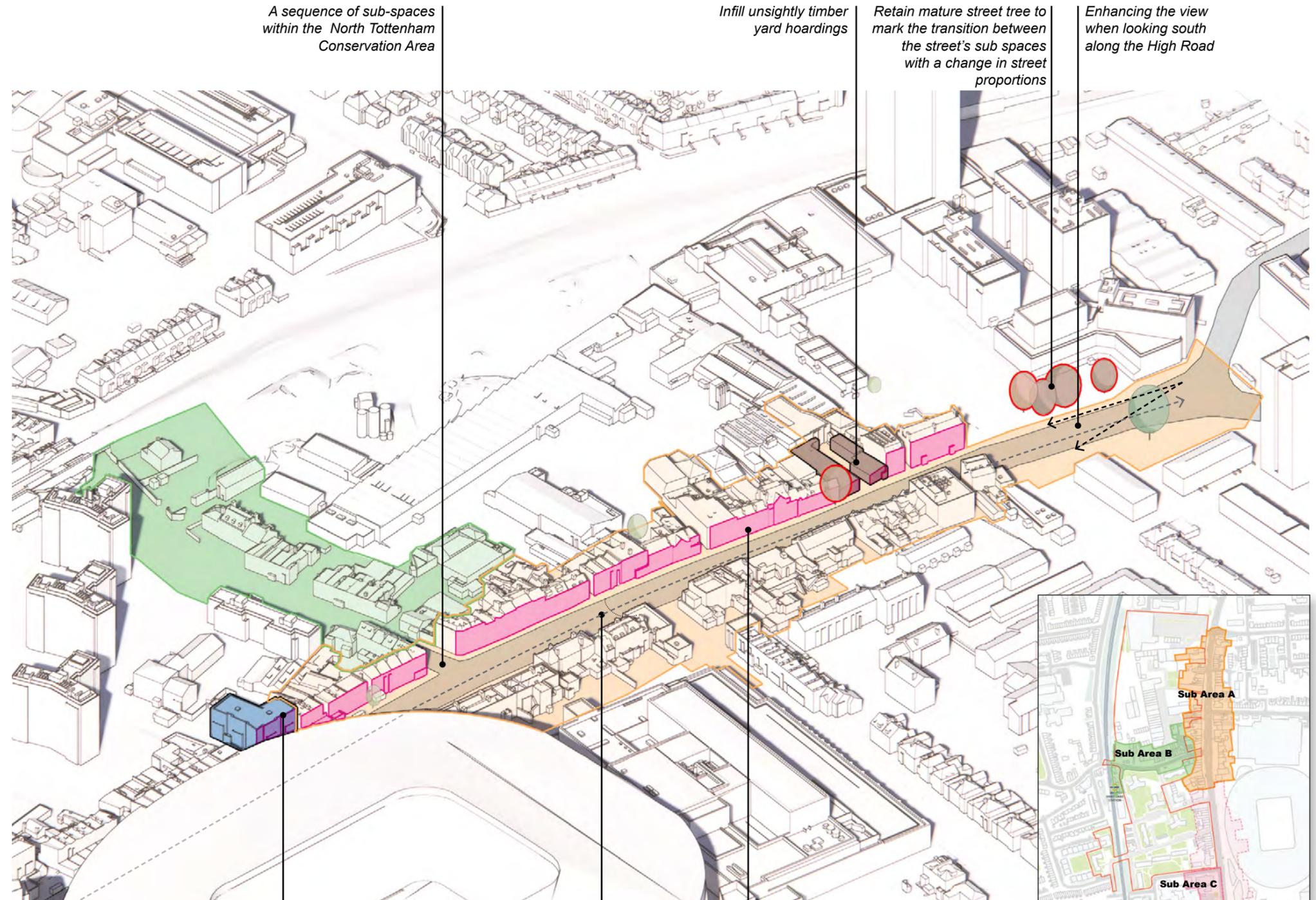


Fig: 7 Illustrative diagram showing the existing conservation area sub-area A (ref. North Tottenham Conservation Area Appraisal and Management Plan)

Bergen Apartments follows neither the prevailing height nor building line, nor is in any other way sympathetic to its context

A continuous shallow curve in the road and frontage

Reinforcing continuous building frontage and enclosed linear character

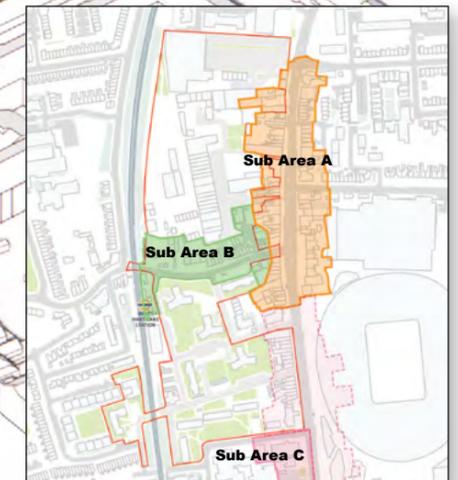


Fig: 8 Illustrative Sub-area Plan

Sub-area B: White Hart Lane

DESIGN GUIDELINES

- 2.1.6 The detailed design of buildings and spaces along White Hart Lane **must** make a positive contribution to enhancing the character and appearance of the following spaces identified as 'negative contributors' in the North Tottenham Conservation Area Appraisal and Management Plan:
 - a. White Hart Lane frontage between the Station Master's House and The Grange.
 - b. White Hart Lane frontage between Nos. 18 and 24.
- 2.1.7 Proposals **should** appropriately respond to the character of the street as a winding country lane, comprising villas with generous front gardens through the landscape and massing of new buildings.
- 2.1.8 Proposals **must** seek to enhance the setting of the Grange, which is currently marred by the projecting blank end wall of the adjacent Victorian terrace, by replacing with terrace and re-aligning the street frontage to reveal the Grange and celebrate the asset as the focus of the streetscape.
- 2.1.9 Proposals **must** retain the surviving early cottages and the entrance to Chapel Place.
- 2.1.10 Proposals **must** provide heritage informed signage and commercial shop fronts in response to the visual impact of alterations and later poor-quality shop fronts which severely compromise the current street character.
- 2.1.11 All street trees along White Hart Lane and within the Grange Garden **must** be retained.

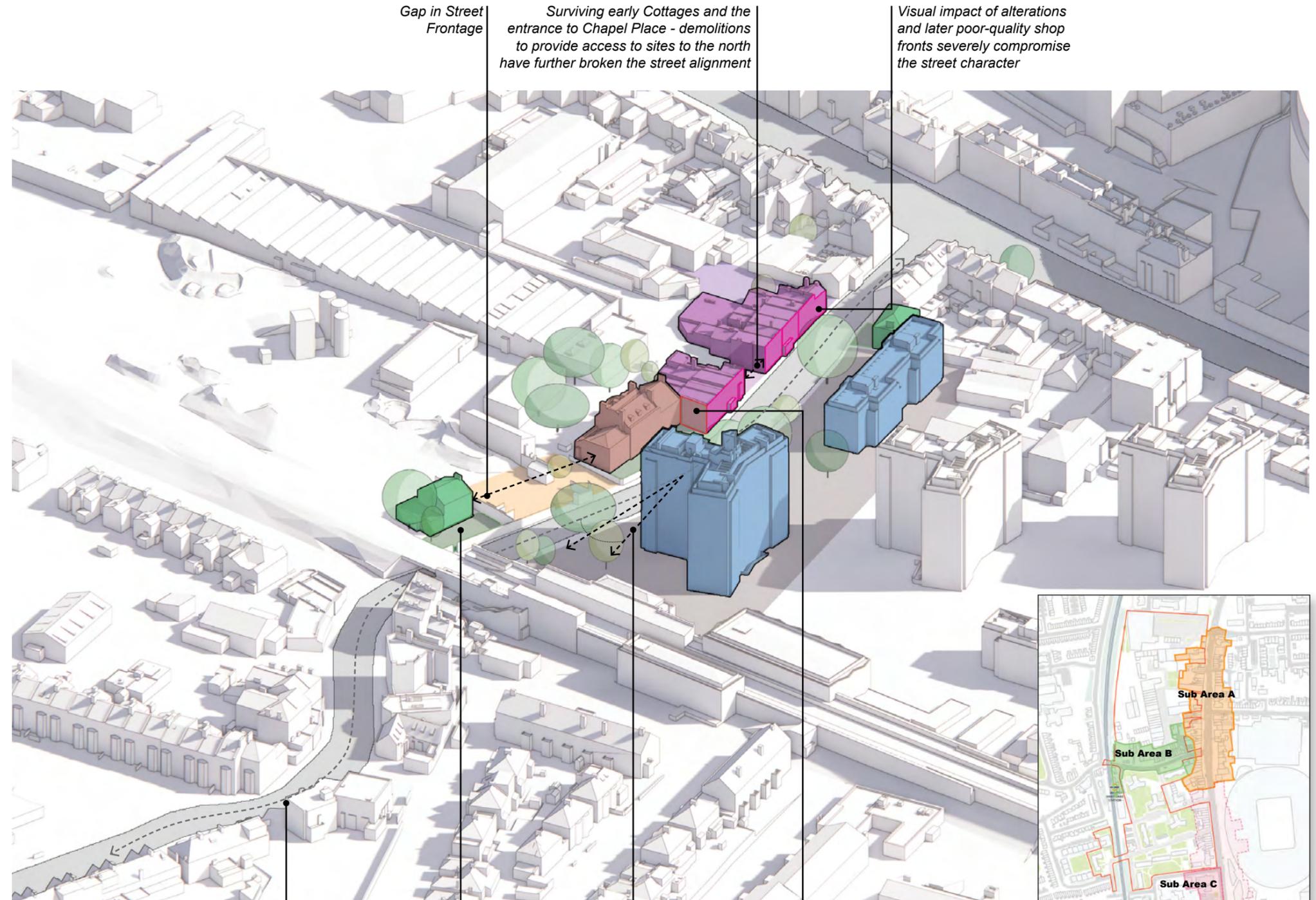


Fig: 9 Illustrative diagram showing the existing conservation area sub-area B (ref. North Tottenham Conservation Area Appraisal and Management Plan)

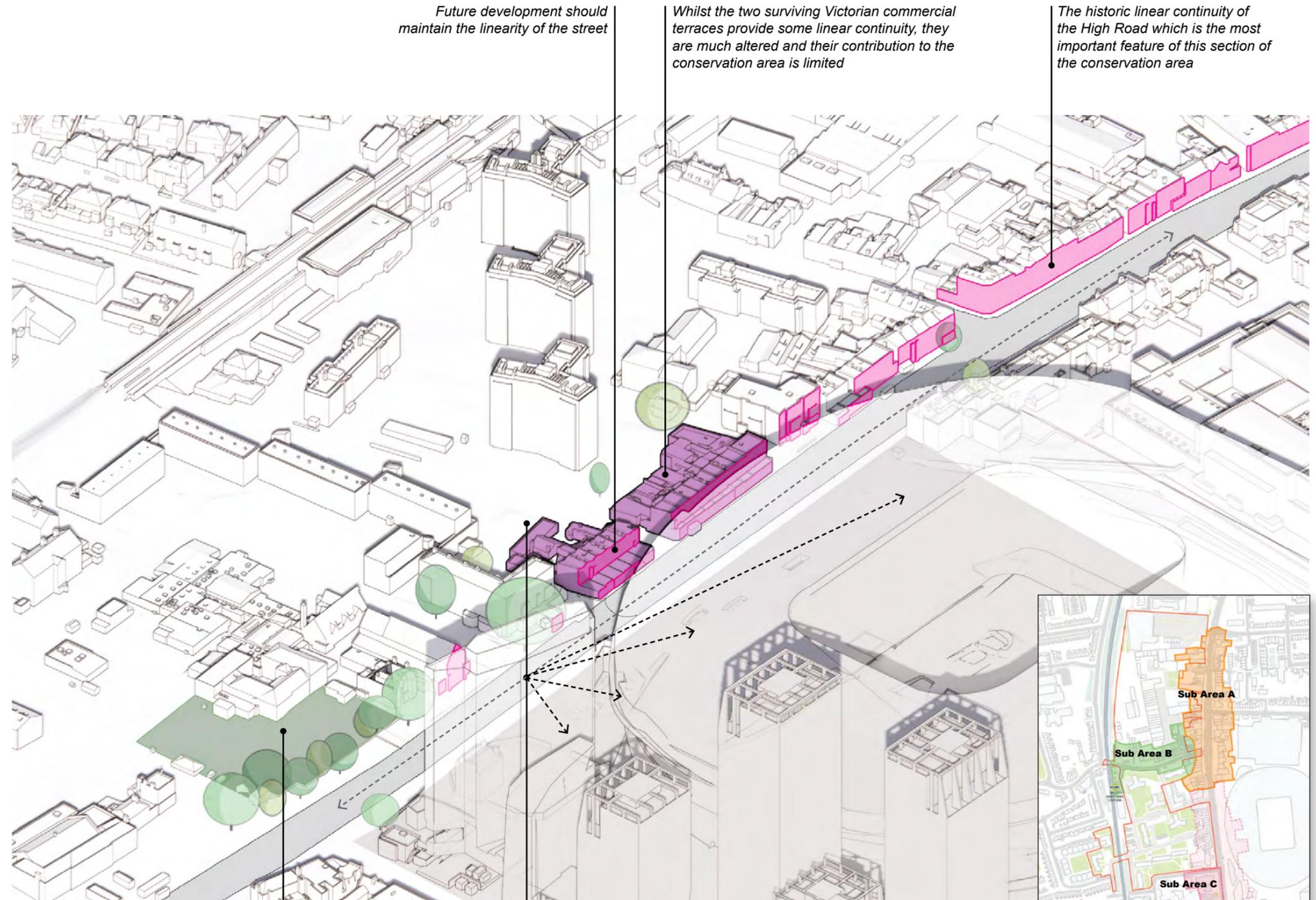
Fig: 10 Illustrative Sub-area Plan

A Winding Country Lane
 Villas with large front gardens
 Post-war public housing set well back from the street giving an open aspect to the frontage
 The Grange is an impressive collection of buildings but its setting is marred by the blank projecting wall

Sub-area B: Tottenham High Road Central

DESIGN GUIDELINES

- 2.1.12 Future development **should** maintain the linearity of the street in order to continue the frontage character of the conservation to the north.
- 2.1.13 Proposals **should** be considered as an opportunity to reconnect the broken historic frontage of the Conservation Area through high quality, context sensitive new development. Definition to building facades should ensure the proportions and design quality of new buildings outweigh the loss of any parts of the existing street frontage, whilst respecting and complementing remaining heritage assets.
- 2.1.14 Future development **should** respect the setting of the Locally Listed Francis De Sales Church and School building.



Future development should maintain the linearity of the street

Whilst the two surviving Victorian commercial terraces provide some linear continuity, they are much altered and their contribution to the conservation area is limited

The historic linear continuity of the High Road which is the most important feature of this section of the conservation area

Fig: 11 Illustrative diagram showing the existing conservation area sub-area C (ref. North Tottenham Conservation Area Appraisal and Management Plan)

The open character of the school playground results in the loss of enclosure to the street line

This character sub-area has lost much of its historic integrity with the demolition of most of the buildings on the east side of the High Road as part of the proposed Spurs redevelopment, resulting in loss of street enclosure

Fig: 12 Illustrative Sub-area Plan

2.2 HERITAGE BUILDINGS

Future proposals should, seek to retain and enhance the setting of heritage buildings, so as to reinforce the existing character of the conservation area and allow these buildings to stand as celebrated focal features.

Any references to Statutory Listed and Locally Listed buildings, as well as positive contributors, are defined within the North Tottenham Conservation Area Appraisal and Management Plan, by way of their significance to, and setting within, the conservation area. There are a range of buildings and spaces incorporating some high-quality and high status Georgian, Victorian and later buildings, as well as high-quality streetscape and mature trees which present significant heritage value to the setting of the Conservation Area. The following guidelines are to be followed when designing plots and buildings adjacent to and surrounding heritage assets.

DESIGN GUIDELINES

GENERAL

2.2.1 All Statutory Listed buildings within the site boundary **must** be retained and integrated into the wider scheme, these include

1. The Grange, 34 White Hart Lane (Grade II)
2. 819 – 821 High Road (Grade II)

2.2.2 Locally Listed buildings and positive contributors within the site boundary **should** be retained, unless they prohibit the masterplan’s guiding principles of movement and placemaking. Those to be retained **must** include:

3. Station Masters House
4. 6A White Hart Lane
5. Former Catholic Chapel and Pastor’s House
6. 865 High Road

2.2.3 Buildings belonging to either of the three specified heritage categories (Statutory Listed, Locally Listed, and Positive Contributor) are considered heritage buildings. All heritage buildings to be retained **must** preserve the fabric of the existing building.

2.2.4 The detailed design of buildings, public realm and landscaping and associated access arrangements **must** safeguard and, where possible, enhance the significance of the North Tottenham Conservation Area, including the setting of nearby statutorily listed, locally listed buildings, mature trees and spaces.

PLOT SPECIFIC

2.2.5 The following plots **must** respond to the setting and scale of adjacent heritage buildings and **must** deliver adjacent façades which are carefully formed to interface with the existing building features whilst respecting their scale and grain:

- a. Plot G;
- b. Plot H2;
- c. Plot I1;
- d. Plot I2;
- e. Plot I3;
- f. Plot N3;
- g. Plot N4;

2.2.6 The following plots **must** respond to the setting and scale of statutory and non-statutory listed buildings on High Road by preserving their prominence when viewed from the conservation area.

- a. Plot E;
- b. Plot C;
- c. Plot K1;
- d. Plot K2;

[For guidelines on scale and massing responses refer to Block Codes guidelines for the plots outlined above.](#)

[For further guidelines on architectural responses to heritage assets refer to Architectural Codes guidelines.](#)

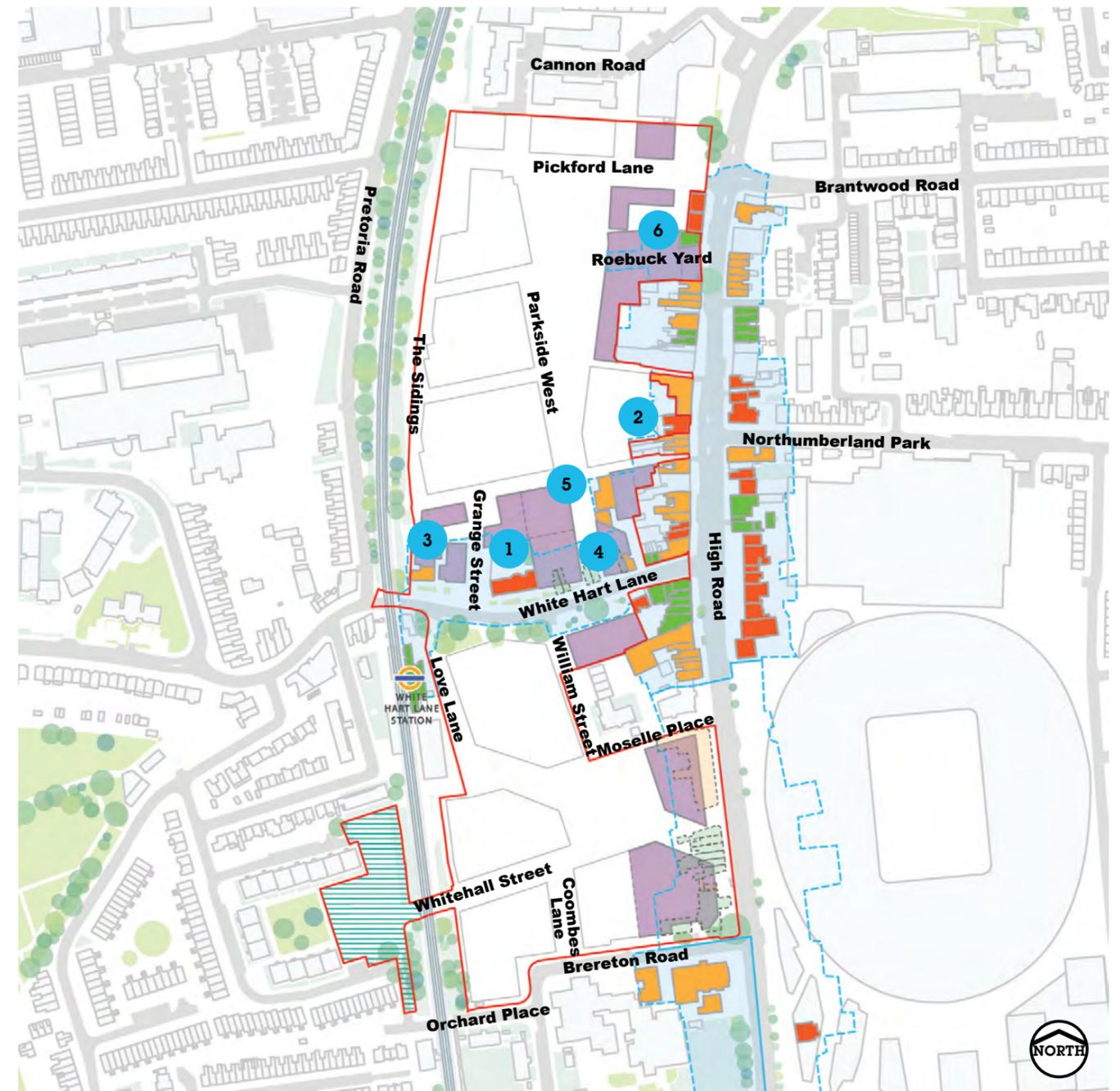


Fig: 13 Illustrative Heritage & Conservation Plan



2.3 EXISTING FEATURES

The site contains a number of important natural features, including mature trees and the culverted Moselle River. Proposals will, where possible, seek to retain and enhance these natural assets so as to embed the scheme within the existing mature landscape.

The decision to remove an existing tree should be informed by a detailed assessment of that tree's current health, future life expectancy, and contribution to development potential and emerging street scene. Reasons for removal may include poor quality, or health of the tree, to facilitate the delivery of efficient plots and a new urban grain, and to increase public realm and open space provision.

DESIGN GUIDELINES

- 2.3.1 Where possible existing category A and B trees **must** be retained and included as important features of the landscape strategy.
- 2.3.2 Retained trees **should** be given sufficient space to develop with specific regard given to protecting Root Protection Areas and canopy spreads.
- 2.3.3 Building lines **should** be set back a minimum of 3m from the outer wall of the Moselle River culvert.



Fig: 14 Quality trees on north-eastern site boundary



Fig: 15 Quality trees on south-eastern site boundary

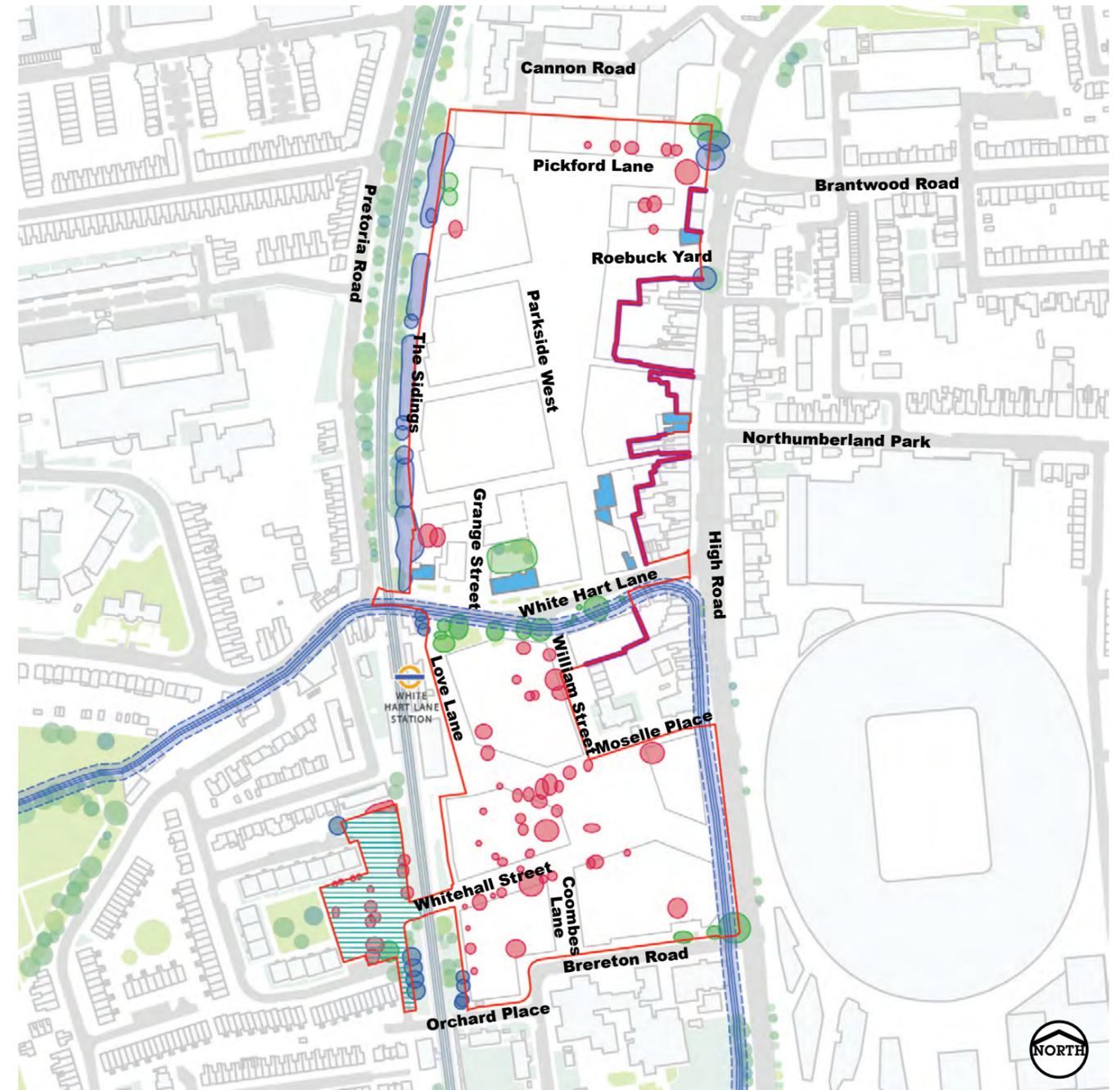
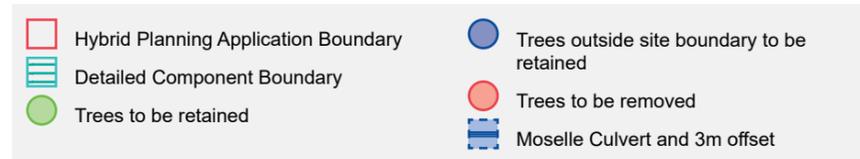


Fig: 16 Illustrative Natural Features Plan



MOVEMENT

2.4 PEDESTRIAN AND CYCLE ROUTES

The High Road West masterplan builds on the existing street network and entrances into the site to create a legible arrangement of streets connecting into central public spaces.

The pedestrian and cycle experience takes priority in the design of the masterplan. A network of defined pedestrian/cycle routes should reinforce a clear hierarchy of routes through the site, supporting the vehicular routes, defined by their individual character and the modes of transport they host. Vehicular traffic will be well managed and cannot undermine the positive experience of the public realm by the community.

DESIGN GUIDELINES

PEDESTRIAN ROUTES

- 2.4.1 A pedestrian footpath adjacent to a vehicular route **must** be a minimum of 1.5m wide. A preference of 2m clear should be considered where space is not limited.
- 2.4.2 Pedestrian footpaths through plots and public open spaces **must** be a minimum of 2 metres.
- 2.4.3 All footpaths **must** be designed for accessibility accommodate users who are less mobile and less confident.

CYCLE ROUTES

- 2.4.4 The cycle route **must** change in character as it transitions from running along one-way routes to two-way routes and vehicle free spaces, to be designed as follows:
 - a. Cyclists **must** be allowed to ride in both directions along one-way vehicle routes. The type of delineation and separation from traffic should be dictated by flows, speed, visibility conditions and other road safety considerations.
 - b. When on Two-way vehicle routes no delineation is required.
 - c. When on car free public realm a two-way cycle path **must** be provided that is clearly delineated and visually defined from the surrounding pedestrian zones.

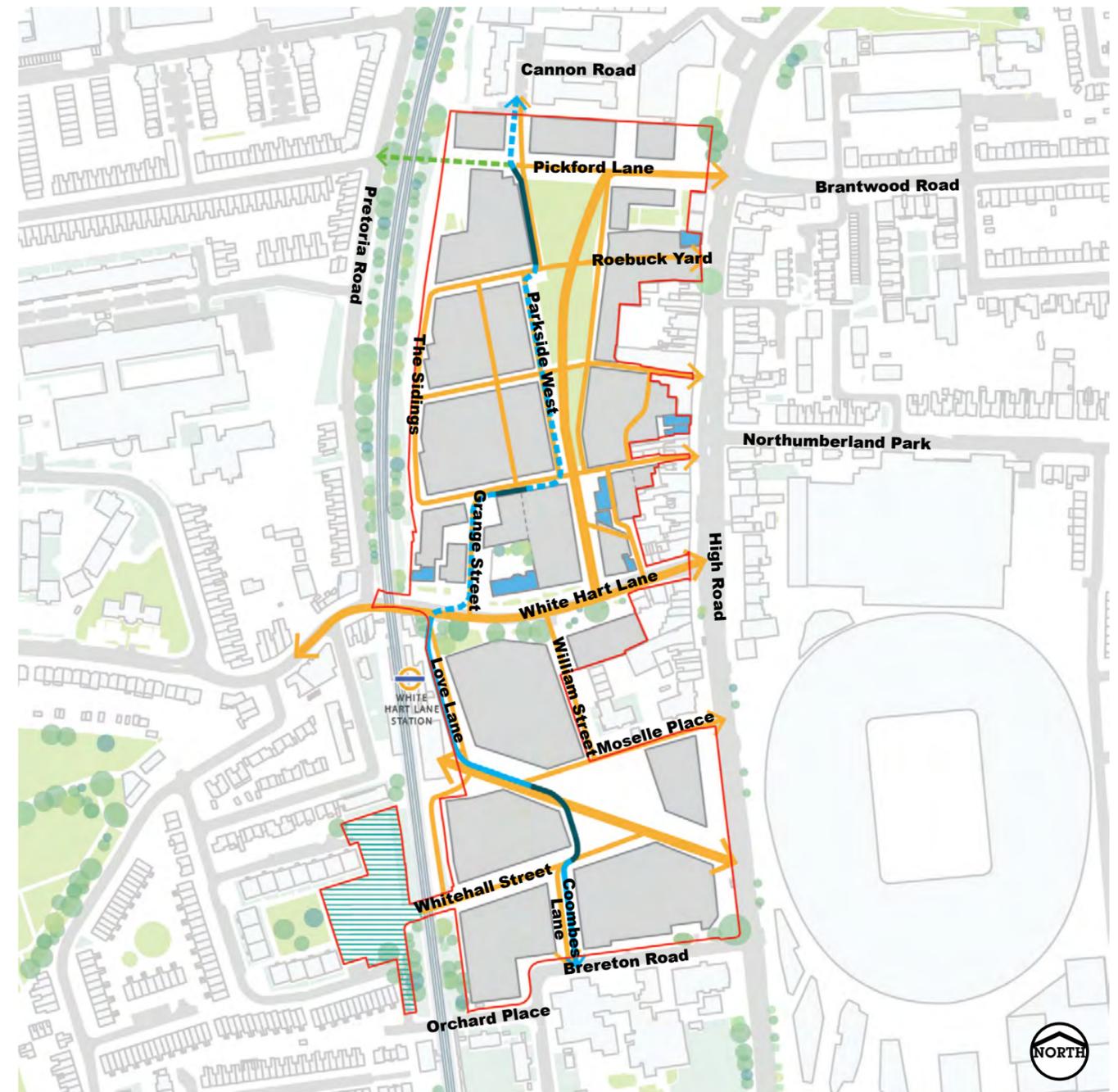
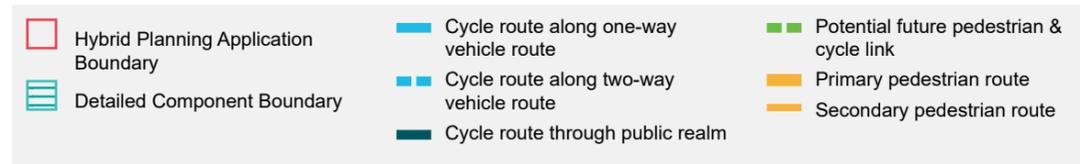


Fig: 17 Illustrative Pedestrian & Cycle Routes Plan



2.5 VEHICULAR CYCLE ROUTES

DESIGN GUIDELINES

TWO-WAY & ONE-WAY VEHICLE ROUTES

- 2.5.1 Two-way and One-way vehicular routes **must** be publicly accessible and able to accommodate vehicle, pedestrian and cycle movement and be designed to put the most vulnerable user first.
- 2.5.2 Two-way vehicle routes **must** accommodate two way vehicle movement and **should** be kept to a maximum width of 6.5m.
- 2.5.3 One-way vehicle routes **must** accommodate one way vehicle movement and **should** have a minimum carriageway width of 4.5m.
- 2.5.4 Two-way and One-way vehicle routes **must** have at least one footpath adjacent to the road with a preference for two where possible.
- 2.5.5 Two-way and One-way vehicle routes **should** incorporate parallel loading bays, accessibility drop off parking spaces and additional resident parking spaces.
- 2.5.6 Radius to corners **must** be large enough to allow service, emergency and larger vehicles to manoeuvre without oversailing footpaths.

RESTRICTED & RIGHT OF ACCESS VEHICLE ROUTES

- 2.5.7 Controlled access measures **must** be provided on Parkside West offering restricted access to Brunswick Square and Percival Court.
- 2.5.8 Restricted access servicing routes and Restricted access lanes **must** accommodate one-way access for vehicles servicing the plots located along these links, emergency vehicles and accessible drop-off and **should** be kept to minimum road widths.
- 2.5.9 Restricted access servicing routes **must** be able to accommodate service, emergency and larger vehicles to manoeuvre without oversailing footpaths.
- 2.5.10 Restricted access servicing routes and restricted access lanes **must** be able to comfortably accommodate pedestrian and cycle movement.
- 2.5.11 Restricted access lanes **should** be designed as shared surface lanes offering servicing access to new and existing commercial properties.
- 2.5.12 Right of access vehicular routes **must** be preserved to provide 24 hour vehicular access to Network rail access points for maintenance and emergency purposes.
- 2.5.13 Control mechanisms **must** be provided at both ends of the right of access route.

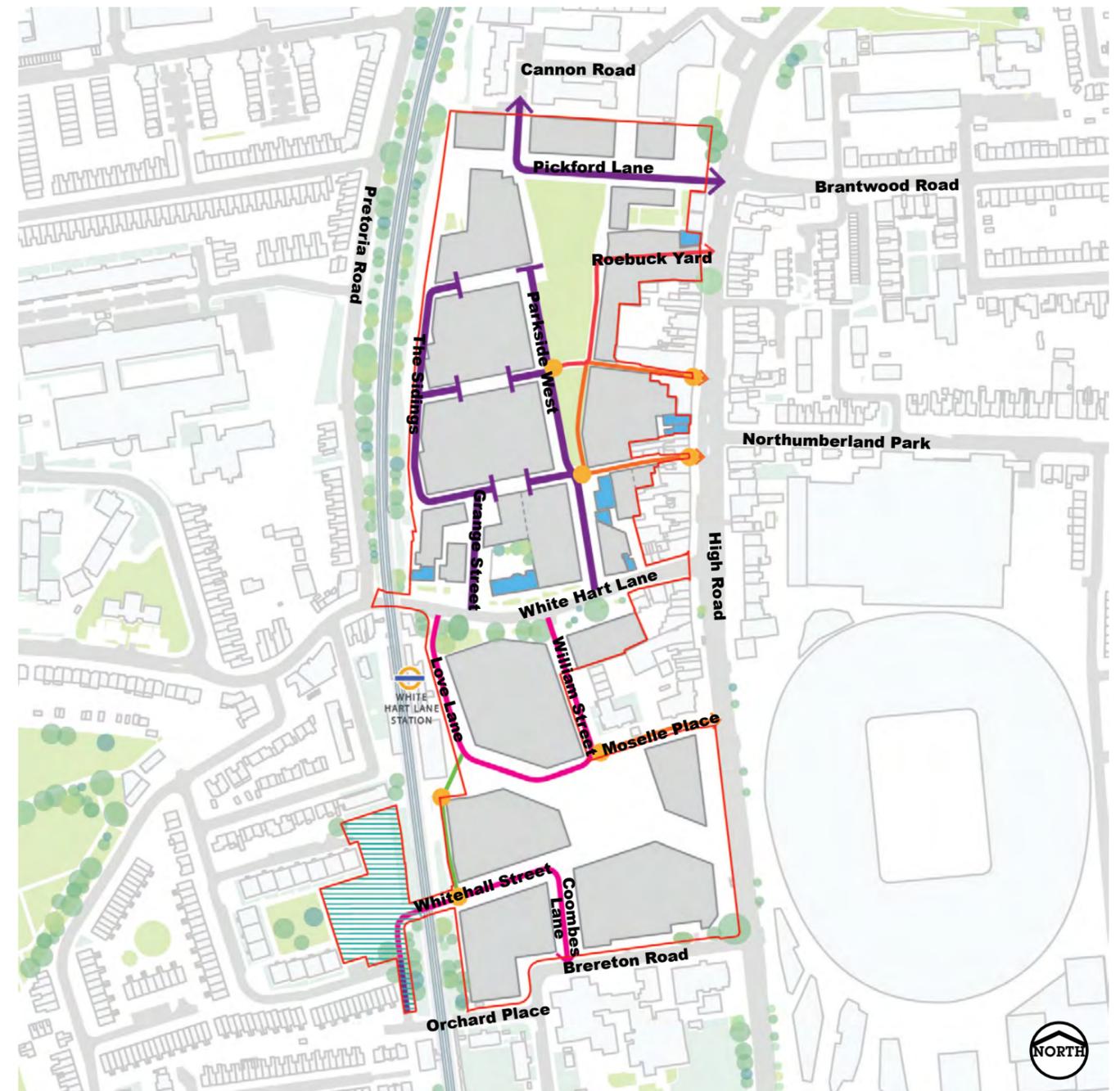
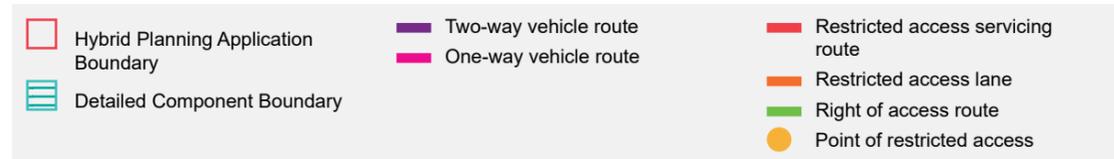


Fig: 18 Illustrative Vehicle Routes Plan



2.6 CYCLE PARKING

Cycle parking should be provided for residents, staff and visitors to encourage cycling and support sustainable modes of movement across the site. Buildings will be required to provide secure cycle parking provision for residents and employees within building boundaries whilst publicly available shared use provision will be incorporated into the public realm design for use by guests and visitors.

DESIGN GUIDELINES

- 2.6.1 Residential cycle storage **must** be incorporated into the building, be of robust and secure design, follow Secured by Design requirements, located as close to residential entrances as possible and designed to be accessible and convenient to use.
- 2.6.2 Entrances **should** be celebrated as an important space residential users and foster neighbourly interaction. They **should** be well lit and over looked.
- 2.6.3 Secure internal stores **must** be conveniently accessed from the public realm and/or communal areas.
- 2.6.4 Large cycle stores **should** be avoided. Separation of and/or within cycle stores to create storage for no more than 70 cycles.
- 2.6.5 Non-residential uses **should** have spaces within the public realm for visitors/short-term stay and within designated, secure enclosures for staff and longer term stay.
- 2.6.6 Accessible cycle stands **should** be provided in publicly accessible locations for visitors and guests of all development plots to use.

2.7 CAR PARKING

The masterplan seeks to reduce the dominance of the private car in the public realm by limiting on-street parking. The aim is to release the public realm from vehicles, congestion and parking, to encourage increased walking and cycling through the scheme and wider area.

DESIGN GUIDELINES

- 2.7.1 Dedicated residential car parking **must**, where possible, be provided in concealed ground floor podium structures, parking courts or basements which are associated to identified plots. Where on-plot parking strategies are not possible, on-street parking **must** be provided for residents.
- 2.7.2 Public spaces **must** be appropriately designed to control vehicle movement and parking and avoid misuse by drivers.
- 2.7.3 Where wheelchair adaptable and accessible dwellings are provided they **must** connect easily to their associated car park.
- 2.7.4 Basement, parking courts and podium parking **must** be secure and well-lit.
- 2.7.5 Car parking entrances **must** not be located on a buildings primary frontage and should be designed as part of the building façade.
- 2.7.6 Car parking entrances **must** be at ground level and not at first floor level.
- 2.7.7 Podium and courtyard parking at ground level **should** be located within the centre of the plot and surrounded by other uses so as to maintain active frontages along the street.
- 2.7.8 Entrances to the on-plot parking **must** be secure and well overlooked.
- 2.7.9 All on-street parking bays **should** be integrated within the public realm and interspersed with planting where possible. This **should** comprise runs of no more than three adjoining parallel spaces or five perpendicular spaces separated by street trees or plants.
- 2.7.10 Entrances to on plot parking **must** be designed to prioritise the pedestrian footpath and experience. Wide radii and islands **should** be avoided.

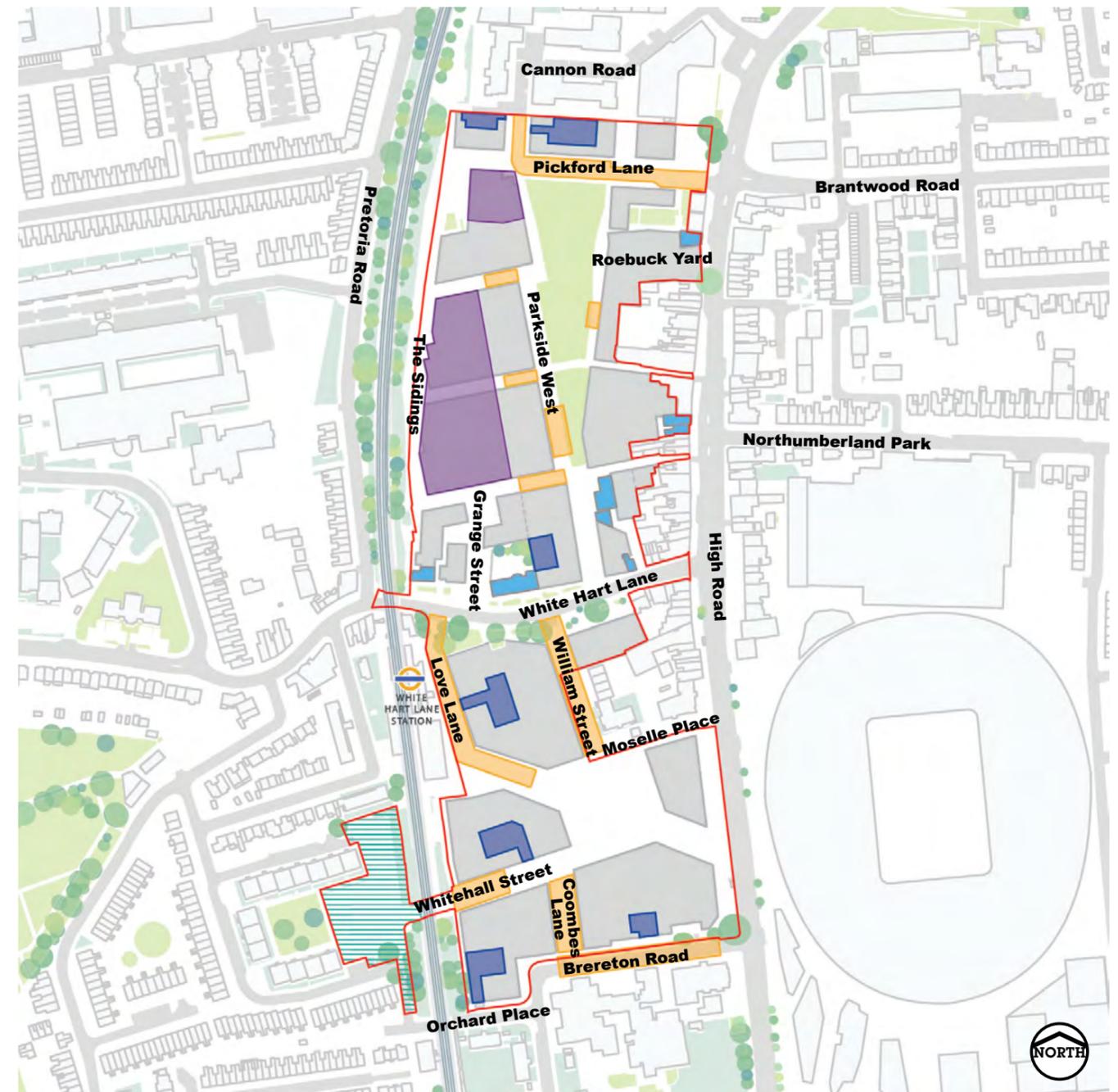
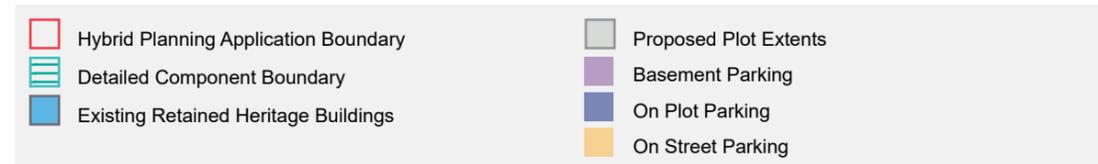


Fig: 19 Illustrative Parking Plan



BUILT FORM

2.8 BUILDING FRONTAGES

Ground floor building frontages will interact with the public realm, with active and visually permeable façades that engage with the surrounding public realm.

Within this context, primary frontages refer to a building’s principal street facing and animating façades, offering active visual engagement with the surrounding public realm. This may include primary residential entrances, retail shopfronts and other commercial windows encouraging views into the life within the building.

Whilst still offering elements of movement and interest, secondary frontages represent a building’s quieter frontage and less visually engaging façades. These may include private and secondary residential entrances and workplace frontages.

DESIGN GUIDELINES

GENERAL

- 2.8.1 The location of active frontages **must** be informed by the level of use and activity of the streets and spaces they front onto, with primary frontages facing onto those with greater footfall.
- 2.8.2 Blank walls and inactive frontages along primary and secondary ground floor frontages **must** be minimised.
- 2.8.3 Active frontages **must** offer natural surveillance to the public realm with open views into entrance lobbies and commercial spaces.
- 2.8.4 All communal residential entrances **should** be located along primary or secondary frontages.
- 2.8.5 New buildings **should** form a new active building frontage onto the inactive rear and flank elevations of existing buildings and exposed blank boundaries of existing properties, particularly to those along High Road and White Hart Lane.

PRIMARY FRONTAGE

- 2.8.6 Primary frontages **should** predominantly comprise of either:
 - a. Primary communal residential entrances, private residential entrances and habitable rooms, and communal cycle stores when designed with views into the space and entrances onto the street with well considered lighting;
 - b. Primary non-residential ‘shopfronts’ and primary entrances; or
 - c. A combination of the above.
- 2.8.7 Entrances to refuse stores **should** not be located on primary frontages.
- 2.8.8 The following uses **must** not be located on primary frontages:
 - d. Plant space; or
 - e. Entrances to car parking.
- 2.8.9 Primary frontages **must** be at least 60% active and **must** not include more than 5 consecutive metres of inactive frontage.

SECONDARY FRONTAGE

- 2.8.10 Secondary frontages **should** primarily comprise either:
 - a. Secondary residential entrances and private residential entrances and habitable rooms;
 - b. Secondary non-residential ‘shopfronts’ and secondary entrances; or
 - c. A combination of the above.
- 2.8.11 Blank walls and continuous inactive frontages facing onto the public realm **should** be avoided to discourage anti-social behaviour and improve safety.
- 2.8.12 Where other residential services such as refuse and plant are located on secondary frontages, these **must** be integrated into the building design.

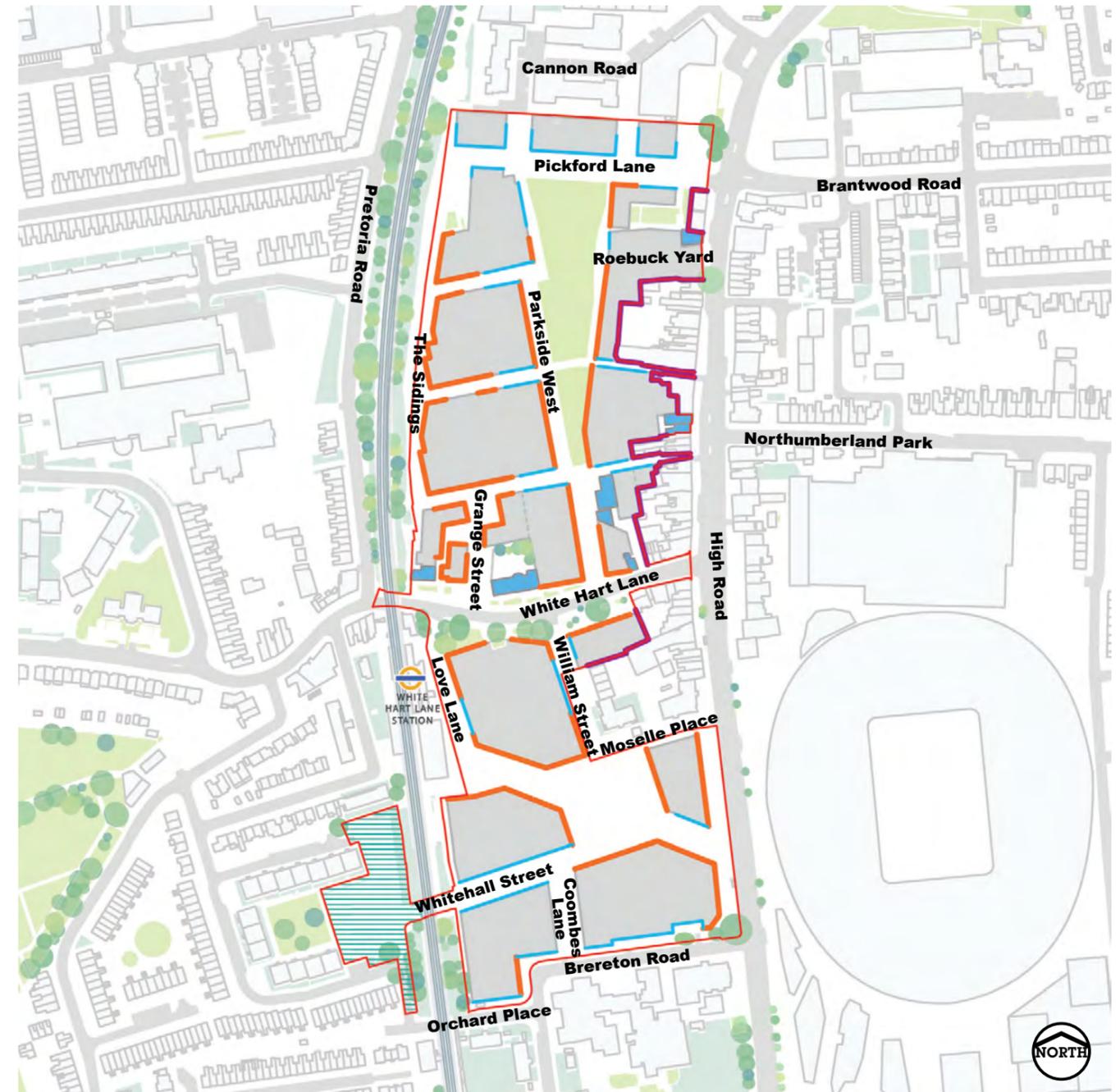


Fig: 20 Illustrative Primary and Secondary Frontage Plan

Hybrid Planning Application Boundary	Proposed Plot Extents
Detailed Component Boundary	Primary Frontage
Existing Retained Heritage Buildings	Secondary Frontage

2.9 MIXED USE INTEGRATION & OPERATION

The scheme's mix of uses supports a diverse sense of place, bringing a unique life and character to the area. Careful consideration to the design, location and appropriateness of these uses from the outset will ensure community cohesion and successful cohabitation.

DESIGN GUIDELINES

- 2.9.1 Residential dwellings above non-residential uses **must** have separate and distinct entrances and street numbers.
- 2.9.2 Non-residential uses within mixed use buildings and blocks, **should** be clearly identifiable and suitable to their location.
- 2.9.3 Ground floor accommodation **must** be clearly separated between residential and commercial occupants.
- 2.9.4 Non-residential uses **should** contribute to a clear and distinct building base.
- 2.9.5 Spill out activities for non-residential uses are encouraged, to support mixed use units and provide animated open space environments. The location of any spill out activities **must** be carefully considered, be associated with an appropriate open space, and not obstruct any adjoining entrances or access requirements.

2.10 BUILDING SERVICING

Servicing, operation and waste management requirements for all buildings will be carefully considered and integrated in a way that limits their impact on the buildings appearance and the experience of its users.

DESIGN GUIDELINES

VENTILATION

- 2.10.1 Where ventilation and air extract grilles are required they **must** form no more than 5% of a primary façade, avoid continuous runs of vents that exceed 10m, and **should** be fully integrated with the architecture of the building in their material and composition.

BUILDING SERVICES

- 2.10.2 Careful consideration **should** be given to conceal rainwater pipes or sanitary waste pipes within the building's internal fabric, so as not to form a principle façade feature.
- 2.10.3 Externally located cables, conduits, pipes, lighting conductor tapes etc. **must** be concealed.

2.11 REFUSE STORAGE

Space for disposal and collection of refuse and recycling should be considered from the outset. Poorly considered refuse provision can lead to misuse and a detrimental impact on character.

DESIGN GUIDELINES

- 2.11.1 Communal refuse stores **must** be located on plot and integrated within the building fabric with appropriate convenient access for collection.
- 2.11.2 All residential buildings **must** have refuse stores located in close proximity to cores and primary circulation routes.
- 2.11.3 Refuse stores **should** be discrete and not detract from the communal entrance.
- 2.11.4 Internal bin stores **should** have adequate ventilation to avoid odour issues.

2.12 BUILDING LINES

Building lines should create a legible new urban grain across the site, creating enclosure for new public spaces and streetscapes.

DESIGN GUIDELINES

FLUSH BUILDING LINES

- 2.12.1 Ground floor building lines **must** be flush along existing streets, aligned with existing buildings, to provide a strong streetscape frontage and enclosure of the public realm unless otherwise stated for specific locations within the masterplan.
- 2.12.2 Ground floor façades of plots along Moselle Walk and surrounding Moselle Square, **must** provide flush building lines to define and anchor this key vista, route and space.
- 2.12.3 Where there are flush building lines, balconies and entrances **should** be recessed within the façade frame.

ARTICULATED BUILDING LINES

- 2.12.4 Building lines **should** be expressed where suitable for example at interfaces with areas of stepped massing.
- 2.12.5 Expression of building lines to denote the ground floor areas **should** be considered.
- 2.12.6 Articulated building lines are those that vertically or horizontally fold the buildings to add interest, identity and function. Articulated building lines to upper floors **should** be designed to add interest, identity and function to the respective buildings, while allowing the massing to responsively step down in height to meet heritage buildings.
- 2.12.7 Articulated building lines **should** be introduced to reduce the building volume at the scheme's edges and points of heritage sensitivity, and provide upper terraces for amenity.

DEFENSIBLE SPACE

- 2.12.8 Defensible spaces for residential homes located to the south of White Hart Lane **should** be recessed within the façade frame to create a flush building line at ground.

Flush ground floor building lines with articulated upper floors is a defining feature of the conservation area, creating a clear linearity and framing of the primary movement route. Ground floor building lines should therefore form a flush frontage onto the public realm, allowing the upper floors to step back and present more articulated rhythms.

- 2.12.9 Defensible space for residential homes North of White Hart Lane **should** be provided outside of the development zone extents and **should** be a minimum 1.5m deep.
- 2.12.10 The line from public to private space **must** be understandable and clearly defined.
- 2.12.11 Where dwellings have a direct and level interface with communal amenity or walkways, defensible space **should** be delineated with screening measures.

PRIVACY

- 2.12.12 Sizing and location of windows **must** minimise overlooking between habitable rooms, private amenity areas, and other private areas.
- 2.12.13 Where residential uses are proposed on the ground floor or at podium level, adequate privacy **must** be provided through consideration of internal layouts, level of activity on adjacent public spaces, the provision of defensible space and appropriate screening, recesses or winter-gardens.
- 2.12.14 Building volumes **must** be spaced adequately to ensure each dwelling is afforded a reasonable level of privacy.

PROJECTED FORMS

- 2.12.15 Projecting balconies **should** be avoided on façades overlooking routes where distances between buildings are less than 15m.
- 2.12.16 Balconies and winter gardens **should** be provided external to the development zone extents.
- 2.12.17 Awnings, fixed shading and canopies **should** be used around open spaces to provide shelter to ground floor outdoor areas. These **should** extend beyond the development zone extents.

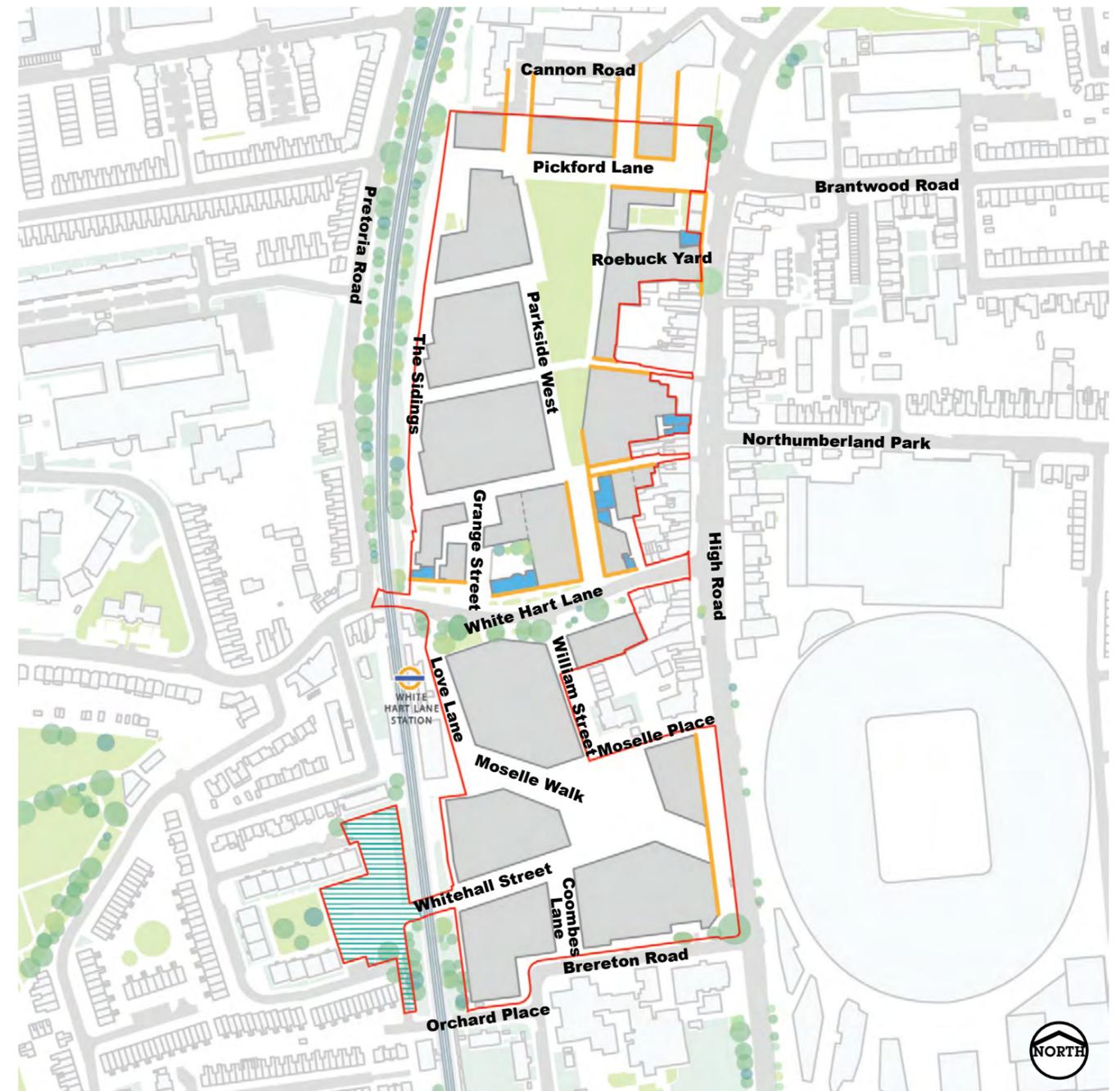
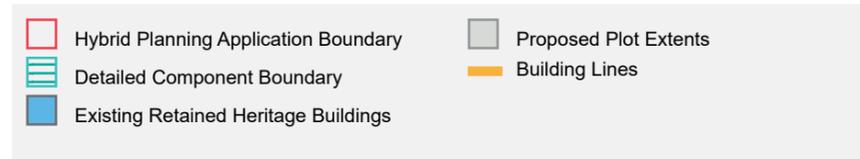


Fig: 21 Illustrative Building Lines Plan



2.13 BUILDING FAÇADES

Building design and articulation should be specific to North Tottenham, exhibiting architectural quality that responds to the site context and creates a familiar extension to the area's urban fabric.

Elevation design must provide interest and variety to the streetscape and celebrate the local architectural language, with accented features to the site's marker buildings.

DESIGN GUIDELINES

GENERAL

- 2.13.1 Building façades **must** have an ordered fenestration pattern.
- 2.13.2 Buildings **must** present similar architectural approaches for each façade.
- 2.13.3 For buildings that can be seen in long distance views, scale and modulation of façade elements **must** be carefully considered from a distance as well as nearby.
- 2.13.4 Any mitigation measures for responses to microclimate, noise, light or privacy, such as shutters and screens **must** be integrated in the design and character of the façade and not appear as an additional element bringing complexity to the elevation.
- 2.13.5 Change in building heights **should** be accompanied by changes in elevational expression to avoid monolithic façades.
- 2.13.6 Parapets and articulation in roof forms **should** be integrated with the design of the façade.
- 2.13.7 Building ventilation, air extract grilles, dry riser access points etc. **should** be fully integrated into the architecture. Where possible, they **should** be located on secondary frontages.

VISTA FAÇADES

- 2.13.8 Vista Façades are prominent façades fronting or terminating important routes within the masterplan. They **should** be designed to represent particular importance and prominence as terminating features to key vistas.

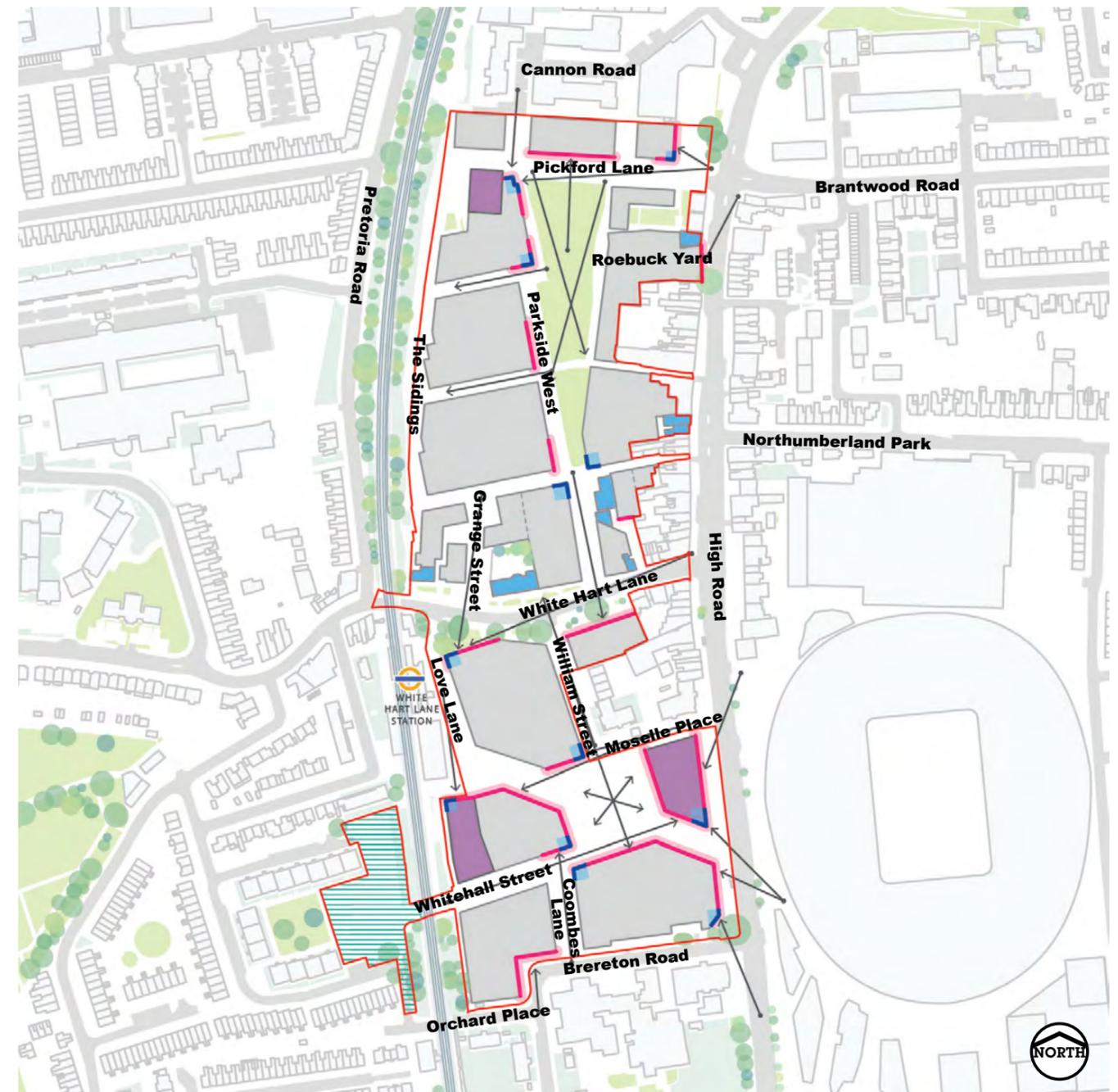


Fig: 22 Illustrative Building Vistas Plan



2.14 SPECIAL CORNERS & MARKER BUILDINGS

A distinct corner treatment can be applied to building corners to mark significant intersections or entrances to the site. The architecture/design of Special Corners aims to add visual interest in strategic locations, whilst contributing to the character of a new development.

Corners can utilise geometries, setbacks and balconies to articulate the building form and enhance the external and internal aspects of the building.

DESIGN GUIDELINES

SPECIAL CORNERS

- 2.14.1 Special corners (as identified on the previous page) **must** mark corners at the confluence of primary movement routes to animate the route and contribute to wayfinding.
- 2.14.2 Special corners **should** be provided at least at the ground floor of the building.
- 2.14.3 Opportunities for primary building entrances to be located on special corners **should** be explored to further animate the corner and support wayfinding.
- 2.14.4 Corner articulation **should** not dominate the elevation design as a whole.

MARKER BUILDINGS

- 2.14.5 Marker buildings (as identified on the previous page) **should** be designed to be distinctive and recognisable in the skyline and along the streetscene, acting as wayfinding features markers for the scheme's principle destinations of Peacock park, White Hart Lane Station and Moselle Square.

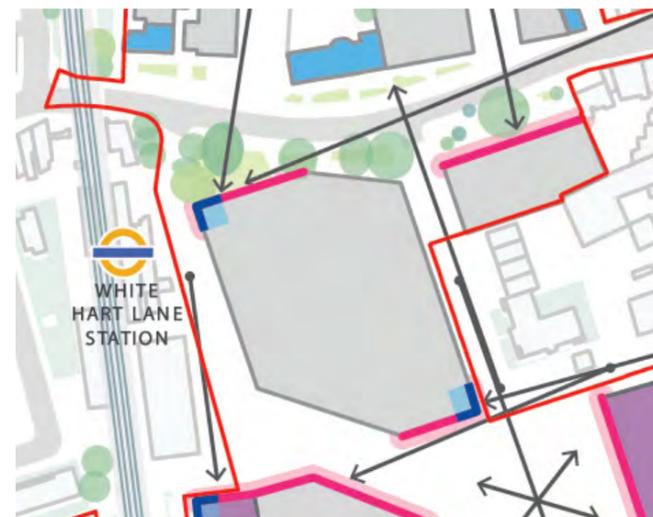
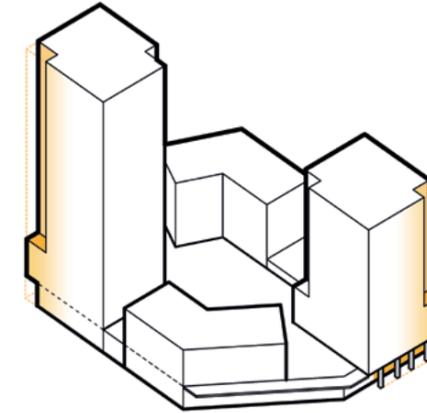


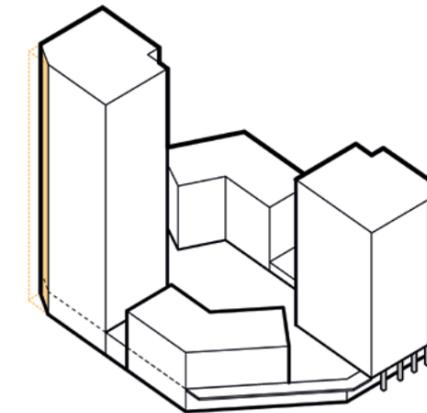
Fig: 23 Illustrative plan indicating key corners to Plot F

 Existing Retained Heritage Buildings	 Tall/Feature Buildings
 Proposed Plot Extents	 Vista Façades
	 Key Corners

Inset corner approach



Chamfered corner approach



Facade treatment approach

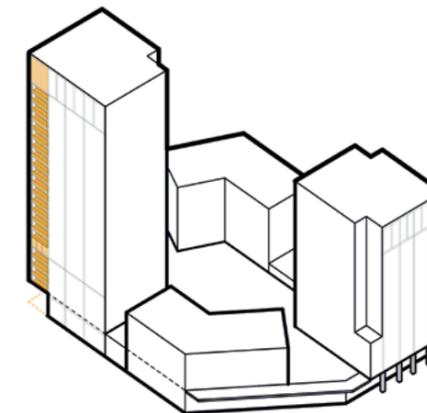


Fig: 24 Illustrative diagrams showing examples of approaches to key corners (Plot F)

2.15 BUILDING HEIGHTS

The approach to building heights and massing responds to the specific constraints of the site and its surroundings, allowing the scheme to stitch into the urban context. The masterplan's massing approach is underpinned by a deliberate response to step down to the setting of the North Tottenham Conservation Area and associated listed buildings.

Establishing a clear hierarchy of taller buildings along the railway edge, and stepping down to the existing context, creates a distinctive townscape set within a legible grain with select moments of height animating key spaces, routes and destinations. Importantly, this allows the scheme to respect views from within the Conservation Area and neighbouring residential streets to the west of the site.

Proposed heights are distributed to respect the sensitivity of heritage assets and views, with taller elements set back from these sensitive locations, allowing heritage buildings to retain their prominence and significance within the streetscape.

DESIGN GUIDELINES

- 2.15.1** The masterplan's proposed massing and heights are managed by the following principles:
1. Step up to the railway - the scheme's greatest height **must** be located along the railway edge.
 2. Step down to the Conservation Area - buildings **must** generally step down from the railway towards the conservation area on High Road and Brereton Road, and White Hart Lane.
- 2.15.2** The arrangement of taller buildings **must** be led by a review of the scheme's townscape views, to establish optimum placement to avoid coalescence between buildings when viewed from within the conservation area and further away, and avoid an overbearing impact on the setting of heritage buildings.
- 2.15.3** The buildings **must** be of regular general form with clear distinction where variation in height occurs.



Fig: 25 Illustrative Scheme Hierarchy of Tall Buildings Diagram

Tallest - [Red to Yellow gradient] - Shortest

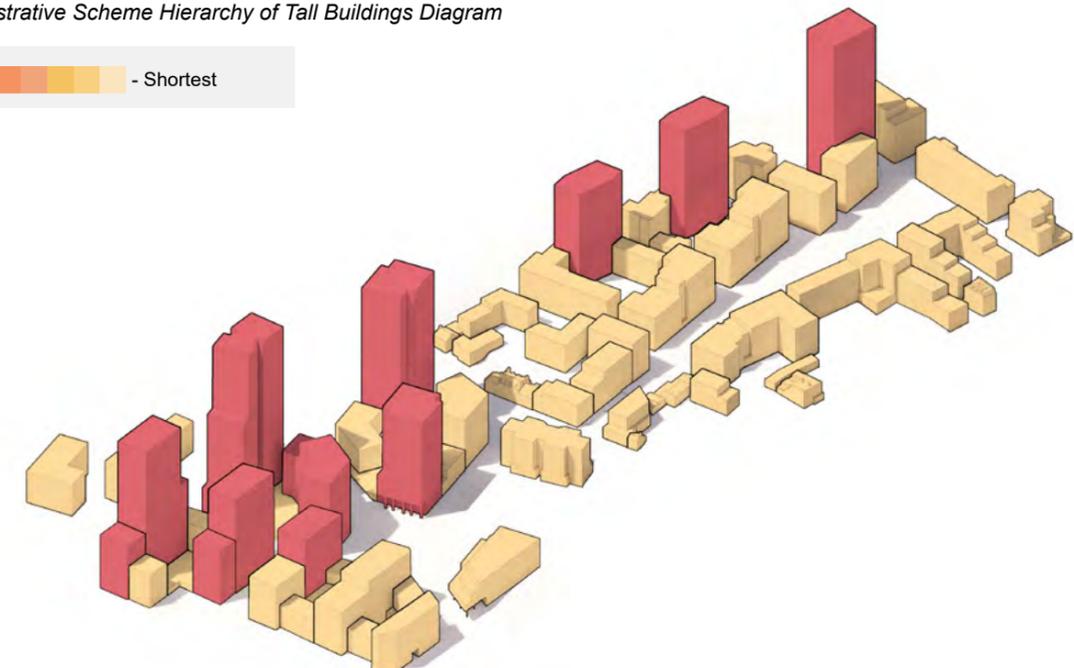


Fig: 26 Illustrative Scheme Tall Buildings of 10 storeys and above diagram

[Red] 10 storeys and above
[Yellow] Below 10 storeys

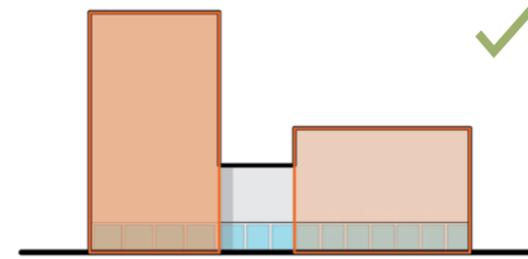
2.16 APPROACH TO TALL BUILDINGS

Tall buildings should set exemplary standards of design due to their high profile and impact on the local area.

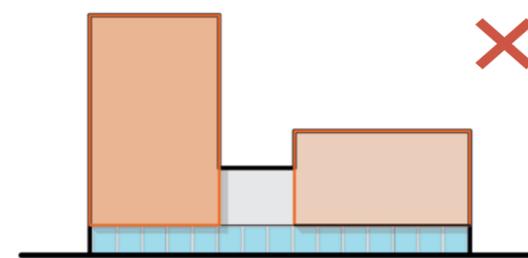
In line with the LBH's Strategic Policies Local Plan definition of a tall building, this Design Code provides specific guidance for buildings which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10-storeys and over. Within this definition, tall buildings should be clearly differentiated by their height difference with neighbouring buildings, and must demonstrate that they are of an outstanding architectural quality.

DESIGN GUIDELINES

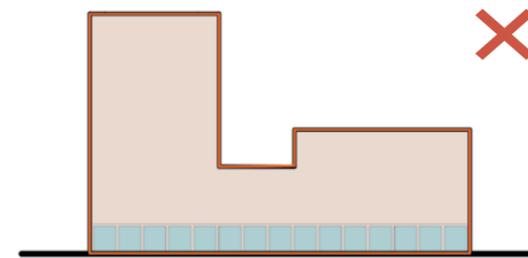
- 2.16.1 Tall buildings **must** be designed as an integrated focal part of a larger plot rather than a stand alone building.
- 2.16.2 Where there is a podium, the buildings **must** land independently of the podium level.
- 2.16.3 Plots with tall buildings **should** be comprised of a taller element expressed separately from other buildings within the plot, continuing down through the podium to ground, offering a direct interface with the public realm.
- 2.16.4 The floor plate of tall buildings **should** be kept to a minimum to create a slender profile and a vertical emphasis in the frontages. The floor plate **should** extend through the full height of the building, other than when steps in the massing are introduced to further reduce the profile and support the buildings microclimate performance.
- 2.16.5 All façades of tall buildings **should** be treated as a 'front' not a 'back' or 'side', with attention to its design from short and long range views.
- 2.16.6 Opportunities to break the buildings vertically **should** be explored to slim their profile and avoid creating bulky elevations and overbearing masses.
- 2.16.7 Tall building façades **should** be separated into defined base, middle and top sections.
- 2.16.8 Communal resident entrances **must** be celebrated at the ground floor, and contribute to the public realm, with double height entrances delivered where appropriate.
- 2.16.9 Where a middle section is provided this **must** occupy the majority of the overall height of the tall building (from ground to top of building).
- 2.16.10 Variation **should** be included within this section of the building in the following ways:
 - a. Building form **should** introduce steps to form usable mid-level roof-space and terraces where possible.
 - b. Recessed balconies and winter gardens **should** be considered within the building frame/envelope to support microclimate conditions and user comfort.
 - c. Horizontal banding **should** seek to split the volume to further articulate the building.
- 2.16.11 Balconies **must** be considered as an essential component of the facade design, contributing to a composition of the elevation.
- 2.16.12 Where a top section is provided to tall buildings, this **must** be clearly articulate to create interest in the silhouette and positively respond to distant views from within and beyond the site.
- 2.16.13 The top section **should** incorporate an upper group of floors as well as the roof itself to create a more pronounced feature of the building.
- 2.16.14 Facade design **should** consider controlling building overheating issues especially on the southern and western elevations.
- 2.16.15 All plant and services that are required to be located on the top of the tall buildings **must** be hidden from view in either of the follow ways:
 - a. Plant located in structures that continue or form part of the building envelope, continuing the treatment of the building façade.
 - b. Plant set back by a minimum of 2m with a parapet that extends to conceal the equipment from the street level sight-line.
- 2.16.16 Occupied roofs, either for public or semi-private, communal uses **should** be considered to offer special destinations and attractions for the local area, offering views across the city.



Tall building continues down through podium to ground

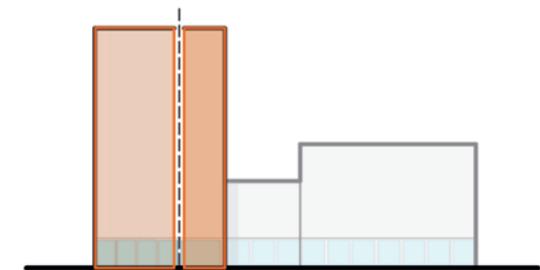


Tall building starts at top of the podium

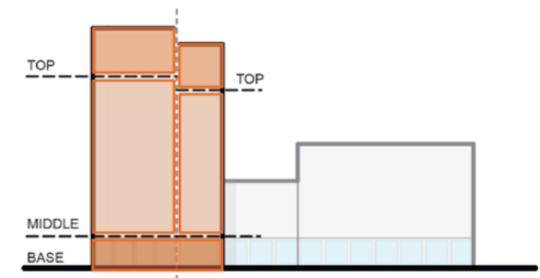


Tall building and podium are flush

Fig: 27 Illustrative tall building as part of a plot



Vertical expression to break the elevation



Separate into defined building base, middle and top

Fig: 28 Illustrative tall building expression

2.17 HEIGHT ALONG THE RAILWAY

Taller buildings should be arranged to create a skyline that signifies the location and significance of the local centre, enhances legibility and contributes to way-finding across the local area.

Alongside the principles of design quality for tall buildings set out on the previous page, the location and design of their massing should be carefully considered to maximise daylight and sunlight into homes and areas of open space and public realm, minimise adverse microclimate conditions, orientate buildings to offer uplifting views across open spaces and the surrounding skyline, and create articulated forms to aid wayfinding and the scheme's overall sense of place.

DESIGN GUIDELINES

- 2.17.1 The design and location of the masterplan's tall buildings **must** be considered alongside each other, so as to demonstrate how they collectively contribute to the delivery of the masterplan's vision and placemaking principles.
- 2.17.2 A clear rationale **must** be established for the character of each tall building which should be informed by its location within the masterplan or role as a wayfinding marker building.
- 2.17.3 Plots D and M **should** deliver wayfinding marker buildings which are designed to:
 - a. Support the legibility of the site and act as a wayfinder or marker, drawing attention to the masterplan's principal destinations of White Hart Lane station, Moselle Square to the south and Peacock Park to the north.
 - b. Be elegant and well proportioned, and visually interesting when viewed from any distance or direction; and
 - c. Positively engage with the street environment, paying as much attention to the ground floor, its activation, and the comfort of users in the public realm, as it does to the architecture above.
- 2.17.4 Tall buildings **must** be set apart from each other to:
 - a. Avoid a canyon effect of poor light, temperature and air quality levels, and pedestrians at street level feeling overwhelmed by the scale of development;
 - b. Avoid adverse channelling of wind between buildings and overshadowing of neighbouring plots and public realm;
 - c. Ensure generous sky gaps to avoid visual coalescence from important long range views and maximise views of sky to all surrounding homes.
- 2.17.5 Close attention **must** be paid to the micro-climate and quality of spaces between the different scales of buildings and the neighbouring spaces.
- 2.17.6 Tall buildings **should** be carefully located within their respective plot to limit overshadowing and the impact on daylight, sunlight and views to and from neighbouring buildings and open spaces.
- 2.17.7 Orientation of the tall buildings **should** consider distant views and the building's relationship with the other tall buildings along the masterplan's western spine including the existing Rivers Apartments to the north.
- 2.17.8 Lower rise plots **should** be located near public spaces to maximise sunlight penetration and minimise overshadowing.

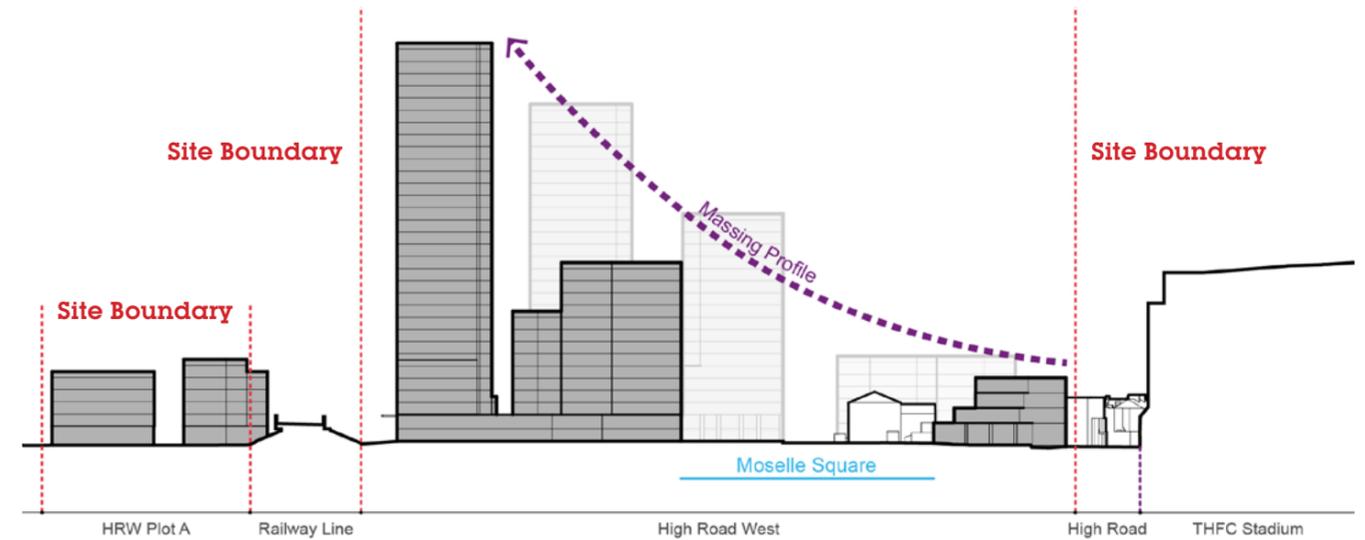


Fig: 29 Illustrative Scheme Height Approach Section - Whitehall Street looking north

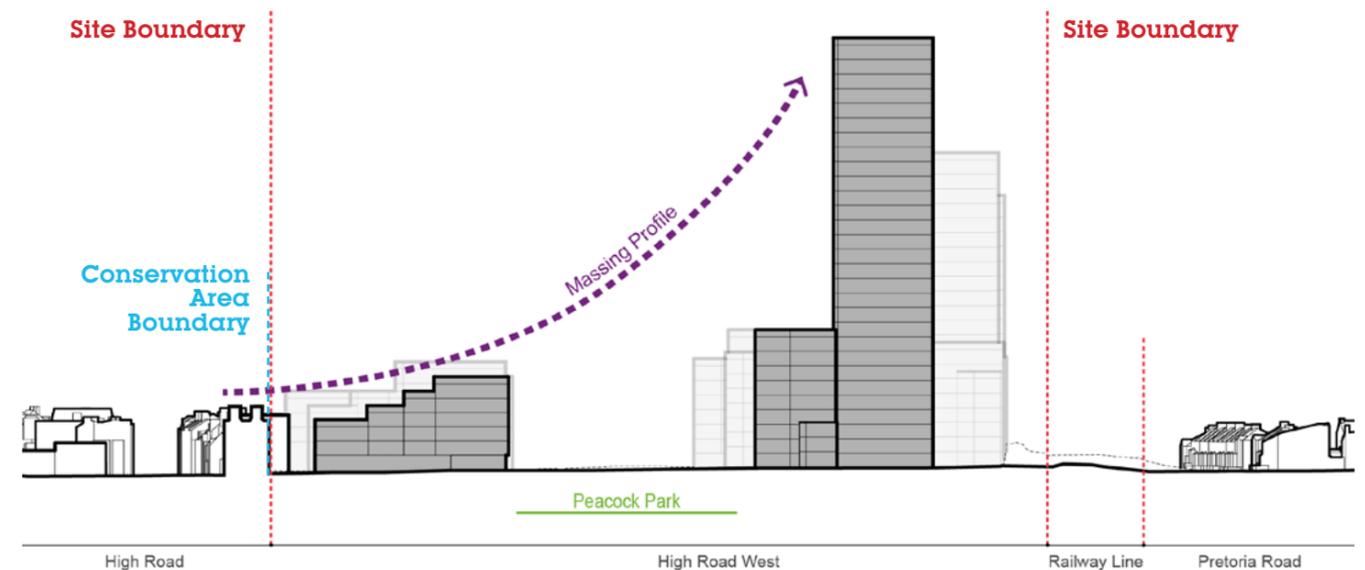


Fig: 30 Illustrative Scheme Height Approach Section - Pickford Lane looking south

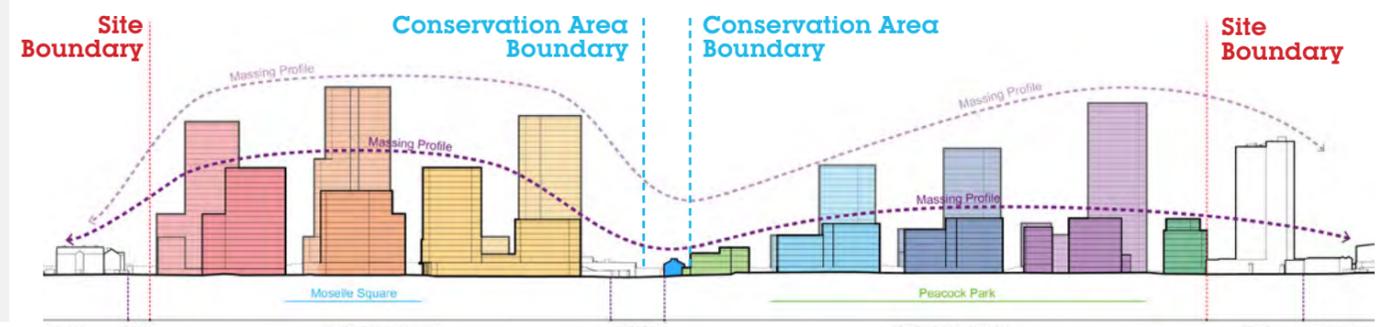


Fig: 31 Illustrative Scheme Height Approach Section demonstrating a varied skyline

ARCHITECTURE

2.18 ARCHITECTURAL APPROACH

High Road West and the surrounding context of North Tottenham are characterised by the layers of historic development, creating a mixed vernacular and variety of styles.

Between the scheme's key landscape spaces and new streets a mix of buildings with unifying characters are introduced. The masterplan's varied urban forms mean development blocks often have to respond to contrasting constraints around their perimeter.

The Design Code explains how each block should be articulated and the Architectural Approach is focused on the creation of clusters of similar buildings around public spaces, aiming to bring a unity to each of the key landscape spaces within the masterplan. The diagram below shows how the individual buildings will be grouped into a series of 'Architectural Approaches'.

Each Architectural Approach complements the massing articulation guidelines to set out how each building will contribute to the identity of the new neighbourhood. Aspects of some Architectural Approach groups are covered in more detail in the Architectural Codes.

For further information on each Architectural Approach, please refer to the Design and Access Statement.



Fig: 32 Illustrative Scheme diagram showing the various Architectural Approach groups

■ Heritage Architectural Approach	■ Marker Building Architectural Approach	■ Feature Building Architectural Approach (Plot D)
■ Civic Architectural Approach	■ Parkside Architectural Approach	■ Feature Building Architectural Approach (Plot E)
■ Residential North Architectural Approach	■ Mixed Use Architectural Approach	
■ Residential South Architectural Approach		

2.19 RHYTHM OF FAÇADES

Informing the design of façades across the masterplan. These codes are to be followed across all Architectural Approach groups unless overridden by a block code or group specific code.



Fig: 33 Example of approach to the facade treatment of tall buildings. Southbank Place, London, Squire and Partners.

DESIGN GUIDELINES

- 2.19.1 Individual buildings across the blocks within an Architectural Approach group **should** share architectural features to create similarity between the different buildings unless otherwise specified.
- 2.19.2 A clear rhythm and hierarchy of windows related to the interior room use **should** be part of the facade design.
- 2.19.3 Larger windows **should** be focused on the corners to maximise daylight and aspect to living rooms.
- 2.19.4 Where there are podiums, the podium edges **should** be exposed and there should be a framework (either infilled or open) to provide a sense of enclosure around the podium.
- 2.19.5 Where ground floor duplex units are present, the facade **should** express the scale and individual nature of these homes.
- 2.19.6 On taller buildings a variation in the facade treatment or rhythm **should** be considered for the top storeys to create visual definition of the top floors in a suitable proportion to the massing.
- 2.19.7 Every facade of the taller buildings **should** be treated as a 'front' not a 'back' or 'side'. The tall buildings serve as landmarks from all sides, so each side **should** require equal design attention and provide both prospect and aspect.
- 2.19.8 On taller buildings, massing **should** be vertically articulated to amplify the verticality of the building.
- 2.19.9 On taller buildings, facade design **should** consider controlling building overheating issues and can adopt different strategies on different elevations especially on the southern and western elevations. The manipulation of composition of the building **should** be united by a consistent material approach.

2.20 BALCONIES, TERRACES & WINTER GARDENS

The design and materiality of balconies, terraces and winter gardens should take influence from the surrounding urban context while representing a clear contribution to the character and material palette of a new development.

DESIGN GUIDELINES

GENERAL

- 2.20.1 Private amenity **should** be integrated into the architecture of the building in terms of materiality and composition.
- 2.20.2 Private amenity **must** be well designed, have adequate levels of privacy and be responsive to sunlight and wind conditions.
- 2.20.3 Balconies **should** be designed to respond to the varied context and orientation, with different balcony types on different elevations.

TERRACE/BALCONY

- 2.20.4 Balconies and terraces **must** be a minimum depth of 1.5m.
- 2.20.5 Where a divider screen is required for a shared residential terrace/balcony, an opaque divider **must** be provided with a minimum 1.8m height.
- 2.20.6 Solely north-facing balconies **should** be avoided, where occurring they should be projecting.
- 2.20.7 Where exposed to high levels of activity on Moselle Square and Peacock park, surrounding the Station, and along White Hart Lane and High Road, balconies **should** be treated to provide sufficient privacy.
- 2.20.8 Selection of balcony materials **should** consider the appropriate levels of visual and noise permeability for each façade.

ENCLOSED BALCONY & WINTER GARDENS

- 2.20.9 Enclosed and semi-enclosed balconies and winter gardens **should** be considered when building aspect and orientation requires elevations fronting busy roads or the railway as they will facilitate better use, improve air quality and provide thermal and acoustic buffers.
- 2.20.10 Balconies to tall buildings **should** be predominately recessed, or in the form of winter gardens, where adverse wind conditions may compromise the quality of use.
- 2.20.11 Dual aspect corner enclosed balconies **should** be used on tall buildings to maximise the aspect of the residential units served.



Fig: 34 Example of approach to balconies dependent on outlook. 121 Upper Richmond Road, London, AHMM.

2.21 ROOFSCAPE & ROOFLINES

The varied roofline is a key characteristic conservation area. New buildings must carefully consider the design of the roofscape to integrate with and enhance the existing townscape.

DESIGN GUIDELINES

- 2.21.1 Rooftop plant equipment **should** be minimised where possible and provided within the 4m allowance offering suitable space for rooftop amenity and/or green or blue roof areas.
- 2.21.2 Green and/or blue roofs **must** be provided where possible.
- 2.21.3 Solar panels (or similar systems) **must** be integrated within the overall design of the building and roofscape.
- 2.21.4 Buildings **must** not be visually diminished by the requirements of plant facilities, building services and lift overruns.
- 2.21.5 Roof plant equipment and lift overruns **must** be grouped or well screened and designed to ensure they are not visible from adjacent buildings and streets.
- 2.21.6 Plant equipment and lift overruns **should** be set back from the building line by a minimum of 2m.
- 2.21.7 Plots in heritage-sensitive locations **should** explore opportunities to relocate associated roof plant equipment to neighbouring roofs. Where not possible, roof plant equipment **should** be fully screened and located to minimise its impact on the setting of associated heritage assets.
- 2.21.8 Roofs **should** be generally flat and **should** be enclosed by a suitably tall parapet where accessible. This parapet **should** be an extension to the façade.
- 2.21.9 Buildings below 10 storeys **must** have a minimum parapet height of 1.1m. Tall buildings (of 10 storeys and above) **must** have a minimum parapet height of 1.5m.
- 2.21.10 Opportunities to extend parapets to a minimum height of 3.2m **should** be explored where

external plant located at roof level may be visible in long-range views.

- 2.21.11 Building maintenance units (BMUs) **must** be hidden from view when not in use.
- 2.21.12 The west roofs to Plot E **must** be a series of stepped terraces. Planting **must** be high enough, such as small trees, so that it is apparent from Moselle Square that there is a landscaped terrace.
- 2.21.13 Roof design to Plot E **should** be carefully considered due to the building's prominent location. Plant **must** be suitably screened and be arranged in an ordered and compact manner.

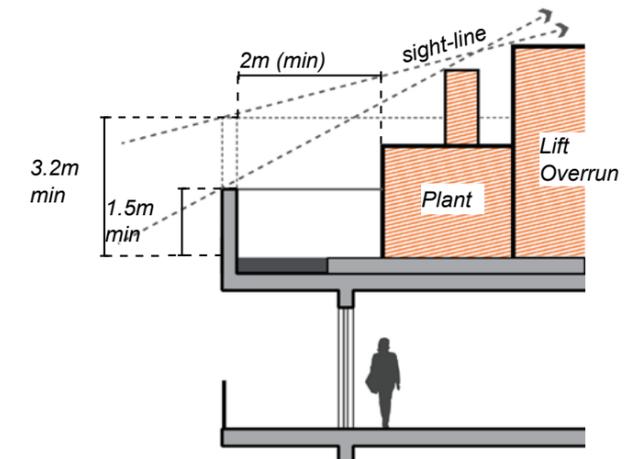


Fig: 35 Illustrative diagram for approach to roofs and parapets of tall buildings (10 storeys and above)

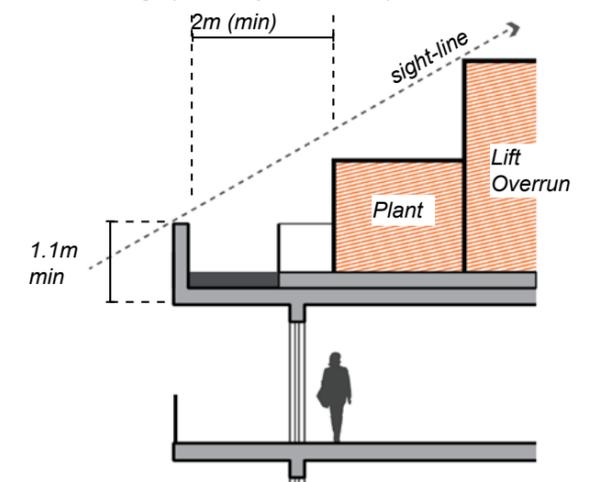


Fig: 36 Illustrative diagram for approach to roofs and parapets of mid-rise and Lower-rise buildings (below 10 storeys, including lower storeys of tall buildings)

2.22 ENTRANCES

Entrances are fundamental to give a sense of hierarchy to the building façade. Their legibility and frequency is key to maintaining an active streetscape throughout the day and evening.

DESIGN GUIDELINES

- 2.22.1 All main building entrances **must** be easily recognizable, prominent and celebrated (e.g. residential lobby entrances and entrances to shops), with appropriate signage that clearly identifies the name and or number of the property.
- 2.22.2 All building entrances **should** be clearly identifiable without the need for signage.
- 2.22.3 Building entrances and threshold areas **should** be considered in relation to the location of the buildings, so as to add coherence to the design and contribute to public realm safety.
- 2.22.4 Residential entrances **must** be highly visible with consideration given to natural surveillance and overlooking from dwellings and other uses.
- 2.22.5 Main entrances **should** be recessed to provide users shelter from the elements, such as wind, rain, and glare from sun. A level of transparency **should** be provided for daylight penetration into the entrance lobbies.
- 2.22.6 Entrances to ground floor homes **should** be in the form of a private front door accessed directly from the street.
- 2.22.7 Residential entrances **must** be easily identified within mixed use environments.
- 2.22.8 Residential entrances **should** be located away from the main retail frontages where possible, accessed from quieter adjoining streets.
- 2.22.9 Residential entrances **should** be expressed by extending to more than one storey and/or changes in material.
- 2.22.10 On taller buildings entrances **should** be double height.



Fig: 37 Example of ground floor treatment where ground floor homes are present. Silchester Housing, London, Haworth Tompkins.



Fig: 38 Example of residential entrance, Fish Island Village, Hackney Wick, Haworth Tompkins

2.23 BUILDING SIGNAGE

A unified approach to building signage offers the opportunity to significantly contribute to the streetscape, giving a collaborative sense of identity to the uses and improve the legibility of the site while allowing for individual expression.

DESIGN GUIDELINES

- 2.23.1 Street signs and building signage **must** read as part of a family while clearly differentiating between residential, and non-residential uses.
- 2.23.2 Signage **must** align to the area's identity and contribute to placemaking.
- 2.23.3 Building signage **must** be integrated into the elevation design and be an accented and unifying feature of the site-wide material palette.
- 2.23.4 Retail signage **should** be set within the recess of the façades and **should** project no further than the outer edge of the building façade (excluding balcony projections).
- 2.23.5 Building names and numbers signage **must** relate to a consistent street strategy. Signage **should** be prevalent on the building façade and **must** be closely located to the building entrance.
- 2.23.6 Signage for refuse, substations, fire escapes and other ancillary uses and access **must** be discreet but visible, to warn the public to keep clear while not detracting from the building façade.

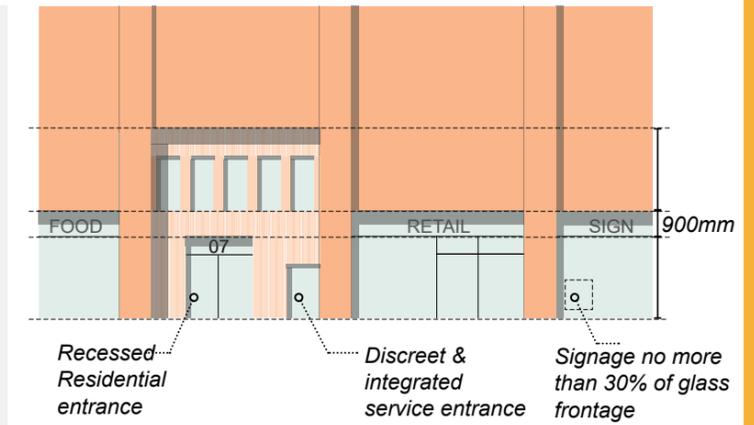


Fig: 39 Illustrative Diagram of integration of building signage and entrances on lower levels for single height retail

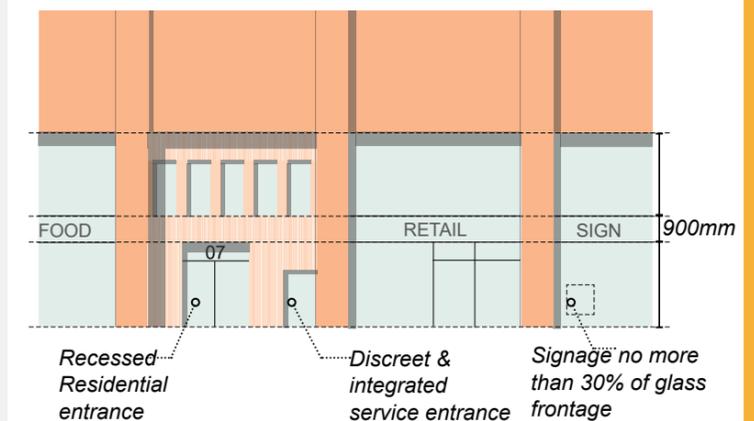


Fig: 40 Illustrative Diagram of integration of building signage and entrances on lower levels for double height retail

2.24 MATERIAL PALETTE

The material palette will take influence from the surrounding urban context and will be similar across Architectural Approach groups.

DESIGN GUIDELINES

PRIMARY MATERIALS

- 2.24.1 Materials **must** be good quality, robust, well weathering and form a complementary palette of colours and textures.
- 2.24.2 Facade materials **must** be chosen holistically and integrated with detailed facade design to prevent an “applied material” effect where facade cladding modules don’t match the location and dimension of structural elements, doors, balconies and windows.
- 2.24.3 The blocks **must** be designed with strong similarities in materiality between them, adding to the sense of architectural unity within Architectural Approach groups
- 2.24.4 There **should** be a general continuity of materiality from the body of the building to ground level, however details **should** be considered to enhance the prominence of the ground/lower floors to increase the prominence of the publicly accessible areas of the building.
- 2.24.5 The primary material **should** be masonry and **should** be similar on all external façades or each block.
- 2.24.6 The primary material for Residential South Architectural Approach buildings **should** be Masonry and **should** be a buff/brown or grey hue.
- 2.24.7 For Residential North Architectural Approach buildings, contrasting colour brick **should** be used for the principal tower façades to that of the lower buildings. A buff, London stock type brick **should** to be used for the façades generally and a grey brick **should** be used for the towers and ground storey of L1 and J1.

COMPLEMENTARY MATERIALS

- 2.24.8 A contemporary material **should** be considered as a complimentary material to the masonry.
- 2.24.9 Balcony materials **should** be contrasting to the main façade material. Consideration **should** be given the appropriate levels of visual and noise permeability for each façade in choosing the desired material and finish.
- 2.24.10 Achromatic polyester powder coated or metallic finishes **should** be used for all windows, doors, balustrades & railings.
- 2.24.11 Ventilation grilles **must** match window frame finishes or building elements within which they are set.
- 2.24.12 Tone or texture accents and contrast **should** enrich the elevation and mark changes in materials, with a range of specific elements, i.e. window sills, architraves and eaves details.



Fig: 41 Example of harmonious material palette. Harper Road, London, Haworth Tompkins.

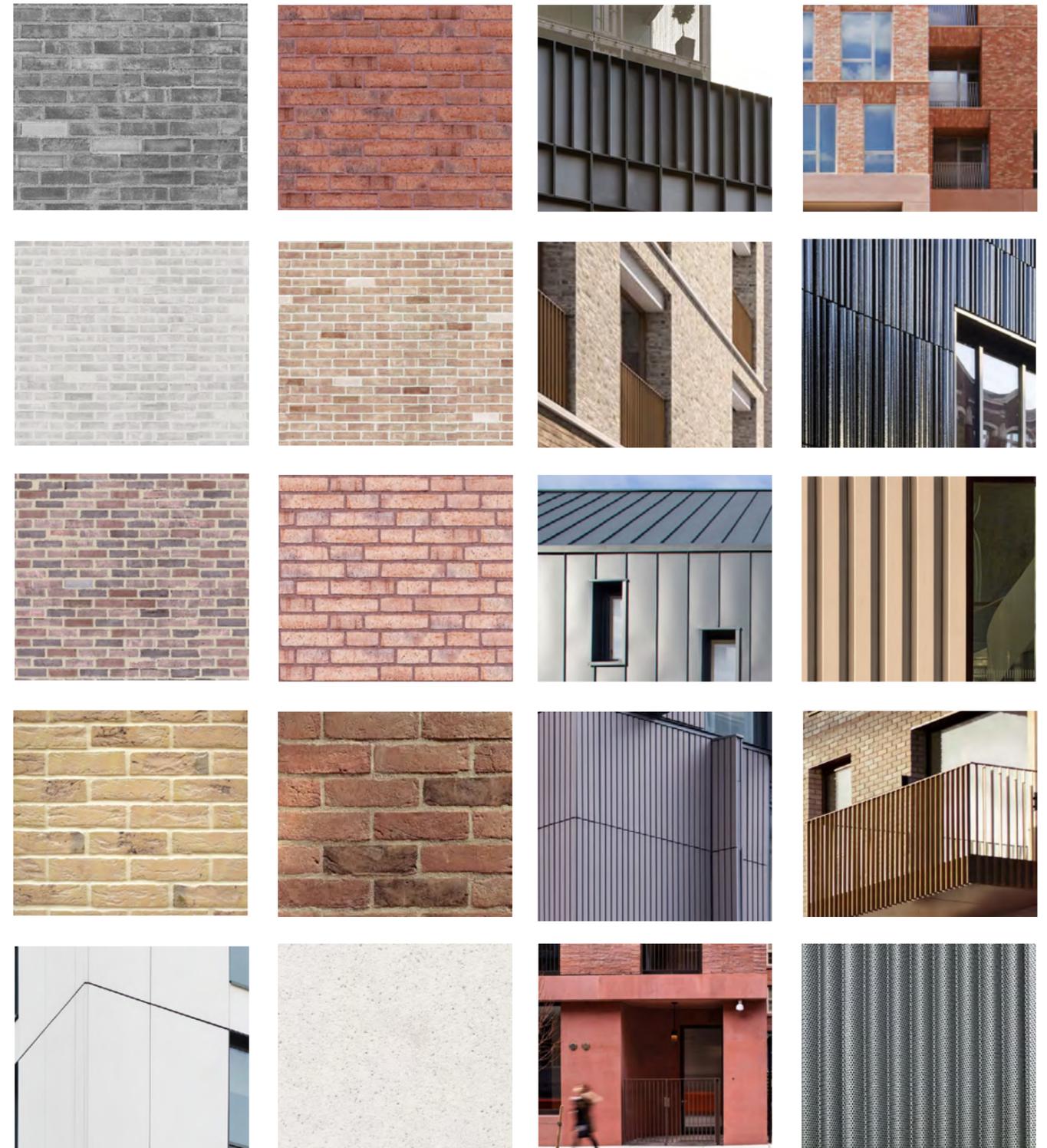


Fig: 42 Examples of Primary Materials

Fig: 43 Examples of Complementary Materials

DESIGN STANDARDS

2.25 DAYLIGHT, SUNLIGHT, ASPECT & ORIENTATION

The distribution of the massing and the orientation of the building aspects are fundamental to bringing daylight into the buildings. The following guidelines ensure the proposed residential units maximise daylight.

DESIGN GUIDELINES

SITE LAYOUT AND MASSING

- 2.25.1 Residential building massing **must** be arranged to maximise daylight penetration to units and provide adequate sunlight to open spaces and public realm.
- 2.25.2 Vertical cut-outs or recesses to a building's mass **should** be introduced to provide multi aspect rooms and allow light into podium and courtyard spaces.
- 2.25.3 Building design **must** optimise the orientation of the site with residential buildings predominately oriented north-south to encourage east-west aspect units.
- 2.25.4 Homes along the north façade **must** be dual aspect, where practicable, to minimise single aspect north-facing scenarios.
- 2.25.5 Enlarged separation distances between buildings, particularly to taller elements, and to the south side of residential plots, **should** be employed to improve sunlight penetration around the proposed buildings.
- 2.25.6 The layout and massing of the proposed plots **should** respect the daylight and sunlight amenity to neighbouring residential properties to ensure that the degree of impact and retained levels of light are contextually appropriate given the inner urban area and their proximity to a site that is undergoing significant transformation and densification.
- 2.25.7 External amenity areas **must** be carefully positioned to ensure access to sunlight.

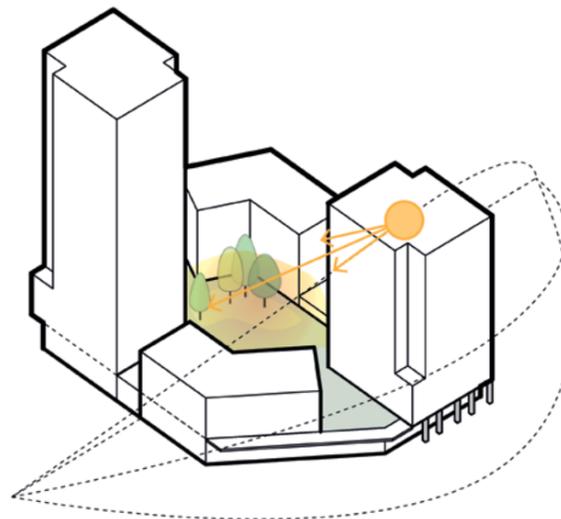


Fig: 45 Illustrative Scheme example of massing articulation to improve daylight penetration into plot

ELEVATIONS

- 2.25.8 Enlarged windows, **should** be provided to all homes, particularly to the lower floors and north facing units, in order to maximise daylight penetration amenity.
- 2.25.9 Homes at ground floor level **should** be designed as duplexes to avoid the need for balconies above the ground floor windows.
- 2.25.10 Angled glazing **should** be considered in areas where daylight is restricted;
- 2.25.11 Elevation design **should** explore opportunities for variation of balcony positioning and design including staggered projecting balconies and inset balconies to limit the obstruction to daylight and sunlight amenity and reduce overheating.
- 2.25.12 High reflectance in cladding **should** be avoided to minimise the potential for glare. Further detailed assessments for solar glare will be undertaken on a plot-by-plot basis as part of reserved matters applications. These assessments will ensure that the solar glare effects will be acceptable.

INTERNALLY

- 2.25.13 Residential units with dual aspects and dual aspect living rooms **should** be maximised.
- 2.25.14 Main living rooms **should** be positioned on the corner of blocks where possible to benefit from multiple aspects and windows.

2.26 CLIMATE RESILIENCE

The creation of active, energetic and welcoming streets and open spaces is an important principle of the masterplan. Appropriate wind testing and mitigation measures are therefore important requirements to ensure these spaces are safe and comfortable for all visitors to enjoy using them.

DESIGN GUIDELINES

- 2.26.1 All future RMAs **must** be accompanied by a detailed wind and microclimate assessment particularly regarding pedestrian wind comfort and safety in line with proposed activities.
- 2.26.2 Microclimate mitigation elements **must** be designed to be an integrated part of the building and/or landscape architecture.
- 2.26.3 The design of each plot, **must** consider the combined impact of the individual plot and the plots around them on the wind environment to open spaces, accessible rooftops and public realm.
- 2.26.4 The design of individual building forms **should** reduce adverse wind impacts such as down-drafting and channelling between plots through the use of stepping volumes, podiums and/or canopies.
- 2.26.5 Street level elements such as trees, screens, public art and other landscaping features **should** be used to diffuse and deflect the wind to ensure safe and comfortable wind environments throughout the masterplan and intended uses.
- 2.26.6 All future RMAs **must** demonstrate design and operational resilience to the climate-related risks identified for the site (aligned to RCP8.5 or the most recent climate change models).

2.27 NOISE & AIR QUALITY

Proposals are required to commit to the implementation of best practice internal and external noise and air quality guidance as design criteria for all Development Plots. This will control operational noise and air quality.

DESIGN GUIDELINES

- 2.27.1 Design and orientation of buildings **must** factor in noise, vibration and air quality impacts from existing sources including; the railway, High Road, commercial activity within the site, and THFC stadium. Mitigation measures **must** be built into the building fabric and operation; including high quality glazing and operable windows.
- 2.27.2 Acoustic noise mitigation **must** be incorporated into buildings along the route from White Hart Lane Station to THFC stadium, in light of crowd noise on event days, and along roads. Ground floor homes **must** not be provided along this route or along the eastern frontage of plots E and C.
- 2.27.3 The orientation of habitable rooms and private amenity space **should** avoid bedrooms overlooking existing and proposed noise generating sources (commercial or other building services plant related), where possible.
- 2.27.4 Where new homes are proposed to be located near to the THFC stadium and Moselle Square, a series of noise design principles **must** be applied which may include one or more of the following:
 - a. Separation distance from the noise source **must** be maximised and external noise barriers **should** be provided.
 - b. Internal layouts arranged to assign bedrooms to non-facing façades only (where reasonably possible) and minimise external private amenity spaces facing the noise source.
 - c. Specification of appropriately high glazing, façade and roof performance to achieve sound reduction indices while limiting the areas of glazing provided.

2.28 BUILDING FABRIC & CIRCULAR ECONOMY

Design quality will extend through to the choice of materials and finishings to the building’s fabric, ensuring the highest quality of build.

DESIGN GUIDELINES

- 2.29.1 Materials **must** be durable and of a high quality to minimise the need for maintenance and remain attractive throughout the building’s life.
- 2.29.2 Designers **should** undertake early stage assessments and consider opportunities to re-use site-found materials.
- 2.29.3 Materials **must** be robust and weather well, detailed to shed water, avoid staining, reduce maintenance and ensure durability through robust details.
- 2.29.4 Designers **should** explore opportunities for locally sourcing materials, product leasing, and other sustainable sourcing methods.
- 2.29.5 Designers **must** incorporate principles of designing for disassembly or recoverability of materials from buildings and landscape from the outset.
- 2.29.6 Retail and commercial space fit-outs **should** be designed with future adaptability in mind.
- 2.29.7 All new structures and substructures **should** be designed for up to 120 year design life.
- 2.29.8 The design of buildings and landscape **must** consider the use of elements that can be easily sourced and replaced.
- 2.29.9 Designers **should** undertake early engagement with contractors to identify opportunities for modern methods of construction and benefits this may afford for minimising embodied carbon associated with fabrication and time on site.

2.29 ENERGY & ENVIRONMENTAL DESIGN

Architectural briefing packs for all future RMAs will ensure high quality energy and environmental design across all buildings.

DESIGN GUIDELINES

ENERGY

- 2.29.10 Applicants **should** establish a net zero carbon strategy for the project, focused on delivering tangible carbon emission reductions through embodied and operational carbon design improvements.
- 2.29.11 PVs **should** be installed on buildings with inaccessible roofs (i.e. where no accessible amenity roofs are planned), balanced alongside a strategy for the instillation of green roofs where possible, and rooftop plant requirements.

OVERHEATING

- 2.29.12 RMAs **should** demonstrate how the design of dwellings will avoid overheating through passive design solutions without reliance on air conditioning, including consideration of the following:
 - a. Shading elements to top floor homes to reduce the risk of overheating.
 - b. Placement of openings on opposing façades to support through ventilation.
 - c. Glazing upstands to reduce glazing without compromising daylighting.
 - d. Movable or fixed shading to external balconies without compromising daylighting.
 - e. Windows to be operable wherever possible for ventilation.

[These guidelines must be read alongside the Masterplan Energy and Sustainability Statement.](#)

WATER MANAGEMENT

- 2.29.13 Sustainable urban drainage systems (SUDS) **should** be installed across the masterplan with consideration to all available sources of water, and the resources available to enable full ‘water neutrality’ within the local water catchment.
- 2.29.14 RMAs **should** be designed to ensure that a maximum of 105 litres of water is consumed per person per day.
- 2.29.15 Greywater **should** be recycled for use in public realm amenities.
- 2.29.16 Mechanisms for the treatment of rainwater to potable water standards **should** be incorporated at either a strategic site level or local plot level.
- 2.29.17 Mechanisms for the treatment of foul water for reintroduction to the water supply as a grey water or direct discharge to water catchment **should** be incorporated wherever practicable.

2.30 INCLUSIVE DESIGN

New development will prioritise creating places designed for all to use and promote equality, diversity and social cohesion through mixed and balanced communities.

DESIGN GUIDELINES

- 2.30.1 All buildings **must** be designed so that access is inclusive for all users.
- 2.30.2 Suitable means of step-free access between ground floor levels, and first floor residential ancillary spaces and podium levels **must** be provided via resident lifts within each plot.
- 2.30.3 All commercial and community units **must** be easily accessible via from ground level public realm, with suitable step-free access to upper floors where provided.
- 2.30.4 All residential buildings **must** be designed as tenure blind, along with all communal amenity space **must** be tenure blind.
- 2.30.5 Wheelchair units **must** have their letter boxes located lower down if they are within a communal entrance lobby.

[These guidelines must be read alongside the Inclusive Design Statement.](#)

LANDSCAPE & PUBLIC REALM

2.31 LANDSCAPE VISION

The landscape vision for the High Road West masterplan is based on five landscape objectives:

- 01 Creating a local leisure destination
- 02 Creating a contiguous ecological landscape
- 03 Building connections across White Hart Lane
- 04 Delivering a landscape connected by social infrastructure
- 05 Placing sustainable urban drainage at the heart of the site

These guidelines prescribe the requirements that will create a connected high quality external environment; they cover all the landscape typologies within the masterplan, including the public realm, streets and residential external amenity spaces.

The design code also achieves strategic objectives for ecology and biodiversity improvements, blue and green infrastructure, social infrastructure, and access & inclusivity.

Execution and compliance with regulation is assumed to be dealt with by a professionally competent designer and are not included within the codes.

Public London Charter

The design code adopts the principles described in the Public London Charter (GLA, 2020), which sets out the responsibilities for users, owners and managers of new public spaces. The principles are summarised in the following text:

- **Public welcome** - public space should be managed to be welcoming to all.
- **Openness** - public space should be open to all and offer a high level of public access and use possible.
- **Unrestricted use** - users should be able use space freely without causing a nuisance to others.
- **Community focus** - public space should be managed to enable users to meet, associate, spend time with others and celebrate their community.
- **Free of charge** - public space should primarily be offered for use by the public free of charge.
- **Privacy and data** - public space should be managed to respect privacy and private property of all users.
- **Transparency** - Compliance with the Public London Charter should be clearly signposted.
- **Good stewardship** - public space should be managed on behalf of all Londoners.

2.32 PUBLIC REALM

The following design considerations should be applied consistently in order to create a high quality public realm that respond to the needs of its users and commits to the Public London Charter.

DESIGN GUIDELINES

- 2.32.1 The landscape design **must** clearly differentiate between public and private spaces.
- 2.32.2 Public realm **should** be framed by active frontages and well overlooked.
- 2.32.3 Public realm **should** be designed to be flexible and accommodate a number of diverse uses, which will enhance the experience of the space for users of it.
- 2.32.4 Public realm materiality **must** use long-lasting, robust materials and consider circular economy and sustainability as a priority.
- 2.32.5 Public realm design **must** prioritise comfortable and easy pedestrian and cycle movements. Refer to 3.2.1 Routes for more information.
- 2.32.6 Public realm **should** be designed to take full advantage of direct sunlight and microclimate to extend the seasons as far as possible to create comfortable public realm.
- 2.32.7 Pedestrians **should** be able to move freely through the public realm on a continuous surface.
- 2.32.8 Future applicants **must** design the public realm to accommodate crowd management during match days and high profile events.



Fig: 46 Design public realm for robustness and versatility



Fig: 47 Platform for diverse, active, engaging uses

2.33 PLAY SPACES

A diverse range of play opportunities helps children and adults of varying abilities to create connections and memories by engaging with the external environment.

DESIGN GUIDELINES

- 2.33.1 Play spaces **must** offer play opportunities accessible to children of all abilities through dedicated and informal areas throughout the public realm.
- 2.33.2 Play spaces **must** consider sensory stimulation as part of the design using colour, texture, smell, animation etc.
- 2.33.3 Play spaces **must** have natural surveillance from buildings and movement routes, and located at an appropriate distance from a dwelling.
- 2.33.4 Play spaces **should** provide seating within view of play equipment for parents and carers to use.
- 2.33.5 Play spaces **should** be non-prescriptive about usage of specific age groups but should primarily aim to challenge the ability level of the target age range.
- 2.33.6 Play spaces **should** contribute to children's development and learn about risk and reward.
- 2.33.7 Play spaces **should** accommodate the needs of children with disabilities and parents and carers who accompany them and might also have a disability.
- 2.33.8 Defensible planting **should** be used as boundary treatments where possible.
- 2.33.9 Where play spaces are located adjacent to pedestrian paths used as low-frequency vehicle/ servicing routes, access in/out of play space **should** have clear visibility and sightlines so there is no conflict of movement.

Designers should consider how spaces are designed for their contribution to play value, developmental learning and risk-awareness.



Fig: 48 Provide children with opportunities to learn & develop skills

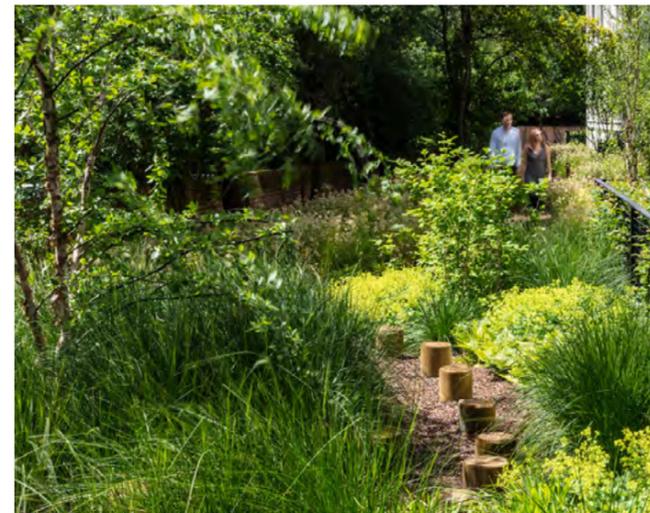


Fig: 49 Incidental play throughout the public realm

2.34 RESIDENT'S PRIVATE AND COMMUNAL GARDENS

Residential open spaces provide valuable amenity for residents to enjoy green space with a sense of safety and comfort, whilst also accommodating areas for children to play.

DESIGN GUIDELINES

PRIVATE GARDENS

- 2.34.1 Private amenity spaces for homes **must** be directly accessible, secure and overlooked.
- 2.34.2 A terrace or defensible zone that is less than 1.5m wide in front of habitable rooms **should** incorporate a minimum 1m wide defensible planting zone.
- 2.34.3 The boundary between private and community amenity space **must** be clearly defined. This applies to private gardens facing onto podium gardens.

PODIUM GARDENS

- 2.34.4 Podium gardens **must** only be accessible to residents of the respective buildings.
- 2.34.5 Boundaries **should** be defined using a combination of planting and low railings.

ROOF TERRACES

- 2.34.6 Roof terraces **should** be optimised for green roofs and contribute to biodiversity value.
- 2.34.7 Roof terraces **should** be used for amenity space or visual amenity where overlooking is not an issue.
- 2.34.8 Roof terraces **should** provide a comfortable micro-climate for people to use.



Fig: 50 Access to residential amenity spaces



Fig: 51 Define boundaries between private and communal space

2.35 SAFETY AND SECURITY

Designers have a responsibility to ensure that the design and layout of the scheme will create a safe environment and discourage criminal activity or anti-social behaviour.

DESIGN GUIDELINES

- 2.35.1 Opportunities for natural surveillance of the public realm **must** be maximised with active frontages or windows overlooking spaces.
- 2.35.2 Secured by Design principles **must** be used to enhance community safety and help design out crime.
- 2.35.3 The public realm **must** be provided with lighting to allow safe and easy access and movement through all hours of the day.
- 2.35.4 Considerations **must** be made for all users to address local people's sense of safety and security through early consultation and co-design workshops.
- 2.35.5 Considerations **should** be made for dogs and other users in the public realm. Early consultation and co-design workshops can inform a public realm management strategy.



Fig: 52 Animating external spaces and designing out crime



Fig: 53 Natural surveillance is key to creating a safe environment

2.36 ACCESSIBLE PUBLIC REALM

The design team must seek to anticipate the needs of users to provide an environment that is usable and enjoyable for all.

DESIGN GUIDELINES

- 2.36.1 All pedestrian routes **should** be designed to be inclusive and accessible for all, with hard-standing surface.
- 2.36.2 Areas for wheelchairs **must** be accommodated beside seating areas to ensure all users are not excluded.
- 2.36.3 Designs **must** accommodate the needs of wheelchair and mobility scooter users, that may require larger spaces in which to turn.
- 2.36.4 The same principles governing steps and ramps within buildings **should** be applied to the public realm. Designs **should** minimise gradients to keep routes flat or shallow enough to avoid handrails and resting stages.
- 2.36.5 Permanent street furniture **must** be placed in areas that will not obstruct or create hazard for disabled people, in particular people with visual impairment.
- 2.36.6 Designers **should** provide visual contrast in external materials where step changes occur, particularly those with visual impairments.

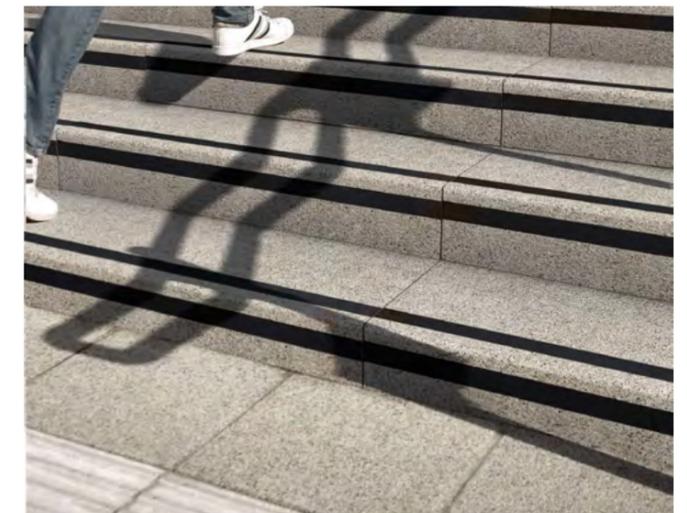


Fig: 54 Visual contrast where level changes occur



Fig: 55 Consider accessible design in different types of spaces

2.37 PLANTING AND BIODIVERSITY

The masterplan plays a crucial role in creating new links across the wider green infrastructure. The following codes should inform all stages of design alongside place-making principles.

DESIGN GUIDELINES

- 2.37.1 A diverse planting scheme **should** provide year-round structure and seasonal interest throughout the site.
- 2.37.2 Planting specification **should** take climate resilience into account with species selected appropriately and tolerant to the changing climate.
- 2.37.3 Planting **should** respond to the character of the development, considering scale, topography, microclimate and amenity.
- 2.37.4 Free standing planters **should** generally be avoided unless planting cannot be achieved in the ground.
- 2.37.5 Designers **should** select native and non-native species of benefit to wildlife in order to provide foraging opportunities for birds, bats, invertebrates and other fauna.
- 2.37.6 An ecologist **should** be consulted at an early stage to advise on habitat creation and management and species selection for optimising biodiversity value.
- 2.37.7 Designers **should** seek to improve connectivity with other green spaces through the provision of green corridors.
- 2.37.8 Designers **should** include greening alongside the existing railway corridor (Tottenham High Road Ecological Corridor) to benefit wildlife and ensure there is no net loss to habitats.
- 2.37.9 Where possible intensive living roofs **should** be included to support a variety of different habitat types. Considerations **should** be made for ease of maintenance.



Fig: 56 Improve green links to connect with the wider green infrastructure



Fig: 57 Select species that are resilient to urban conditions and changing climate

2.38 TREE PLANTING

Tree planting contributes to the wider green infrastructure and should be designed to provide amenity value and wildlife benefits at the same time.

DESIGN GUIDELINES

- 2.38.1 Soil volume no less than 20m³ **should** be provided per planted tree.
- 2.38.2 Street trees that introduce colour, shade, biodiversity to streets **should** be maximised, to help 'knit in' proposed scheme with the surrounding area.
- 2.38.3 Trees **should** provide colour and interest throughout the year.
- 2.38.4 Tree planting **must** enhance the design and definition of the public spaces and circulation routes.
- 2.38.5 All proposals or works in relation to retained trees and RPAs, such as extent of building footprints/foundations, **should** be compliant with a qualified arboriculturalist recommendations.
- 2.38.6 Trees planted in hard landscape **must** be detailed with a tree pit surround that has a permeable surface.
- 2.38.7 Tree planting adjacent to the carriageway **should** have clear stems of a minimum of 2.4m and should be set back from the kerb edge to reduce conflict with vehicles.



Fig: 58 Street trees provide much needed canopies for their benefit to wildlife in urban spaces



Fig: 59 Trees provide amenity value and help users navigate the public realm

2.39 SUSTAINABLE URBAN DRAINAGE

The following codes address the performance requirements of sustainable urban drainage that goes beyond functionality, to biodiversity and social value.

DESIGN GUIDELINES

- 2.39.1 The provision of Sustainable Drainage Systems (SuDS) **must** be part of a site-wide sustainable drainage strategy.
- 2.39.2 Within the park, SuDS **should** be comprised of rain gardens, detention ponds, linear swales or other natural drainage features.
- 2.39.3 Where possible, permeable surfaces **should** be employed to accommodate surface run off.
- 2.39.4 SuDS **should** be integrated with the public realm strategy so that it enhances the use of the landscape for play, sensory benefits, learning about nature, and social interaction where possible.
- 2.39.5 SuDS **should** be designed to maximise biodiversity potential.
- 2.39.6 SuDS **should** be maintained properly to ensure they work consistently in accordance with the Flood Risk strategy.



Fig: 60 Rain gardens can maximise biodiversity and amenity value



Fig: 61 SuDS can provide opportunities for play and engagement

2.40 SURFACE MATERIALS

Materiality has a fundamental impact of character and identity, and will help to define different places within the development. The following codes cover the performance specification of materials.

DESIGN GUIDELINES

- 2.40.1 Selected materials **must** be robust and durable, with a consideration for ease of replacement so that later works are not evident in the landscape.
- 2.40.2 The design **must** use a restrained palette of materials.
- 2.40.3 Designers **should** consider the use of local materials. This helps to support the local economy and reduces environmental impacts, as well as reinforcing local identity, ensuring that places remain unique and distinctive from one another.



Fig: 62 Robust and durable materials for the public realm



Fig: 63 Character of place is informed by choice of materials

2.41 STREET FURNITURE

Distribution of furniture across the neighbourhood will be essential for promoting active use of facilities and will help to support the amenity value of the public realm. The following should be used to help select and locate seating and other street furniture.

DESIGN GUIDELINES

- 2.41.1 Street furniture **should** be designed and installed to a high standard as part of a site-wide strategy.
- 2.41.2 Street furniture **should** include the following, but not limited to: seating, litter bins, re-cycling bins, dog waste bins, signage and wayfinding features and lighting.
- 2.41.3 The use of bollards **should** be carefully considered to minimise clutter while ensuring that they deter vehicle access and maintain pedestrian/cyclist permeability.
- 2.41.4 Seating **must** be provided at intervals of no greater than 50m.
- 2.41.5 Seating **should** provide features such as back and arm rests to accommodate users with a range of physical ability.
- 2.41.6 Litter bins with segregated recycling sections **should** be included throughout the public realm and positioned where they will be of most benefit, for example, entrances to the park, within play areas and along primary routes.
- 2.41.7 New streets and spaces **must** be designed to minimise clutter. This keeps sightlines clear and makes places more accessible and legible for users.
- 2.41.8 Any above ground utility covers, boxes etc. **should** be subordinate to other public realm function. They **must** be designed for integration and be as unobtrusive as possible.



Fig: 64 Street furniture complementing character of public realm

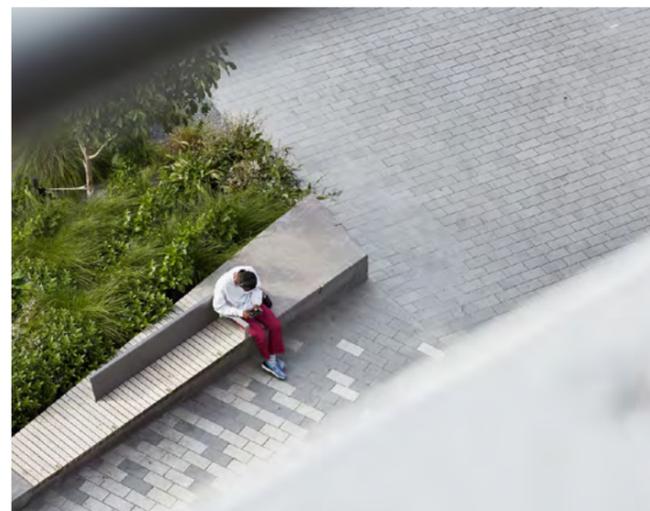


Fig: 65 Design landscape features and furniture that minimise clutter

2.42 STREETSAPES & WAYFINDING

It is crucial that people can locate, orientate and walk through the site with ease via clear and accessible wayfinding methods.

DESIGN GUIDELINES

STREETSAPES

- 2.42.1 Design of streets **must** give priority to pedestrians over other users in the following order of descending importance: pedestrians, including those with mobility, visual and other impairments; cyclists, service and maintenance vehicles and finally private motor vehicles.

WAYFINDING

- 2.42.2 Signs **must** be positioned so as to maintain required footpath width standards.
- 2.42.3 Signage **should** be incorporated into landscape elements such as paving, lighting columns and seating where possible to reduce clutter.
- 2.42.4 Signage **should** be proposed using a consistent design language of materials, character and quality that is site-specific.



Fig: 66 Coordinate signage with wider landscape materials and furniture strategy



Fig: 67 Site specific wayfinding

2.43 LIGHTING

Well designed lighting should provide an enjoyable public realm where users feel safe and welcome walking through streets and spaces. Design considerations should also be made for sensitivity to wildlife.

DESIGN GUIDELINES

- 2.43.1 Lighting **must** be designed and installed to help create a safe, welcoming and stimulating environment.
- 2.43.2 Feature lighting **should** be used to enhance the character and quality of the public realm.
- 2.43.3 Lighting design **must** not dominate the external environment. Heights of columns **should** be limited to 6m in residential areas.
- 2.43.4 Lighting design **must** consider how glare and light spill can be minimised/ avoided to address personal safety and the needs of people.
- 2.43.5 Lighting design **must** deal with transitions from well lit to less lit spaces to create a comfortable experience for users.
- 2.43.6 Lighting **should** be continuous with surrounding areas to create safe connected routes.
- 2.43.7 Designers **should** avoid feature lighting in soft landscape and ecological corridors (Tottenham High Road Ecological Corridor) to support biodiversity.



Fig: 68 Sensitive lighting design to inform type of space and sensitivity to wildlife



Fig: 69 Lighting helps to guide users safely through streets and spaces

3

LANDSCAPE CODES

LANDSCAPE APPROACHES

The masterplan is split into a series of 'landscape approaches' that share a common design language and a set of performance requirements.

The diagram on the right shows how streets and spaces will be grouped, based on unified principles for place-making, functionality and identity.



Fig: 70 Illustrative Scheme diagram showing the various Landscape Approach groups

Key

- | | | |
|--|--|---|
|  Detailed Component Boundary |  High Road Landscape Approach |  Goods Yard Landscape Approach |
|  Moselle Square Landscape Approach |  Peacock Yards Landscape Approach |  The Depot Landscape Approach |
|  White Hart Lane Landscape Approach |  Peacock Park Landscape Approach | |

3.1 PEACOCK PARK LANDSCAPE APPROACH

The following design codes define the performance requirements and functionality of the park, to inform the types of spaces created within and surrounding the central green space.

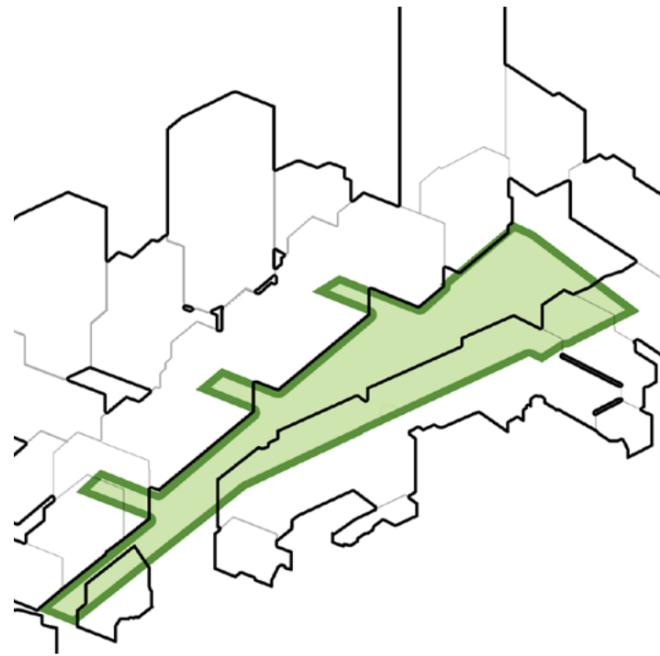


Fig: 71 Illustrative Scheme Location Diagram of Peacock Park Landscape Approach

DESIGN GUIDELINES

- 3.1.1 The park **must** be a multi-functional green space.
- 3.1.2 The park **must** provide a lawn area for a variety of uses, such as but not limited to, informal football games and Frisbee.
- 3.1.3 The park **must** provide open lawn that receives excellent sunshine for passive recreation.
- 3.1.4 The park **must** be designed as a place for the community to come together.
- 3.1.5 The park **must** provide a diversity of spaces from quieter to active areas.
- 3.1.6 The park **must** provide spill out areas for potential pop-up stages, events and gatherings.
- 3.1.7 The park **must** provide significant children's play provision, with incidental play opportunities integrated into the public realm for all ages.
- 3.1.8 The park **must** be predominantly green in character, maximising planting zones, trees and shrubs to create a rich, colourful and layered environment.
- 3.1.9 The park **should** provide generous zones of planting that are designed for improving wildlife and biodiversity.
- 3.1.10 The design of the park **should** prioritise the pedestrian experience and allow for vehicle access, without having roads dominating the public realm.
- 3.1.11 The park **should** provide smaller scale garden areas for informal play and seating.
- 3.1.12 Planting designs **should** balance both formal and informal elements in order to avoid an 'unkept' appearance. Having some degree of order within the 'wilder' areas can assist in creating a more positive perception.
- 3.1.13 Boundary railings **should** not be proposed around the park to ensure the spaces feel open and accessible.
- 3.1.14 The park **should** provide routes along desire lines, designed to a standard that makes walking and cycling through the park easy and attractive.
- 3.1.15 The park **should** allow for significant SuDS treatment to collect surface run off during high precipitation events.



Fig: 72 Illustrative sketch view of Peacock Park

3.2 MOSELLE SQUARE LANDSCAPE APPROACH

The following design codes enable a robustness & pragmatism required to serve a multifunctional civic space designed for the community. Specific performance requirements are to be addressed at detail design stage.

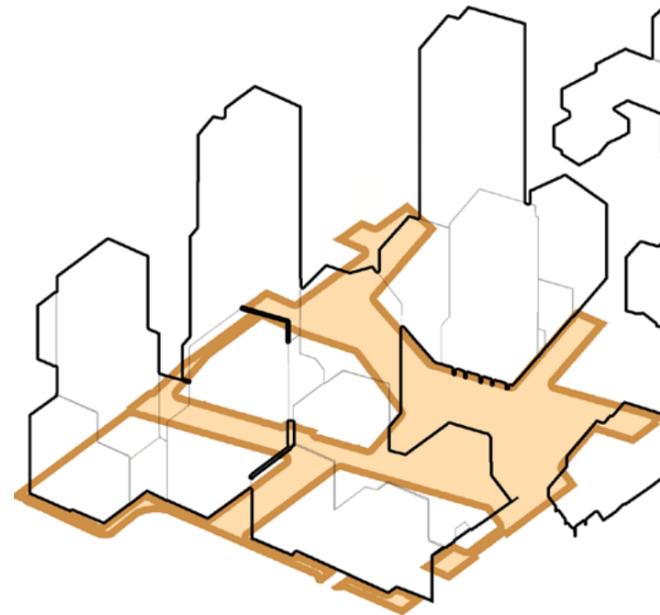


Fig: 74 Illustrative Scheme Location Diagram of Moselle Square Landscape Approach

DESIGN GUIDELINES

- 3.2.1 The square **must** contain a large open area of hardstanding designed to accommodate change, and be flexible for gatherings, events, markets and crowd management.
- 3.2.2 The square **must** be a welcoming civic space for the community.
- 3.2.3 The square **must** be designed from building edge to edge, and relating to land use.
- 3.2.4 The square **must** be inviting for children and older age groups through the provision of formal and/ or informal play.
- 3.2.5 The square **must** provide opportunities for resting and sitting, using trees, planting and street furniture to provide comfortable microclimates for different weather conditions.
- 3.2.6 The square **should** provide intimate green spaces for users to sit, watch, read & meet.
- 3.2.7 Trees and planting **must** be chosen to permit crowd paths. Specific details, including but not limited to species, heights, retaining edges, canopy structures and locations **must** be assessed and agreed at detail design stage.
- 3.2.8 Materials, raised edges, seating and street furniture **must** be designed to permit crowd paths.
- 3.2.9 Within the square designers **must** seek to integrate counter terrorism measures.
- 3.2.10 Within the square designers **should** use mature and specimen trees from the outset to create a more mature and robust environment.
- 3.2.11 Positioning of trees, signage and street furniture **must** allow for clear sightlines between the station and stadium for wayfinding purposes.
- 3.2.12 Roads connecting to the square **must** be designed on the basis of creating a 'pedestrian first' space. Specific details, including but not limited to flush and upstands to roads, bollards, visual contrast and signage must be coordinated with crowd path management, counter terrorism, and assessed and agreed at detail design stage.
- 3.2.13 Roads connecting the station forecourt with the square **should** be designed to slow vehicles; narrowed carriageways, surface material changes, minimal surface parking and a de-engineered vehicle route.
- 3.2.14



Fig: 73 Illustrative sketch view of Moselle Square

3.3 PEACOCK YARDS LANDSCAPE APPROACH

The following design codes focus on flexible use of space for the mix of tenants, businesses and general users throughout the working yards and spill out areas.

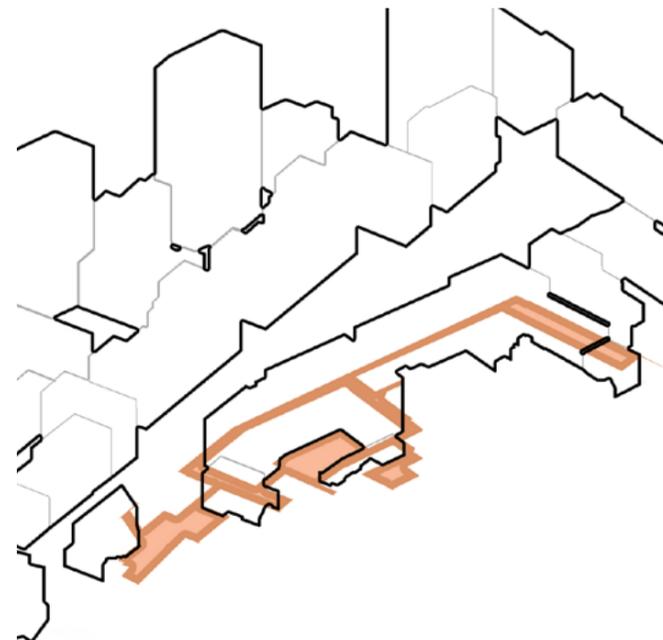


Fig: 75 Illustrative Scheme Location Diagram of Peacock Yards Landscape Approach

DESIGN GUIDELINES

- 3.3.1 The courtyards **must** be designed to promote mixed use activity and passive recreation for residents, work unit vendors, and members of the public.
- 3.3.2 The design of paving, including specifying unit sizes and bonds **should** be of a finer grain to reflect the mixed uses, heritage buildings and light industrial character.
- 3.3.3 Street furniture **must** be designed to suit the character and scale of the courtyards with a focus on the ground level datum.
- 3.3.4 The lighting strategy **should** emphasise the ground floor activity, with the ability to respond to spill out into the courtyard from inside.
- 3.3.5 The courtyards **should** be designed to provide permanent landscape features (seating, street furniture, trees, planting), whilst also ensuring there is a strategy for businesses to personalise the outdoor space with moveable items (such as plant pots, furniture, stalls and signs).
- 3.3.6 The courtyards **must** provide a trackable movement route and loading space for the ground floor work units.
- 3.3.7 The current condition of Percival Court **must** be improved for existing entrances to residential and commercial businesses, which include surfacing and lighting.
- 3.3.8 Provisions **should** be made to secure courtyards at night via appropriate gates.

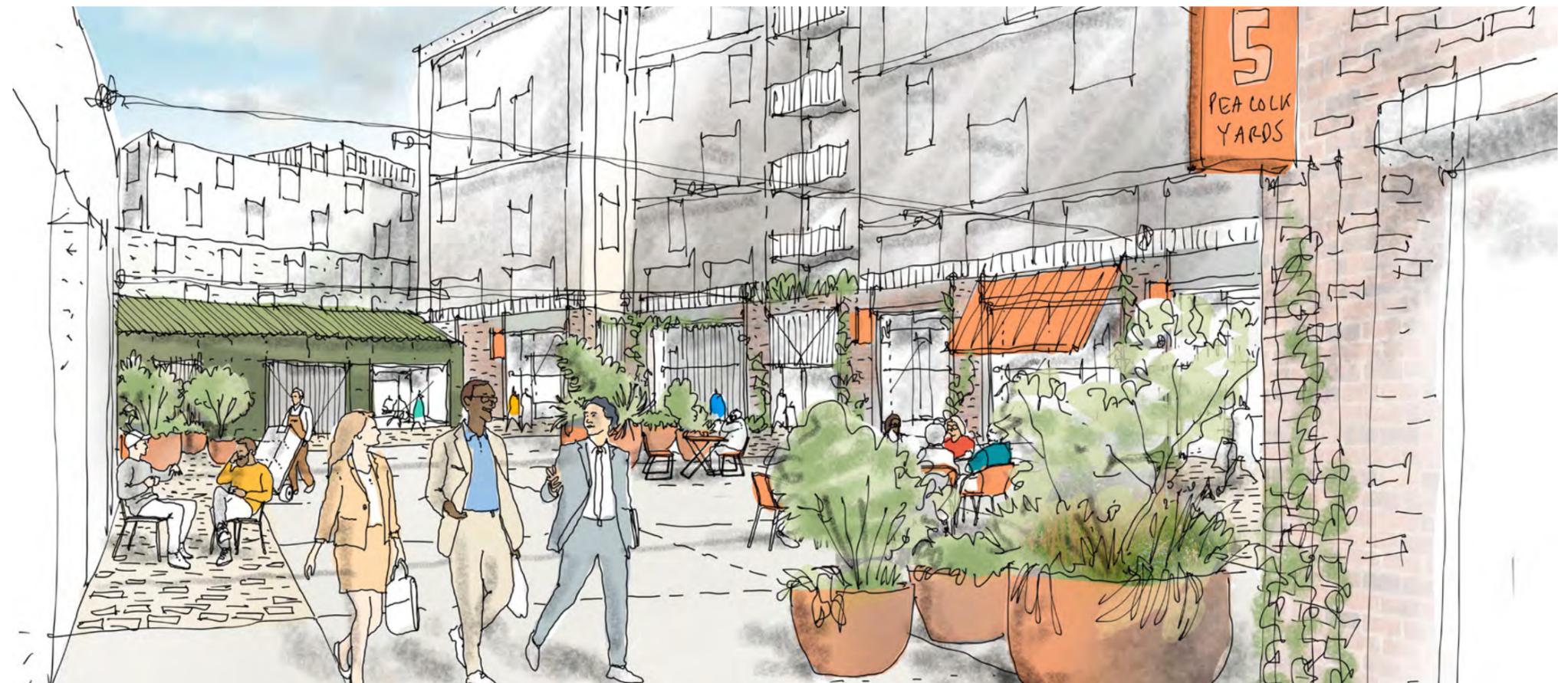


Fig: 76 Illustrative sketch view of Percival Yard

3.4 WHITE HART LANE LANDSCAPE APPROACH

The following design codes are for the area around White Hart Lane, and the relationship between to new public realm and existing heritage, buildings and spaces.

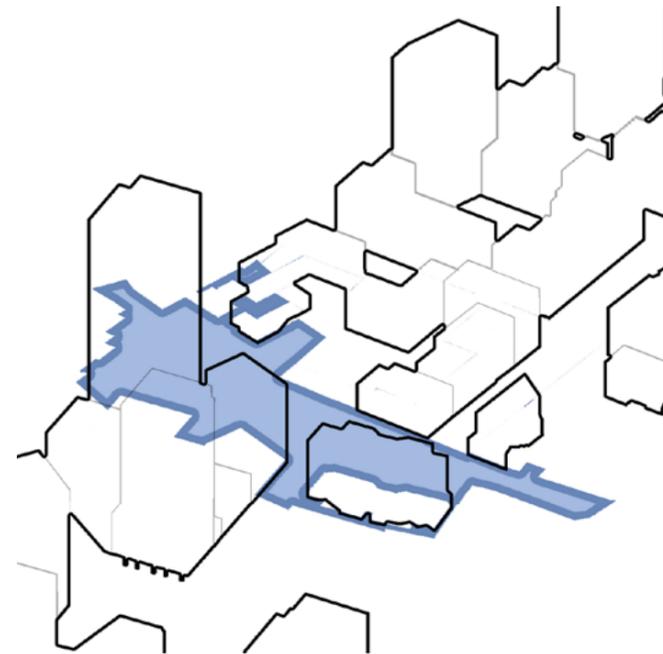


Fig: 77 Illustrative Scheme Location Diagram of White Hart Lane Landscape Approach

DESIGN GUIDELINES

- 3.4.1 White Hart Lane **must** retain its current character and quality of hard materials. Any repairs or improvements **must** either replace landscape features like-for-like, or provide an enhancement to the existing hard and soft landscape.
- 3.4.2 Streets connecting to White Hart Lane **must** be designed for continuity with the existing character of White Hart Lane (materials, planting, street furniture, lighting etc.).
- 3.4.3 Design of landscape around heritage buildings **must** be sensitive to their historic value. This includes selecting hard materials and tree sizes/locations that do not block sightlines of heritage buildings.
- 3.4.4 The street design **must** consider the wider cycling strategy, including wayfinding, signage or demarcation that may be required between White Hart Lane and connecting roads.
- 3.4.5 Planting beside the carriageway **should** be low enough to ensure good sightlines for both drivers and pedestrians, not exceeding 1200mm in height.



Fig: 78 Illustrative sketch view of White Hart Lane and Grange Street

3.5 THE GOODS YARD LANDSCAPE APPROACH

The following codes focus on the neighbourhood spaces running north from White Hart Lane along the railway edge towards the Cannon Road development.

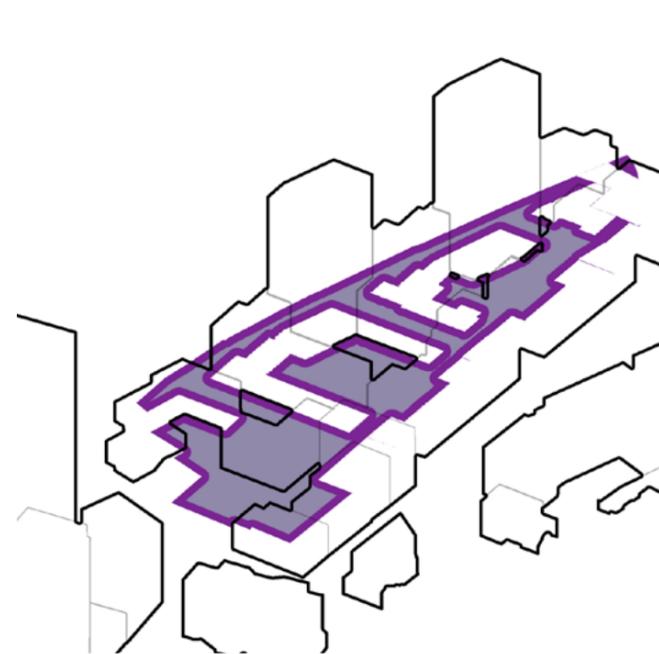


Fig: 79 Location Diagram of The Goods Yard Landscape Approach

DESIGN GUIDELINES

- 3.5.1 The landscape **should** encourage pedestrian permeability across the site, including enhancing connectivity from south to north (White Hart Lane to Brook House).
- 3.5.2 Landscape features in the public square between plots H1, H2 and H3 **should** be provided with adequate spacing to allow ease of movement of pedestrians to and from White Hart Lane.
- 3.5.3 Soft landscape **should** help to ensure the public realm and communal amenity spaces are coordinated, consistent, high quality and designed with maintenance and management in mind.
- 3.5.4 Landscaping **should** be developed in key areas to mitigate the effect of wind on the pedestrian circulation areas, and communal amenity spaces.
- 3.5.5 Trees and planting **should** provide colour and interest throughout the year.
- 3.5.6 Planting areas **should** maintain an evergreen backbone to the planting strategy to provide year-round structure to planting beds.



Fig: 80 Illustrative CGI view of the Goods Lane (source: Goods Yard 44-52 White Hart Lane - Hybrid Planning Application - Design and Access Statement)

3.6 THE DEPOT LANDSCAPE APPROACH

The following codes seek to integrate a new neighbourhood with the Cannon Road development to the north, and help to frame the northern end of the new park.

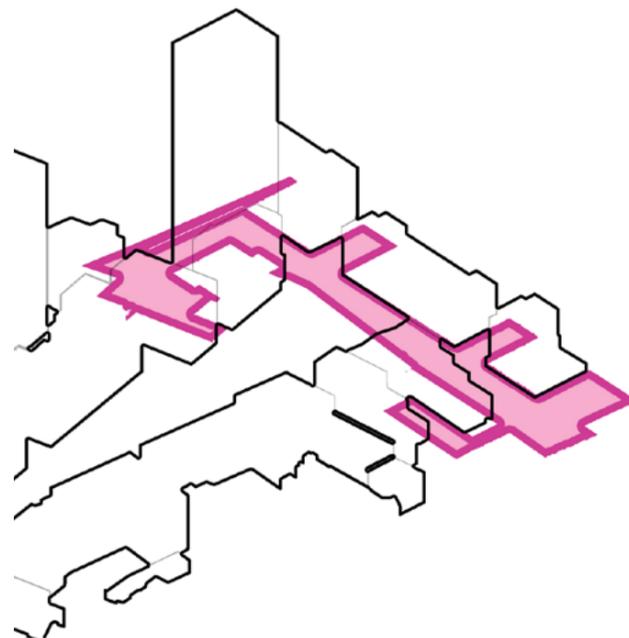


Fig: 81 Location Diagram of The Depot Landscape Approach

DESIGN GUIDELINES

- 3.6.1** The public realm **should** be welcoming, have a strong community focus and create adverse offer for all users from young children through to adults.

3.6.2 The public realm **should** provide a clearly defined boundary for all interfaces between private and public areas. This is particularly important where ground floor residential units address public footpaths.

3.6.3 Play areas **should** be anchored around natural landscape elements such as raised landforms, trees, planting areas, sand, boulders and water.

3.6.4 Planting beside the carriageway **should** be low enough to ensure good sightlines for both drivers and pedestrians, not exceeding 900mm in height.
- 3.6.5** Tree planting adjacent to the carriageway **should** have clear stems of a minimum of 2.4m and should be set back from kerb edge to reduce conflict with vehicles.

3.6.6 Seating **should** not obscure routes and should be set back from footpaths allowing a minimum 1.8m clear footpath zone.

3.6.7 The design of any hard landscape or soft landscape elements **should** ensure a safe and comfortable microclimate for all users.

3.6.8 Kerbs **should** be used to mark the edge of the vehicle carriageway and have a nominal upstand of between 40-80mm. The standard 125mm upstand should be avoided for the residential street.
- 3.6.9** The junction to High Road **should** be designed to a sufficient width to enable service, emergency and delivery vehicles the ability to safely manoeuvre in and out of the site without clashing with other road users.

3.6.10 Broadleaf trees **should** be introduced at key positions through the site to reference the mature London Plane trees along High Road.

3.6.11 The adjacent school playground **should** be extended southwards along the High Road frontage of N3. Public amenity space/ playground **should** be provided within restricted hours subject to agreement and a detailed management strategy.



Fig: 82 Illustrative view of The Depot (source: 867-879 High Road - Hybrid Planning Application - Design and Access Statement)

4

ARCHITECTURAL CODES

ARCHITECTURAL APPROACHES

4.1 HERITAGE ARCHITECTURAL APPROACH

Informing the design of buildings that sit within or adjacent to the Conservation Area and heritage buildings, to create an architectural bridge between the old and the new.

The proposed buildings will be designed to respond to and respect the proportions, height, and spatial relationships between buildings and boundary treatments of any adjacent or nearby heritage buildings. The design of these new buildings should be considered as an opportunity to reconnect the broken historic frontage of the Conservation Area, and to raise the quality of its setting through high quality, context sensitive new development. A high degree of definition will ensure the proportions and design quality of new buildings outweigh the loss of parts of the existing street frontage, whilst respecting and complementing remaining heritage assets.

The material palette takes influence from the surrounding heritage buildings, reflecting the texture, tone and colour of their brickwork.



Fig: 83 Illustrative Scheme diagram highlighting Heritage Architectural Approach buildings

Building Articulation

DESIGN GUIDELINES

- 4.1.1 Buildings located adjacent to heritage assets **must** be carefully formed to interface with the existing built forms, materials and decorative features.
- 4.1.2 The proposed building forms **should** reflect the varied proportions, height, architectural form, and spatial relationships between buildings and boundary treatments that define the heritage buildings and surrounding conservation area.
- 4.1.3 Proposed elevations **should** respect existing building lines (eaves lines, parapets, material changes etc.) and continue these where possible.
- 4.1.4 If the building form cannot match the existing building lines then they **should** be reflected in the architectural features of the façade.



Fig: 84 Example of building articulation. Kings Crescent Estate, London, Caracusevic Karson.

Material Palette

DESIGN GUIDELINES

PRIMARY MATERIALS

- 4.1.5 The primary material **must** be brickwork and must be similar on all external façades, incorporating brick hues that are similar and sympathetic to adjacent and nearby heritage buildings.
- 4.1.6 Brick bonds and textures **should** make reference to existing bonding styles on heritage buildings.

COMPLEMENTARY MATERIALS

- 4.1.7 Complementary materials **should** be reflective of existing features in adjacent and nearby heritage buildings, for example cills and lintels.
- 4.1.8 Use of complementary materials **must** be carefully considered to ensure they do not detract from any adjacent and/or nearby heritage assets.
- 4.1.9 Balcony materials **should** visually and tonally recede relative to the main façade material, for example using dark painted metal.
- 4.1.10 Roof materials, where visible from the street, **should** be subordinate to the main building façade, for example pitched roofs **should** be slate or clay tile, or dark metal work to compliment nearby heritage buildings.
- 4.1.11 Use of complimentary materials **should** be limited to entrances and other key features..

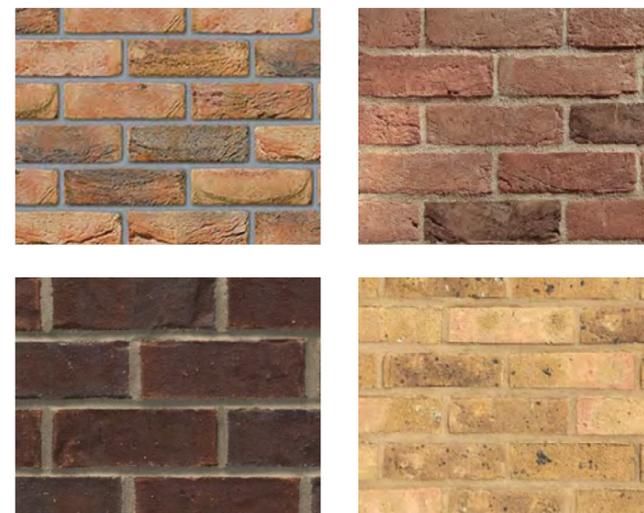


Fig: 85 Illustrative examples of primary materials



Fig: 86 Illustrative examples of complementary materials

Roofscape & Rooflines

DESIGN GUIDELINES

- 4.1.12 Roofscape **should** be considered in the context of the form of adjacent and nearby heritage assets.
- 4.1.13 Where suitable, pitched roof forms **should be considered**.

Rhythm of Façades

DESIGN GUIDELINES

- 4.1.14 The façade design **must** generally be simple, uniform and repetitive in nature.
- 4.1.15 Windows **should** be punched openings within the façade with a setback of one full brick to reveals.
- 4.1.16 Where retail frontages are required these **should** be set within regular brickwork piers with limited width to reflect the existing or nearby street rhythm.



Fig: 87 Example of mansard roof form. Unity Place South Kilburn Estate, London, Alison Brooks Architects

Balconies

DESIGN GUIDELINES

- 4.1.17 On White Hart Lane all balconies **must** be recessed.
- 4.1.18 Balconies **should** not be the most prominent aspect of the façade design, instead they should sit within the overarching arrangement of the façade in a regular and ordered manner.

Entrances & Signage

DESIGN GUIDELINES

- 4.1.19 Residential entrances **should** be located away from the main retail frontages where possible, with access from adjoining quieter street environments.
- 4.1.20 Prominence of entrances **should** take their design inspiration from existing heritage assets that are nearby.
- 4.1.21 Entrances **should** generally be single storey.
- 4.1.22 Retail signage **should** be set within the recess of the façades and should project no further than the outer edge of the building façade (excluding balcony projections).



Fig: 88 Example of approach to balconies. Ely Court, London, Alison Brooks Architects

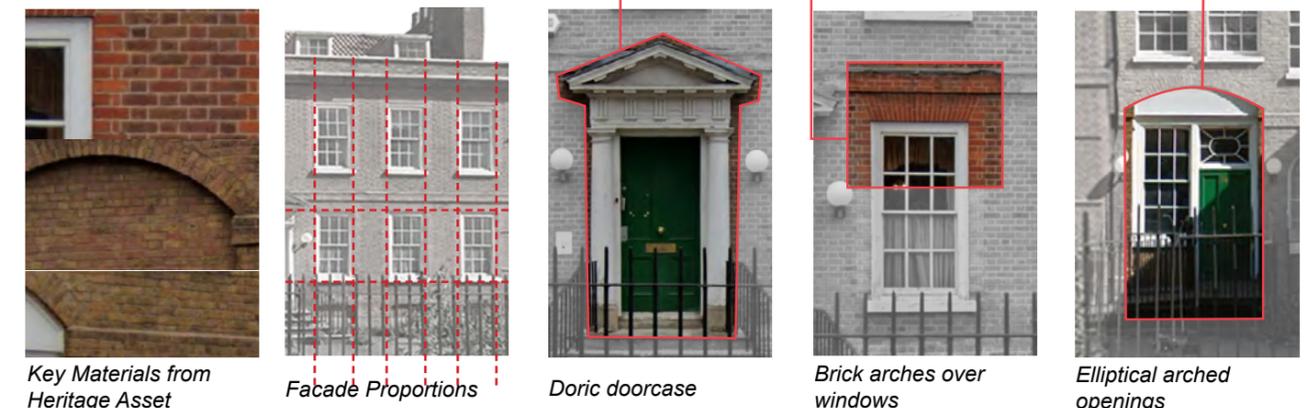
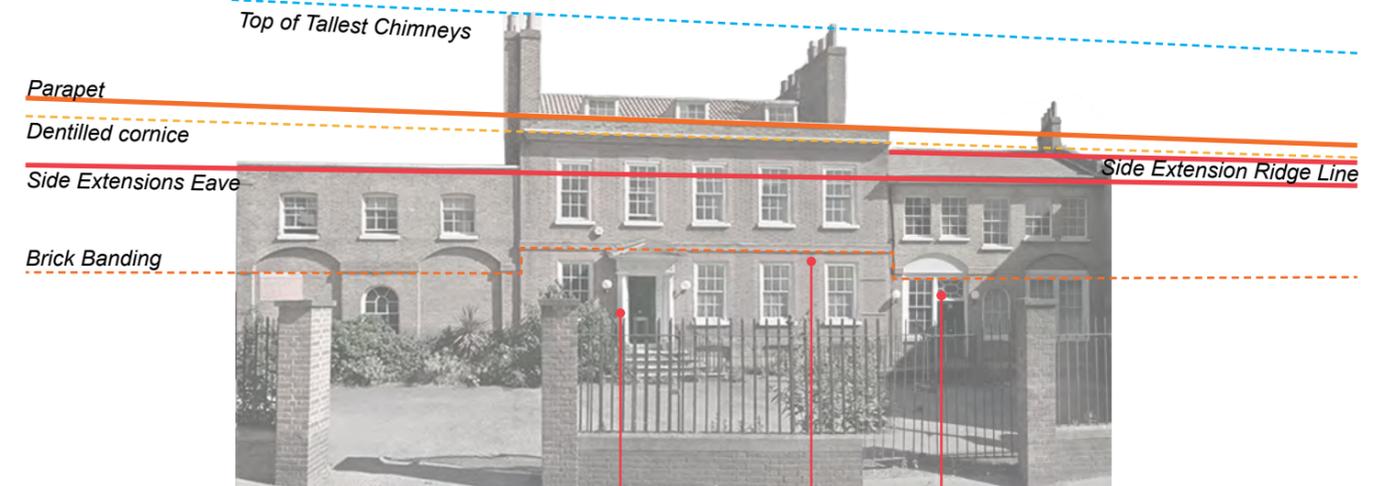
Plot I1

DESIGN GUIDELINES

THE GRANGE (GRADE II LISTED)

- 4.1.23 Plot I1 **should** respect and be subordinate to the proportions of existing building lines of The Grange and continue these through the setting out of the building form. The structural form of the buildings **should** match to at least one of the following building lines:
 - a. Tops of tallest chimneys
 - b. Roof pitch line of side extensions.
 - c. First floor parapet.
 - d. Eave line of side extensions.
 - e. First floor brick detailing.

- 4.1.24 If the building form of Block I1 can only match one building line, at least one further building line **should** be reflected in the architectural features of the façade.
- 4.1.25 Block I1's elevation **should** reflect elements of the building's architecture, these may include, but should not be limited to:
 - a. Materials with colour, texture and bond complimenting the heritage asset.
 - b. Dimensions of openings and facade proportions.
 - c. Accented doorways.
 - d. Brick arches over the windows.
 - e. Elliptical arched openings.



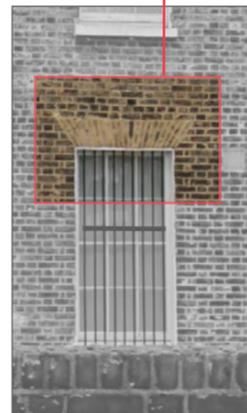
Plot H2

DESIGN GUIDELINES

- 4.1.26 Plot H2 **should** be broken down into articulated elements to respond to the domestic scale of the St. Master's House. This **should** include setting out of the building form by matching at least one of the following building lines:
 - a. First floor eave line.
 - b. Top of single storey annex building.
- 4.1.27 Block H2's elevation **should** reflect elements of the building's architecture, these may include, but should not be limited to:
 - a. Gauged brick flat arches over windows.
 - b. Accented doorway.
- 4.1.28 The existing historic wall at the boundary of the site in front of the Station Master's House **should** be retained.



Arched entrance



Gauged brick flat arches over sash windows



Yellow Brick from Heritage Asset

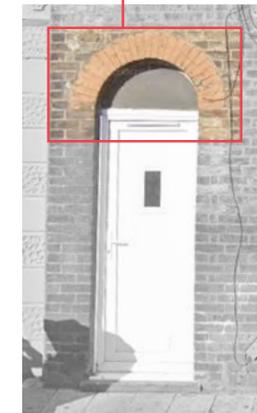


Facade Proportions

Plot I2

DESIGN GUIDELINES

- 6A WHITE HART LANE (LOCALLY LISTED)
- 4.1.29 Plot I2 **should** respect the existing building lines of 6a, White Hart Lane and continue these through the setting out of the building form. The structural form of the buildings **should** match to at least one of the following building lines:
 - a. First floor eave line
 - b. Eave line of existing neighbouring terrace
 - 4.1.30 Elevation treatment of adjacent buildings **should** reflect elements of the building's architecture, these may include, but should not be limited to:
 - a. Materials with colour, texture and bond complimenting the heritage asset.
 - b. Dimensions of openings and facade proportions.
 - c. Brick arch over the doorway.
 - d. Brick arches over the windows.
 - 4.1.31 Plot I2 frontage onto White Hart Lane **must** not have plant equipment visible from the street.



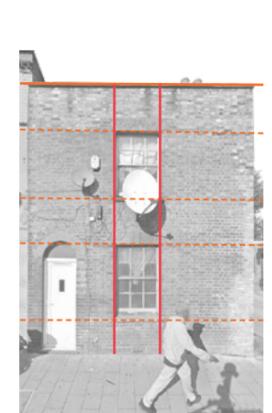
Original brick arch over front door



Sash windows beneath flat rubbed brick arches



Brick from Heritage Asset



Facade Proportions

Plot K2

DESIGN GUIDELINES

865 HIGH ROAD (POSITIVE CONTRIBUTOR)

4.1.32 Plot K2's building form **must** match at least one of the existing neighbouring building's following lines:

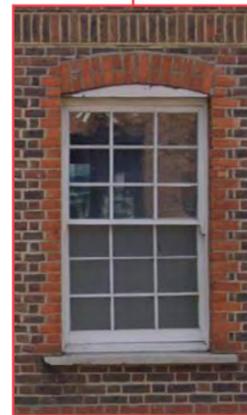
- a. Top of the mansard roof parapet.
- b. Second floor eave line.
- c. Brick banding at ground, 1st and 2nd level

4.1.33 Elevation treatment of adjacent buildings **should** reflect elements of the building's architecture, these may include but should not be limited to:

- a. Sash windows with segmental window arches and red brick dressings.
- b. Brick banding at ground, 1st and 2nd level
- c. Materials with colour, texture and bond complimenting the heritage asset.
- d. Dimensions of openings and facade proportions.
- e. The remaining portion of the arched entrance adjoining 865 High Road.



Retained portion of arched entrance to neighbouring plot



Sash windows with red brick dressings modelled on 867-869 High Road



Brick from Heritage Asset



Facade Proportions

Plot G

DESIGN GUIDELINES

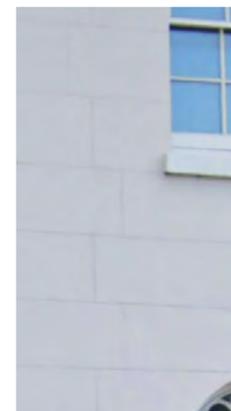
7 WHITE HART LANE (GRADE II)

4.1.34 Plot G's building form **should** match at least one of the existing neighbouring building's following lines:

- 4.1.35 Building ridge line.
- a. Ridge line.
- b. First floor eave line.

4.1.36 Elevation treatment of adjacent buildings **should** reflect elements of the building's architecture, these may include but should not be limited to:

- a. Recessed sash windows.
- b. Wrought iron handrail and beaded panel door with rectangular fanlight and gabled hood.



Key Materials from Heritage Asset - Stucco render with incised lines



Facade Proportions



Beaded panel door with rectangular fanlight and gabled hood



Stone steps with wrought iron handrail



Recessed sash windows

4.2 CIVIC ARCHITECTURAL APPROACH

Focused on Moselle Square this collection of buildings form and important enclosure to a key public space. Moselle square is positioned on the confluence of routes across the site and therefore has numerous breaks in the blocks to create these connections.

DESIGN GUIDELINES

- 4.2.1 The buildings **must** present similar architectural approaches for each façade that faces onto Moselle Square, characterised by the formality of their frontages onto the square and the importance of creating a sense of containment of the public space.
- 4.2.2 The general configuration of the façade **must** be based on a regular and ordered grid.
- 4.2.3 Variation in the grid **should** be considered for the base of the building particularly in relation to the retail areas.
- 4.2.4 Variation in the grid **should** be considered for the top storeys to create visual definition of the top floors in a suitable proportion to the massing.
- 4.2.5 Windows and infill panels **should** sit between the grids, suitably recessed to allow for the grid to be visually distinct.
- 4.2.6 Where retail frontages are required these **should** be set within regular brickwork piers with limited width to reflect the existing or nearby street rhythm.
- 4.2.7 The primary material **should** be a warm hue.
- 4.2.8 Balconies to the façades facing onto Moselle Square **should** not project from the overall building footprint by more than 450mm.
- 4.2.9 Where exposed to high levels of activity on Moselle Square and the Station areas balconies **should** be treated to provide sufficient privacy.

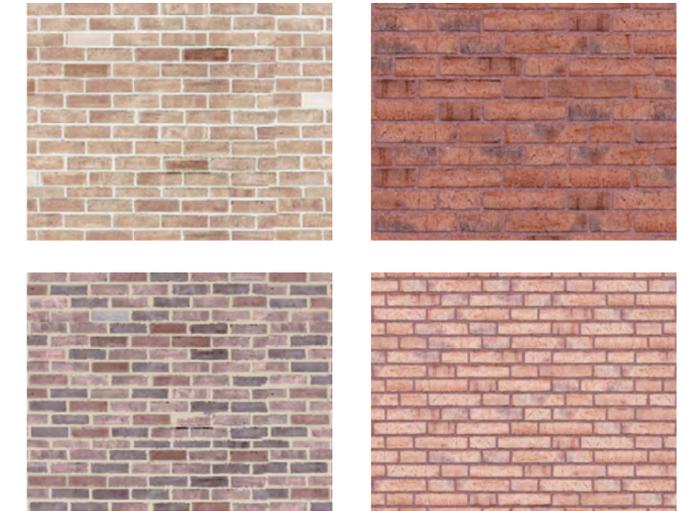


Fig: 94 Examples of Primary Materials

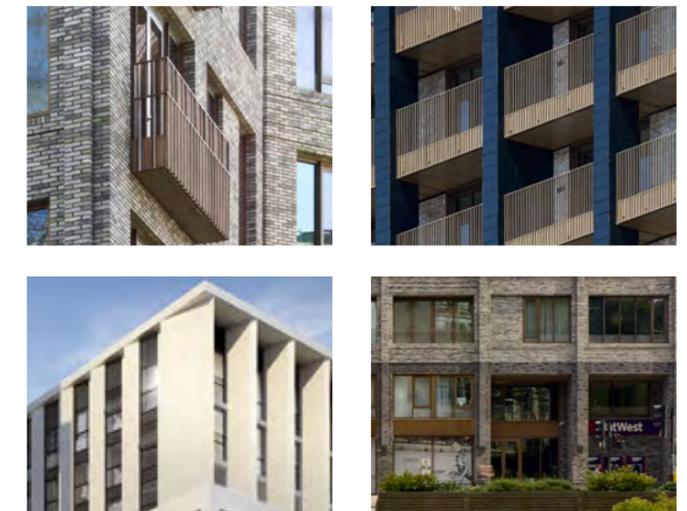


Fig: 95 Examples of Complementary Materials

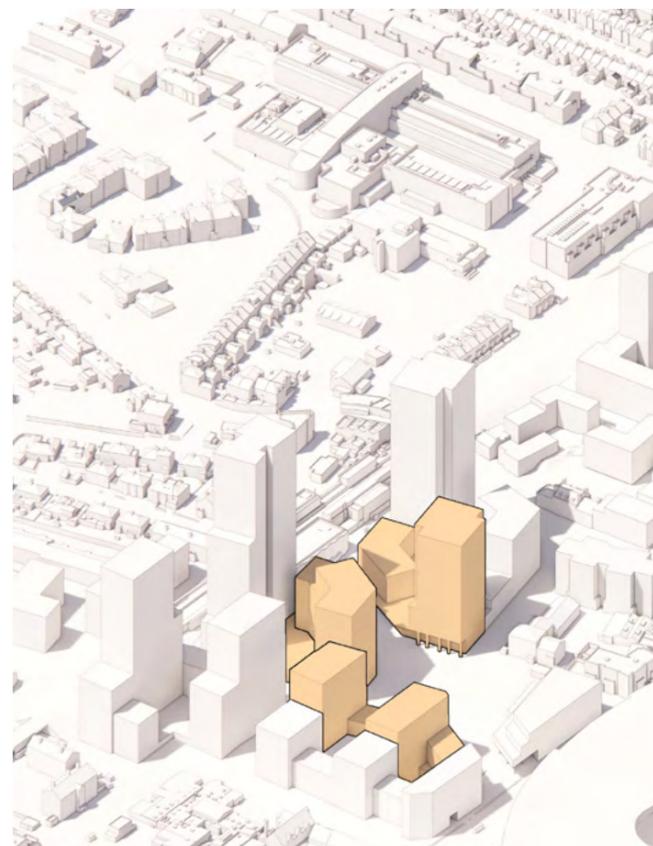


Fig: 91 Illustrative Scheme diagram highlighting Civic Architectural Approach buildings



Fig: 92 Example of building articulation. Keybridge, Vauxhall, Allies and Morrison.

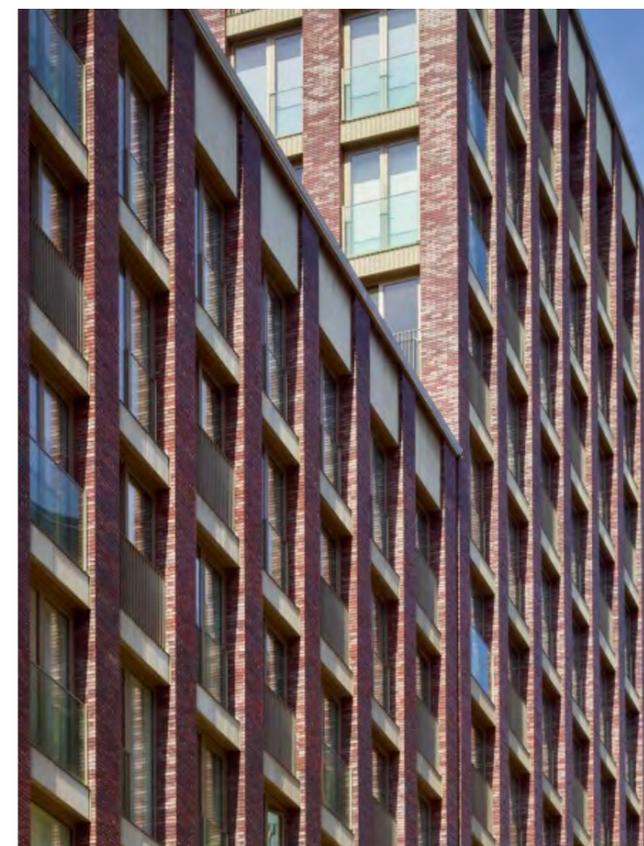


Fig: 93 Example of facade based on a regular and ordered grid. Capital Building, London, AHMM.

4.3 PARKSIDE ARCHITECTURAL APPROACH

The Parkside buildings have the most impressive of settings, they are embedded in the natural landscape of Peacock Park and signal the transition into a residential neighbourhood. The buildings will be viewed from a distance and will often be viewed together which means they offer the opportunity to define the overarching character north phase.

DESIGN GUIDELINES

- 4.3.1 The buildings **should** have varied buff/brown masonry hues to give a subtle identity to each block.
- 4.3.2 Masonry colours **should** alternate between the taller and lower elements.
- 4.3.3 A variety of facade configurations **should** be used including variations on regular stacked window openings and shuffled window openings.
- 4.3.4 Windows and infill panels **should** be brightly coloured for the rhythm of the façade to be visually distinct.
- 4.3.5 Balconies to the façades facing onto Peacock Park **should** generally project or semi project from the overall building footprint.
- 4.3.6 Balconies **should** have a shuffled arrangement on façades facing Peacock Park.



Fig: 99 Illustrative Scheme diagram highlighting the Parkside Architectural Approach buildings

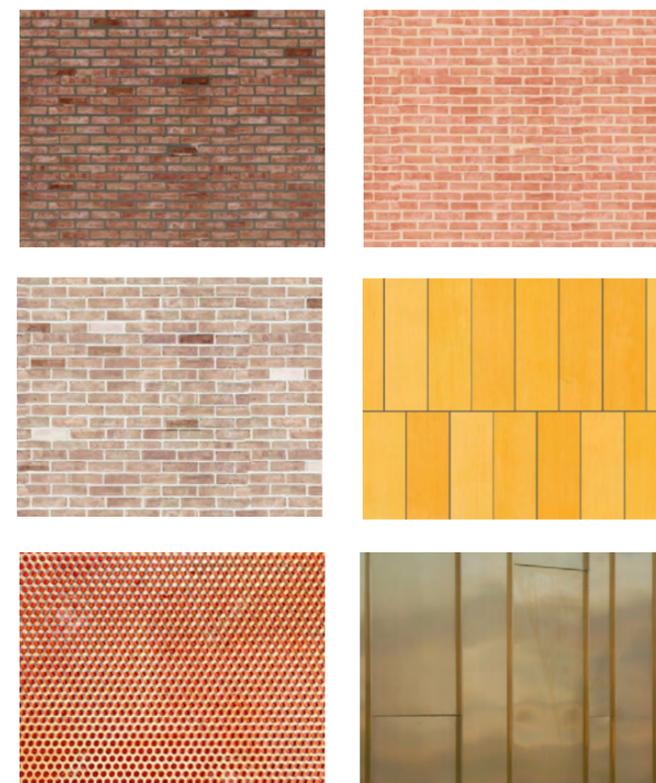


Fig: 100 Examples of primary and complementary materials for the Parkside Architectural Approach

4.4 MIXED USE ARCHITECTURAL APPROACH

These buildings form the interface between High Road and the new neighbourhood. Together the plots will combine to form a neighbourhood characterised by the mix of uses. Workplaces and light industry at ground level which is often double sided will give way to new homes above.

DESIGN GUIDELINES

- 4.4.1 The buildings **should** present different architectural approaches for each of the façades that face east of Peacock Park.
- 4.4.2 Facade materials **should** vary between blocks to enhance the mixed use character of this part of the masterplan.
- 4.4.3 Varied hues **should** be used to give a unique identity to each block..
- 4.4.4 Rooflines **should** be varied and articulated.
- 4.4.5 Balconies **should** be designed to respond to the varied context and orientation, with different balcony types on different elevations and particular consideration given to the adjacent High Road properties.

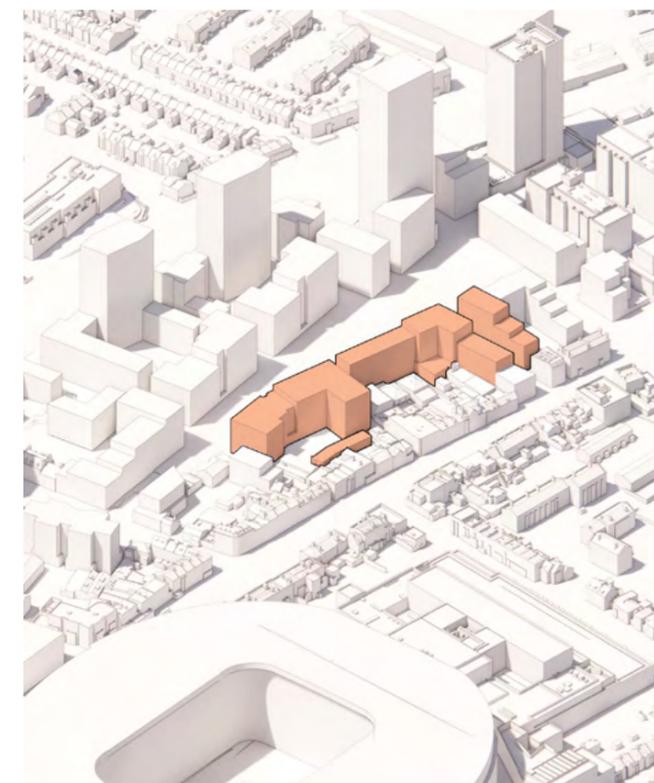


Fig: 101 Illustrative Scheme diagram highlighting the Mixed Use Architectural Approach buildings

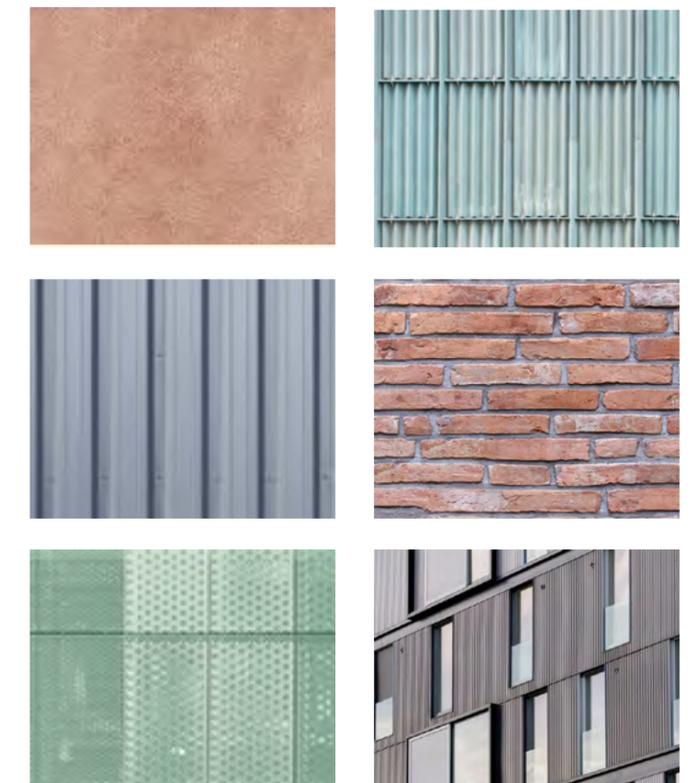


Fig: 102 Examples of primary and complementary materials for the Parkside Architectural Approach

5

BLOCK CODES

MAXIMUM PARAMETER EXTENTS & ASSUMPTIONS

5.1 MAXIMUM PARAMETERS EXTENTS

The maximum parameter extents are defined by two Parameter Plans:

- 0311-SEW-ZZ-ZZ-DR-T-001003 - Parameter Plan 03 - Horizontal Limits of Deviations Plan
- 0311-SEW-ZZ-ZZ-DR-T-001004 - Parameter Plan 04 - Building Heights Plan

These plans outline the maximum and minimum horizontal development extents and maximum building heights, which in combination define the building envelopes. Future building footprints and massing must fit within the vertical and horizontal limits of deviation as defined by these parameters.

The flexible zones between the maximum and minimum horizontal limits, within which the building lines must be located, have been determined to allow for variables and flexibility within future RMAs.

The following pages provide design guidance to articulate the blocks within each plot as defined by the Parameter Plans. The diagram opposite illustrates one way in which to interpret these guidelines to deliver a comprehensive scheme across the site. The interpretative blocks shown are an illustrative tool to aid future designers to understand the guideline's intent in defining the blocks.

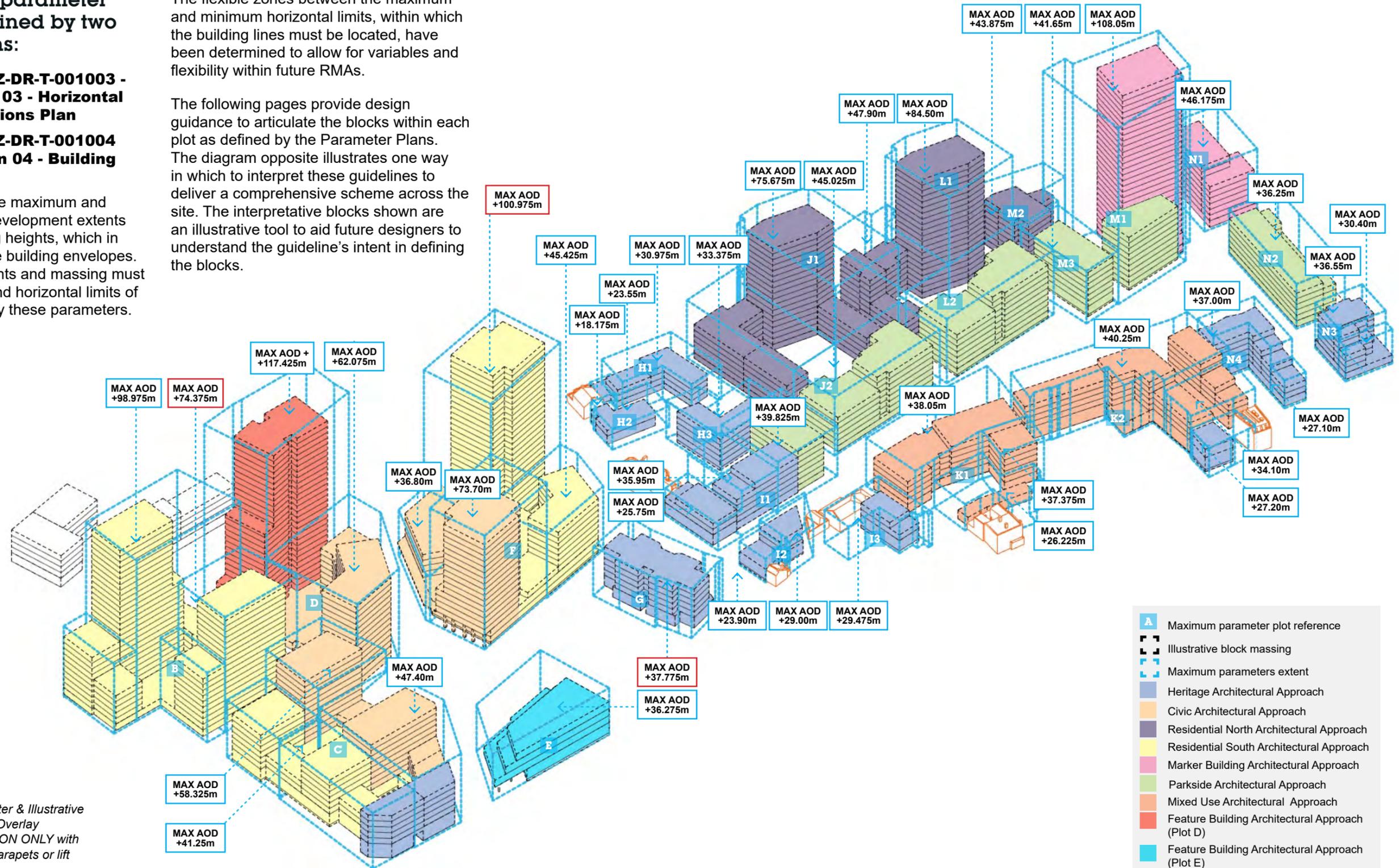


Fig: 103 Maximum Parameter & Illustrative Scheme Massing Overlay (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.2 HEIGHTS & ASSUMPTIONS

Maximum Block AODs have been based to the following rules and assumptions:

DESIGN GUIDELINES

GENERAL

- 5.2.1 Ground floors for all plots **must** provide generous floor to ceiling clear heights, no less than 2.5m to allow flexibility for non-residential uses where appropriate, or to facilitate the opportunity for potential future adaptation to non-residential uses within residential only plots.
- 5.2.2 All plots **must** allow a floor to ceiling clear height of 2.5m for upper floors.
- 5.2.3 All rooftop elements such as, but not limited to, plant and parapets **must** not exceed 4m.

COMMERCIAL USES

- 5.2.4 All plots with workplace and commercial uses at ground **should** allow the ground level floor to ceiling clear height to vary to accommodate differences between the ground floor FFL's across the plot, and to allow flexibility for non-residential uses.
- 5.2.5 Minimum ground floor commercial FFL-FCL clear heights **should** be:
 - a. Retail - 4800mm
 - b. Workplace - 2500mm
 - c. Light Industry - 2500mm
 - d. Community - 2500mm

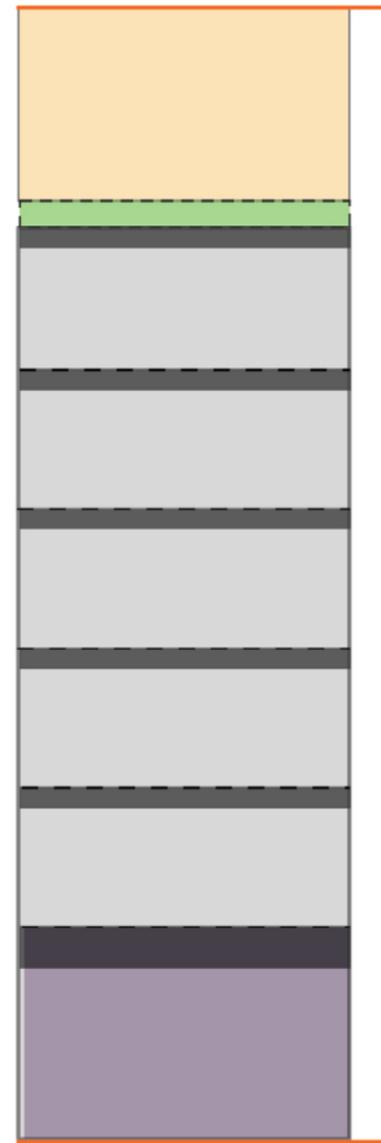


Fig: 104 Typical Block Build-up

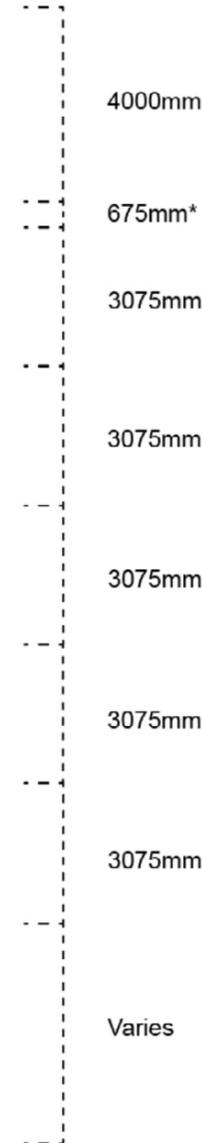


Fig: 105 Typical roof build up

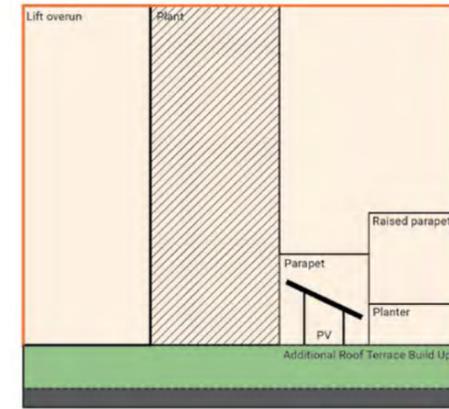


Fig: 106 Typical upper residential floor build up

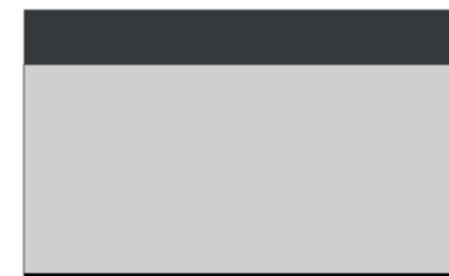


Fig: 107 Typical ground floor build up



Fig: 108 Typical mixed-use workspace ground floor build up



Fig: 109 Typical workspace upper floor build up



Fig: 110 Typical podium ground and first floor build up

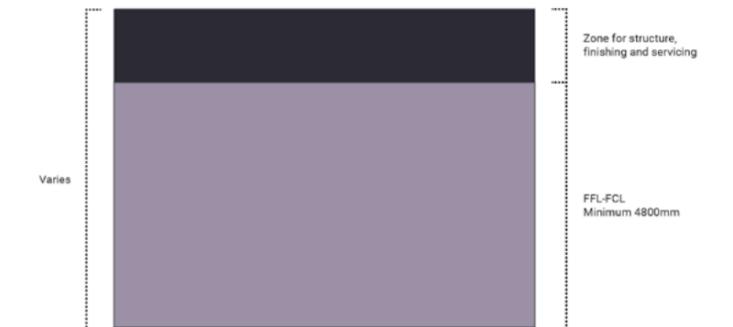


Fig: 111 Typical retail ground floor build up

MASSING ARTICULATION

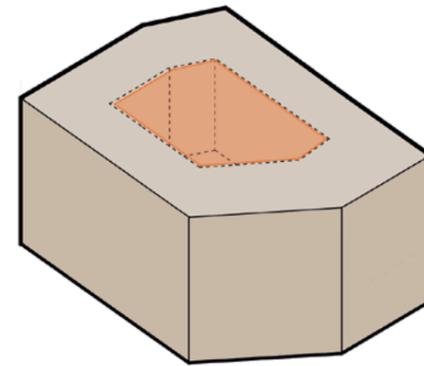
5.3 RESPONDING TO MICROCLIMATE

In order to deliver high quality residential buildings, each plot is required to respond to a range of microclimate and structural conditions to offer suitable light, comfort, aspect, amenity and sense of individuality to the respective blocks.

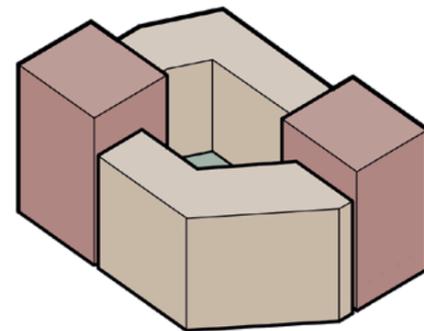
Plots must be arranged to either complete an existing urban block or form a perimeter block with a family of buildings surrounding a central courtyard or raised podium garden. By exception Plot E must be a stand alone building.

DESIGN GUIDELINES

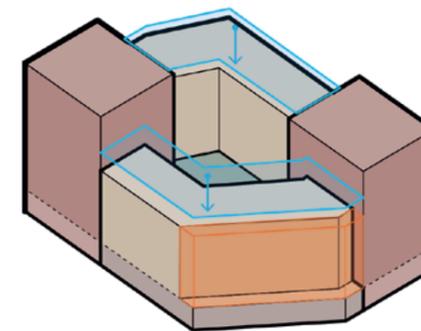
- 5.3.1 Plots arranged into perimeter blocks, **must** respond to microclimate analysis by articulating the massing to deliver high quality living environments and consider the public realm, particularly for wind.
- 5.3.2 Plots **must** be separated into a family of buildings surrounding a central open space.
- 5.3.3 Breaks between buildings **must** be used to improve sunlight and daylight penetration and control microclimate effects.
- 5.3.4 Steps and insets in the massing **should** be introduced to increase opportunities for dual aspect homes.
- 5.3.5 Distribution of massing across a plot **should** increase the height of particular buildings in focussed locations to encourage a greater number of lower-rise buildings.
- 5.3.6 Different blocks **should** be defined as individual buildings by setting them apart through materiality and architectural expression.



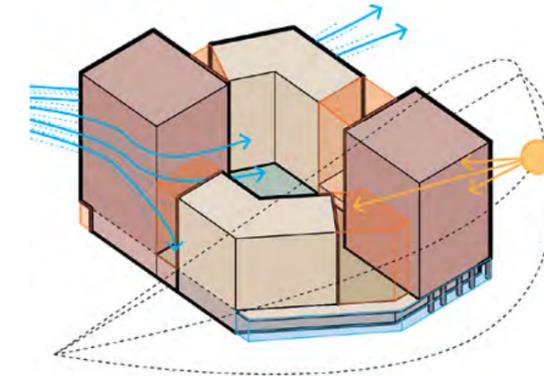
Perimeter Block with a central courtyard



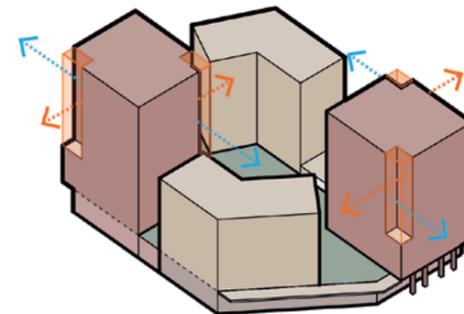
a. Plot is broken into a family of buildings around a shared podium courtyard



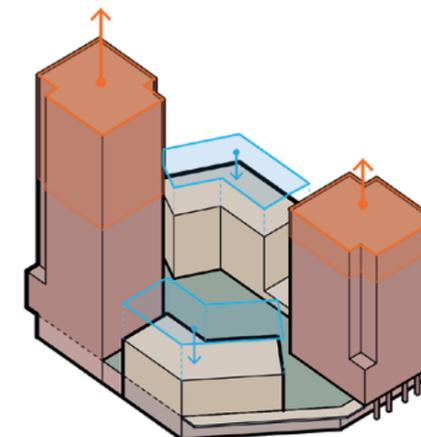
b. Stepped massing creates a varied street experience and a site specific response to microclimate effects



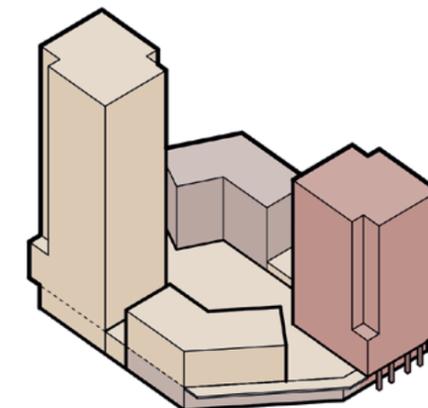
c. Forms articulated in response to microclimate



d. Further stepping increase opportunities for dual aspect homes



e. Increased density in focussed locations



f. Complimentary materials used to define blocks as individual buildings

Fig: 112 Illustrative Massing Articulation Diagram

5.4 PLOT B

DESIGN GUIDELINES

- 5.4.1** Plot B **must** be arranged to allow for a communal amenity garden in the centre.

5.4.2 Plot B **must** provide a continuous street frontage onto Brereton Road created by either podium or block massing.

5.4.3 Block B-1 **must** step down towards Whitehall Street with the tallest element aligned to the plot's western edge.
- 5.4.4** Block B-2 **must** deliver its tallest element towards the plot's northern edge.

5.4.5 Plot B **must** follow guidance for the Residential South Architectural Approach.

[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

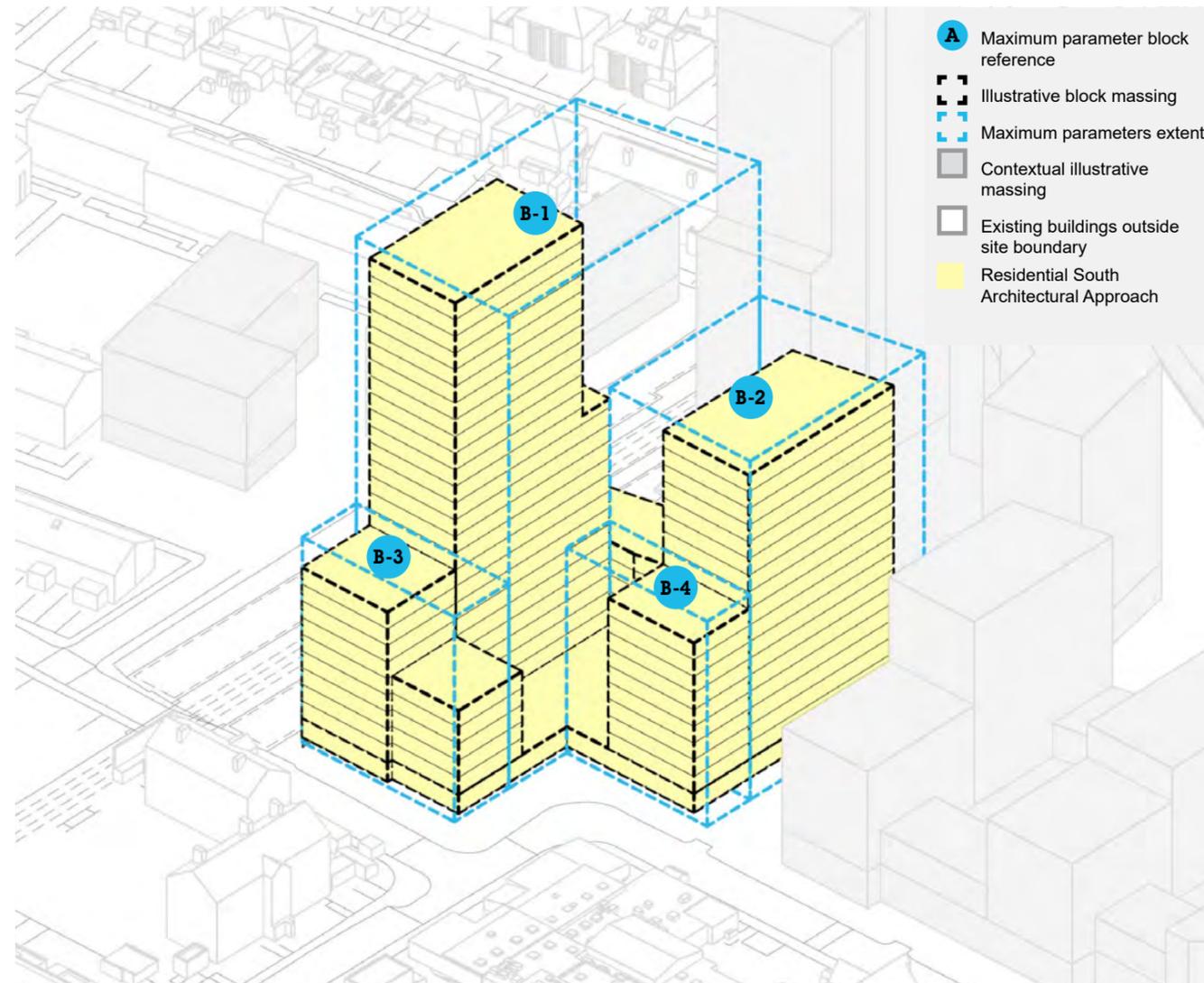


Fig: 113 Plot B Illustrative Scheme massing within maximum parameters
(FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

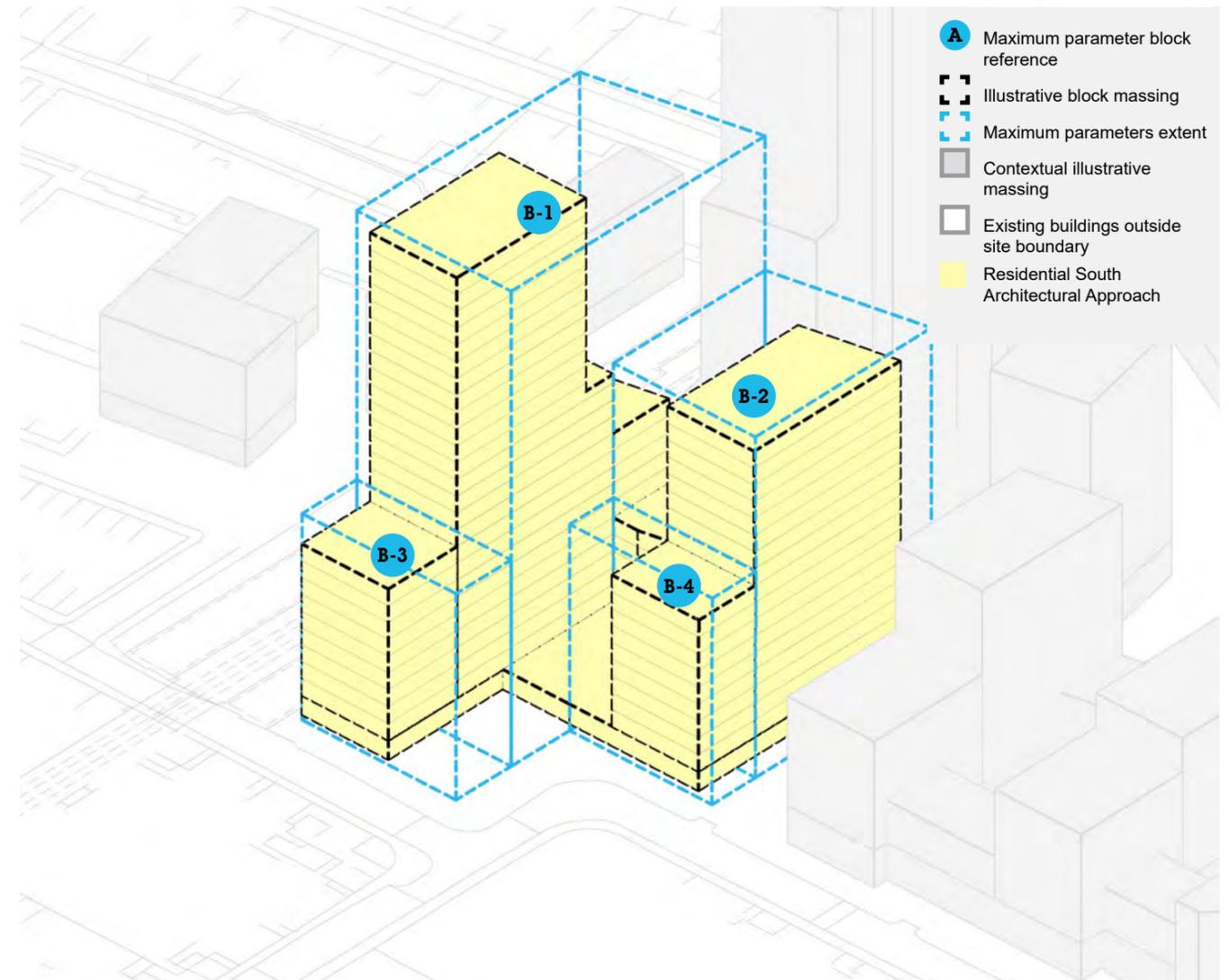


Fig: 114 Plot B alternative massing option within maximum parameters
(FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.5 PLOT C

DESIGN GUIDELINES

- 5.5.1 Building heights along Brereton Road **must** respond to existing buildings with a minimum height of 3 storeys (podium plus 2 storeys), establishing a lower street frontage to allow sunlight into the internal courtyards.
 - 5.5.2 Building heights along Moselle Square **must** have a minimum height of 3 storeys (podium plus 2 storeys), establishing the street frontage onto the key public space, punctuated by a rhythm of taller elements.
 - 5.5.3 An open ground level courtyard between C-2 and C-4 **should** be provided to the east of the plot connecting to High Road and Moselle Square.
 - 5.5.4 Tallest elements of Blocks C-1 and C-2 **should** be located towards the plot's northern edge.
 - 5.5.5 The most easterly building of block C-4, facing Brereton Road and High Road, **should** be no greater than 6 storeys.
 - 5.5.6 The most easterly building of block C-2, facing High Road and Moselle Way / Moselle Square, **should** be no greater than 8 storeys.
 - 5.5.7 A minimum clear gap of 18m **must** be provided between taller buildings on Blocks C-1 and C-2, with the exception of a lower level linking volume which **must** be provided along the northern edge.
 - 5.5.8 Block C-4 **must** be articulated to accommodate the existing mature trees to be retained along Brereton Road.
 - 5.5.9 The Plot's eastern frontage **must** align with the High Road frontage of Plot E to create a continuous building line.
 - 5.5.10 Blocks C-1 and C-2 **must** follow guidance for the Civic Architectural Approach.
 - 5.5.11 Blocks C-3 and C-4 **must** follow guidance for the Residential South Architectural Approach.
 - 5.5.12 The most easterly building of blocks C-2 and C-4, facing the High Road, **must** be treated as a Heritage Architectural Approach.
- These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.*

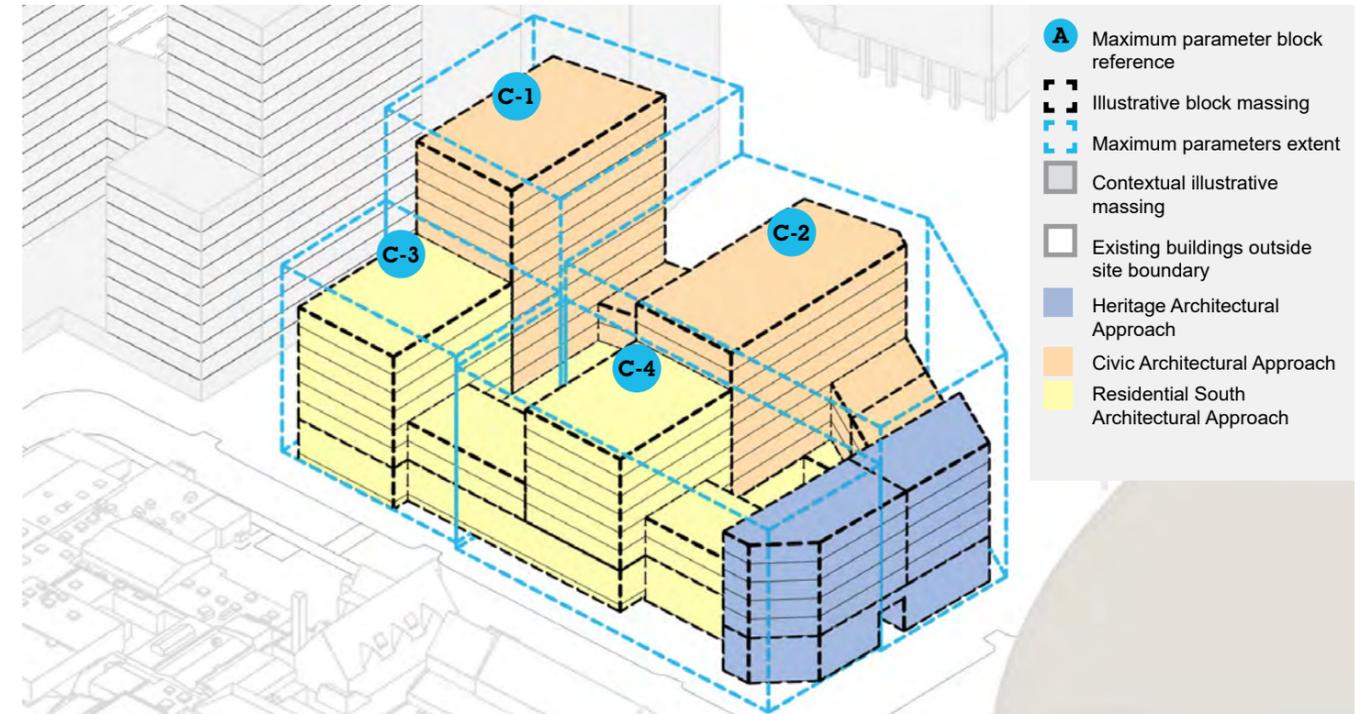


Fig: 115 Plot C Illustrative Scheme massing within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.6 PLOT D

DESIGN GUIDELINES

- 5.6.1 Plot D **should** be arranged to allow for a podium level amenity garden.
- 5.6.2 Block D-1 **should** comprise volumes that present slimmer north south facing profiles.
- 5.6.3 Block D-1 must narrow along its north-south axis between base and top via at least 2 steps
- 5.6.4 Block D-2 **must** be aligned with the plot's eastern edge and comprise at least 1 step in volume with greatest height on the facade facing Moselle Square.
- 5.6.5 Blocks D-1 and D-2 **must** have a clear visual separation, represented as either:
 - a. A break between the buildings above the podium; or
 - b. A lower level linking volume to the northern boundary junction between the blocks.
- 5.6.6 Both Block D-1 and D-2 **must** open to the south above the podium.
- 5.6.7 Building heights along Whitehall Street **must** be a minimum of 2 storeys.
- 5.6.8 Block D-1 **must** be treated as a Feature Building Architectural Approach.
- 5.6.9 Block D-2 **must** follow guidance for the Civic Architectural Approach.

[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

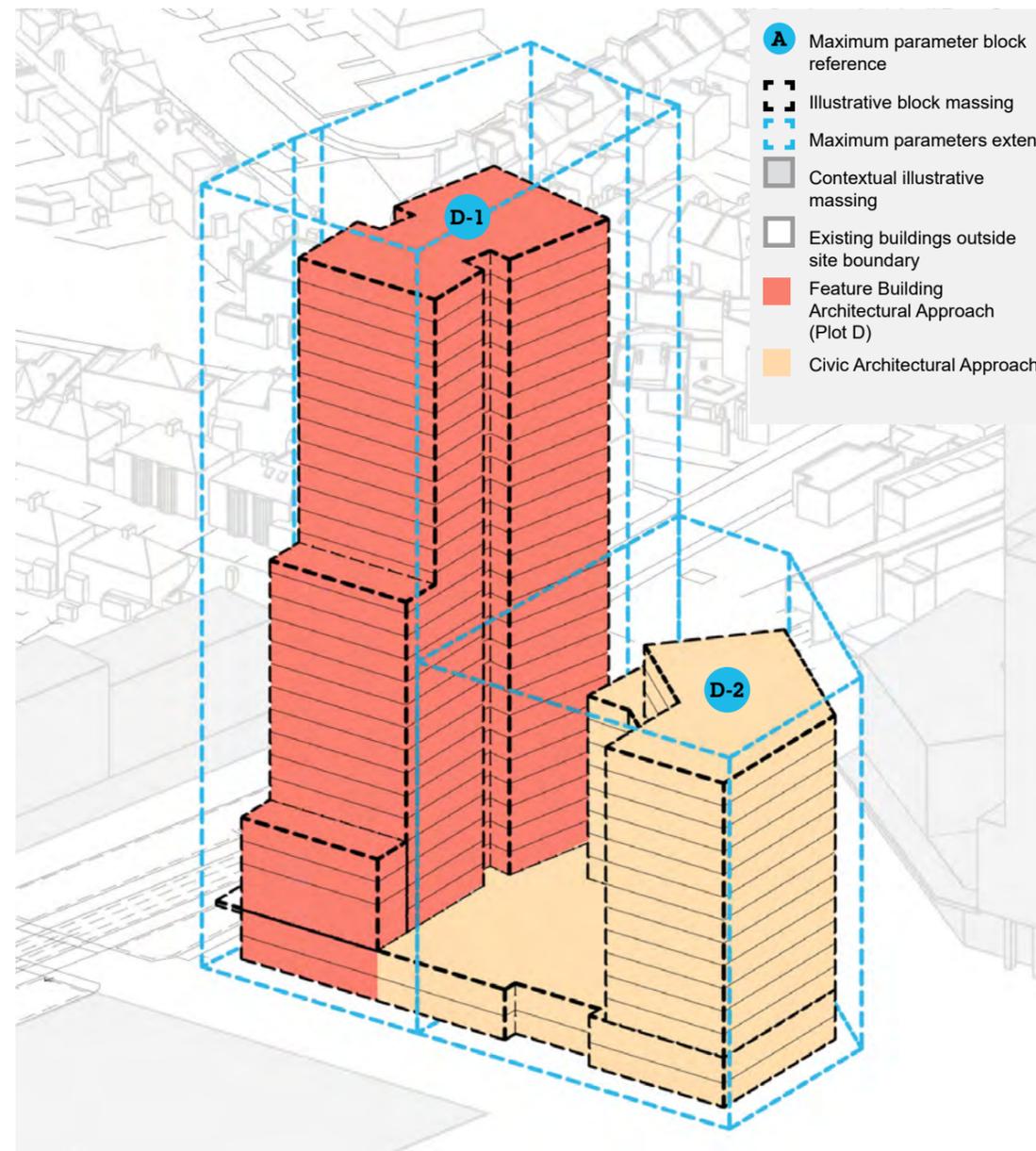


Fig: 116 Plot D Illustrative Scheme massing within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.7 PLOT E

DESIGN GUIDELINES

- 5.7.1 The Plot's ground floor **must** facilitate a clear line of site from Whitehall Street to High Road, while upper floors may project over this view corridor.
- 5.7.2 The block massing **should** comprise a sequence of volumes which step down to Moselle Square, providing west facing terraces, creating an accessible multi-tiered landscape.
- 5.7.3 The massing **should** further step to the south providing south facing terraces.
- 5.7.4 The Plot's eastern frontage **must** align with the High Road frontage of Plot C to create a continuous building line.
- 5.7.5 **The design of the eastern facade should be led by a high quality, context sensitive approach, responding to, and complimenting, the proportions of the neighbouring buildings to the north of Moselle Place in the Conservation Area.**
- 5.7.6 Block E **must** be treated as a Feature Building Architectural Approach.
- 5.7.7 An architectural competition for a replacement Library and Learning Centre building **should** be used by future RMAs, based on a brief that has been the subject of meaningful consultation with local people and library/community centre users.

[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

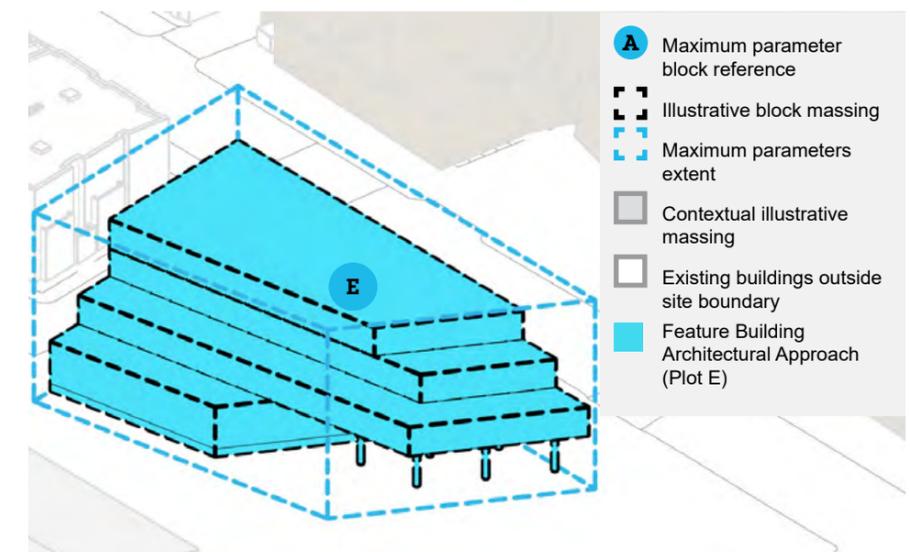


Fig: 117 Plot E Illustrative Scheme massing within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.8 PLOT F

DESIGN GUIDELINES

- 5.8.1 Blocks F-1 and F-4 **must** stand as single taller volumes and should have a direct interface with the ground level, and not merge with the podium base.
- 5.8.2 Block F-1 **must** be generally aligned to the plot's western edge.
- 5.8.3 Block F-1 **should** define a lower shoulder datum on its northern frontage onto White Hart Lane of no taller than 10 storeys, so as to appropriately step down to the Conservation Area.
- 5.8.4 Block F-4 **must** be aligned to the plot's southern edge.
- 5.8.5 Blocks F-2 and F-3 **must** support a lower local scale datum along White Hart Lane, William Street and Love Lane.
- 5.8.6 Each Block **should** be separated by a break between the volumes above the podium base.
- 5.8.7 Arrangement of buildings **must** allow for a podium level amenity garden.
- 5.8.8 Blocks F-1 and F-2 **must** be treated as a Residential South Architectural Approach.
- 5.8.9 Blocks F-3 and F-4 **must** follow guidance for the Civic Architectural Approach.

These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.

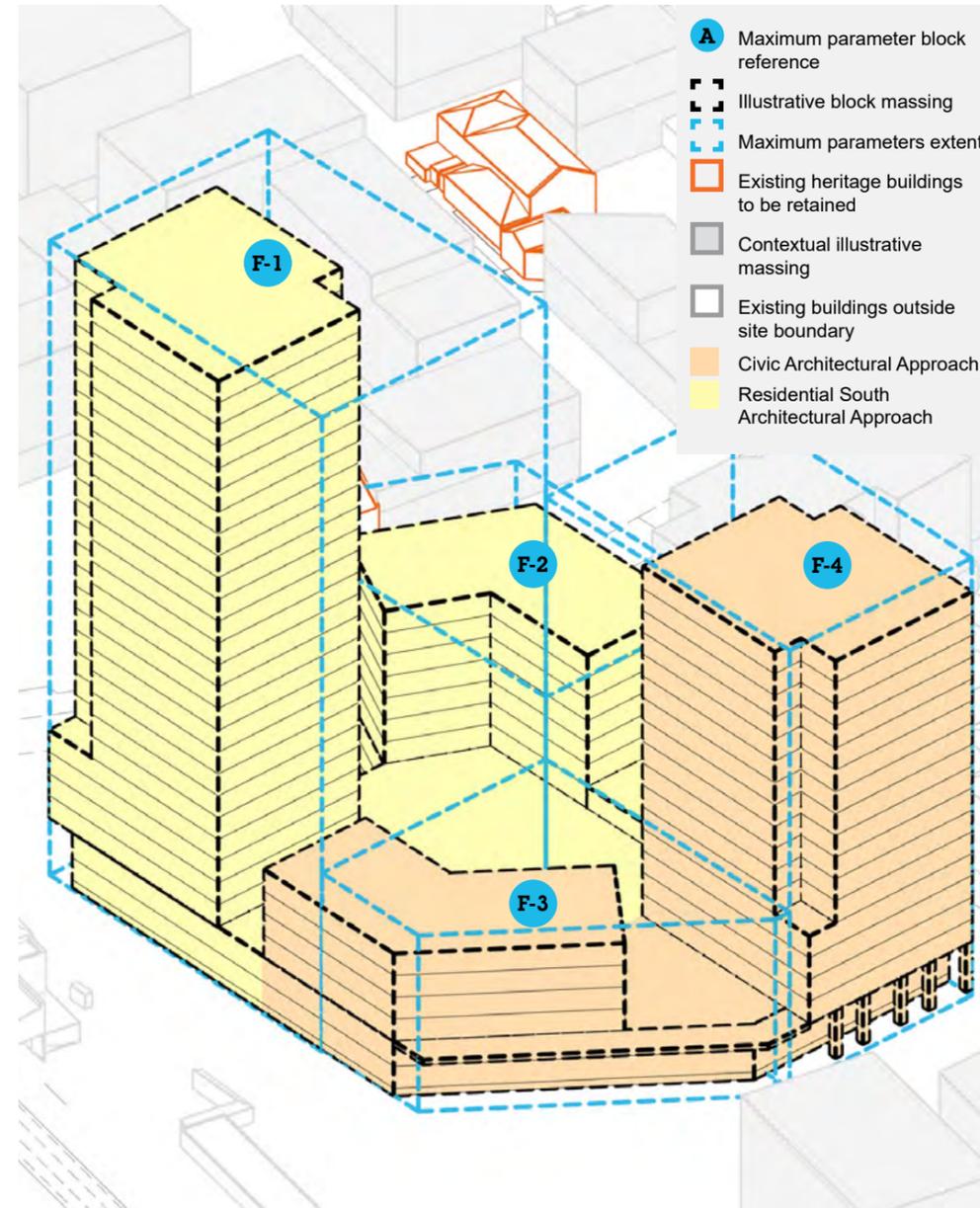


Fig: 118 Plot F Illustrative Scheme massing within maximum parameters
(FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

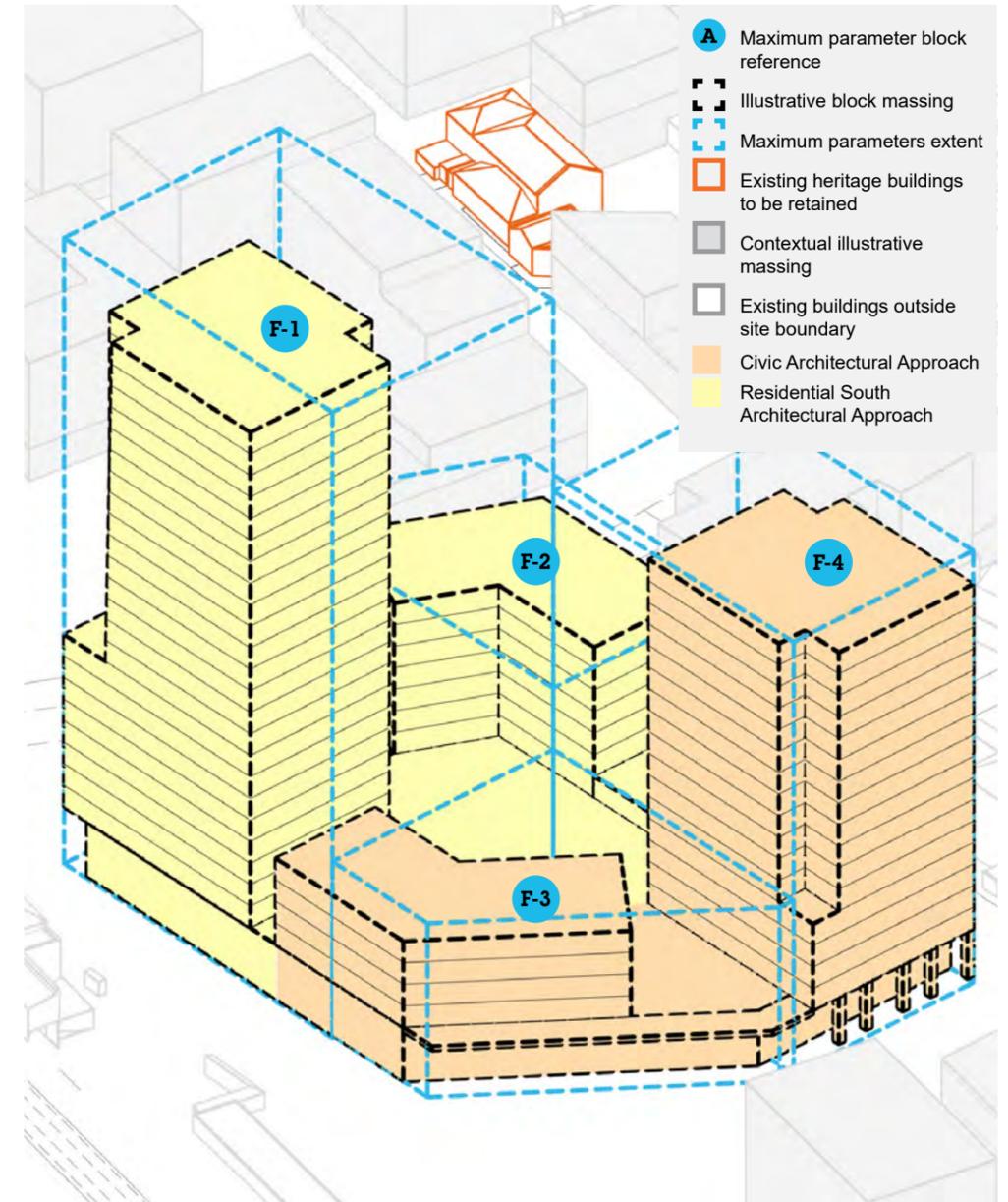


Fig: 119 Plot F alternative massing option within maximum parameters
(FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.9 PLOT G

DESIGN GUIDELINES

- 5.9.1 Plot G **should** define a lower datum no taller than 3 storeys at the junction with the grade (II) listed building (7 White Hart Lane).
- 5.9.2 Plot G **must** complete the urban block and represent a transition between the proportions of the Conservation Area and the proposed development towards the station.
- 5.9.3 Plot G building form **must** be offset from the southern boundary by a minimum of 2m to offer relief from neighbouring buildings and opportunities for open space.
- 5.9.4 An expressed ground floor **should** respond to the lower local scale datum along White Hart Lane, responding to the building lines of neighbouring buildings.
- 5.9.5 The building's northern facade and/or massing **should** be articulated to accommodate the root protection area of the existing mature tree to the north of the plot.
- 5.9.6 Block G **must** follow guidance for the Heritage Architectural Approach.

[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

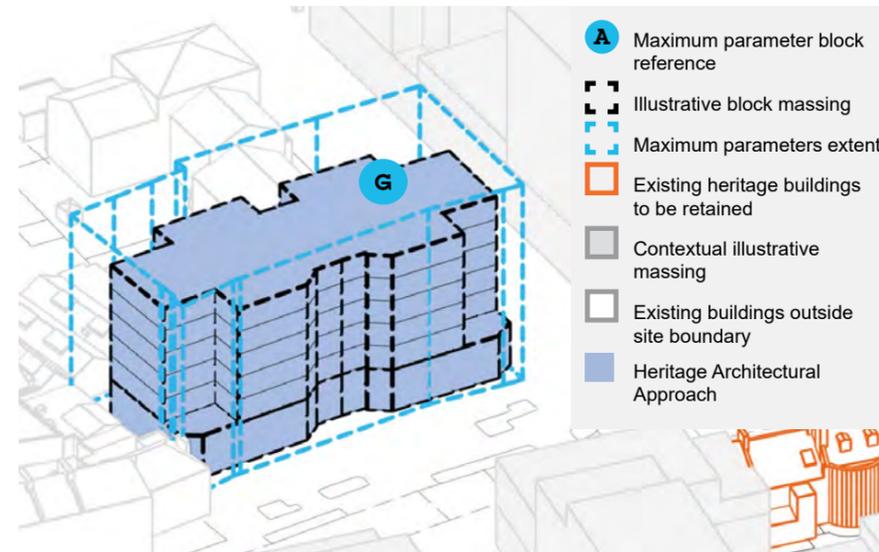


Fig: 120 Plot G Illustrative Scheme massing within maximum parameters
(FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

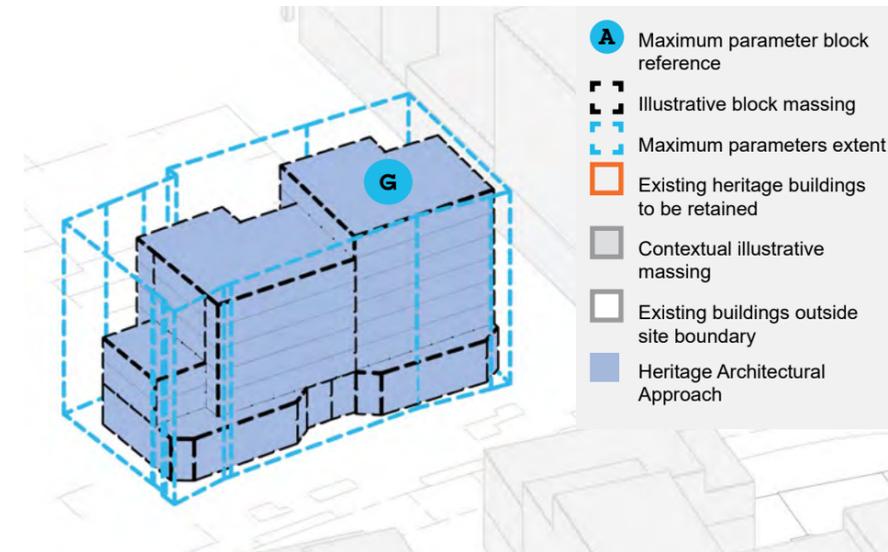


Fig: 121 Plot G alternative massing option within maximum parameters
(FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.10 PLOT H1 & H2

DESIGN GUIDELINES

- 5.10.1 Block H-1a massing **must** step down from 4 storeys in the north to 3 storeys at the southern boundary.
- 5.10.2 Block H-1b **should** comprise a single storey element.
- 5.10.3 Block H2 **must** comprise a single 2 storey volume.
- 5.10.4 The White Hart Lane frontage of Block H2 **should** step back adjacent to the Station Master's House to allow the heritage building to hold a prominent, detached setting.
- 5.10.5 Rooftop plant on Block H2 **should** be hidden behind a screen, set back from the building frontage. The plant **should** be located to the north of a line projected from the rear facade of Station Master's House.
- 5.10.6 Blocks H-1a and H2 **must** follow guidance for the Heritage Architectural Approach.
[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

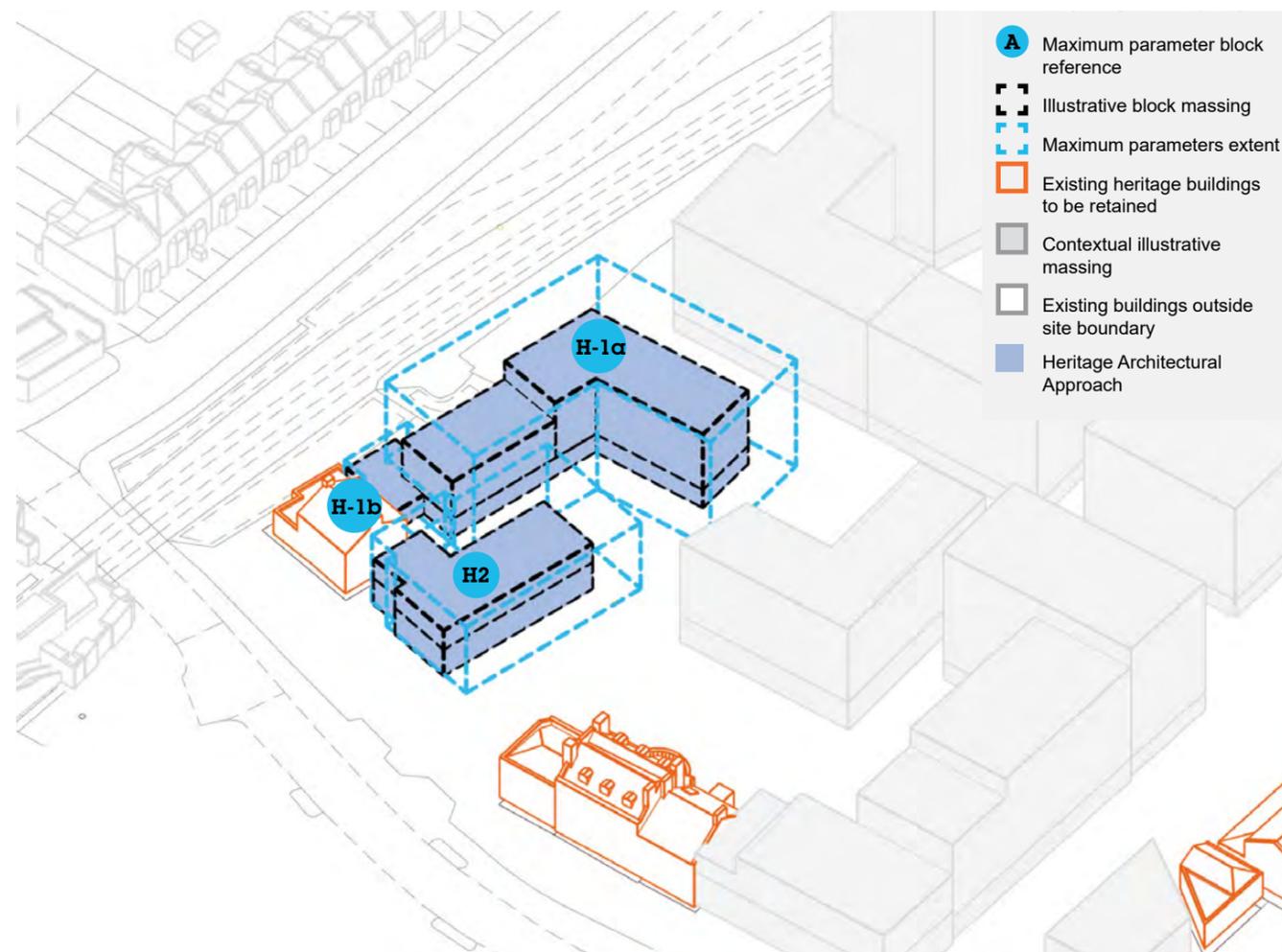


Fig: 122 Plots H1 and H2 Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.11 PLOT H3 & I1

DESIGN GUIDELINES

- 5.11.1 Block H3 **must** be a minimum of four storeys with a potential set back on the upper floor.
- 5.11.2 The ground floor of Blocks H3 and I1-1 **must** provide commercial accommodation and residential ancillary space only, with no residential accommodation.
- 5.11.3 Blocks I1-3, I1-2 and I1-1 **must** step down towards White Hart Lane and The Grange.
- 5.11.4 Block I1-1 **must** have a flush building line with the Grange on the southern facade.
- 5.11.5 Blocks I1-2 and I1-3 **must** allow for an internal courtyard with a minimum width of 17m from the eastern facade of Block H3.
- 5.11.6 I1-3 **must** provide a frontage onto the northern edge to provide privacy to the courtyard.
- 5.11.7 Blocks I1-1 and I1-2 **must** both comprise stepped volumes that allow for a gradual stepping down to The Grange.
- 5.11.8 A break **should** be maintained between Blocks I1-3 and H3 to form a passageway offering access into the central courtyard. The clear break **should** be no less than 4m wide.
- 5.11.9 Blocks H3, I1-1 and I1-2 **must** follow guidance for the Heritage Architectural Approach.
- 5.11.10 Block I1-3 **must** follow guidance for the Parkside Architectural Approach.
[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

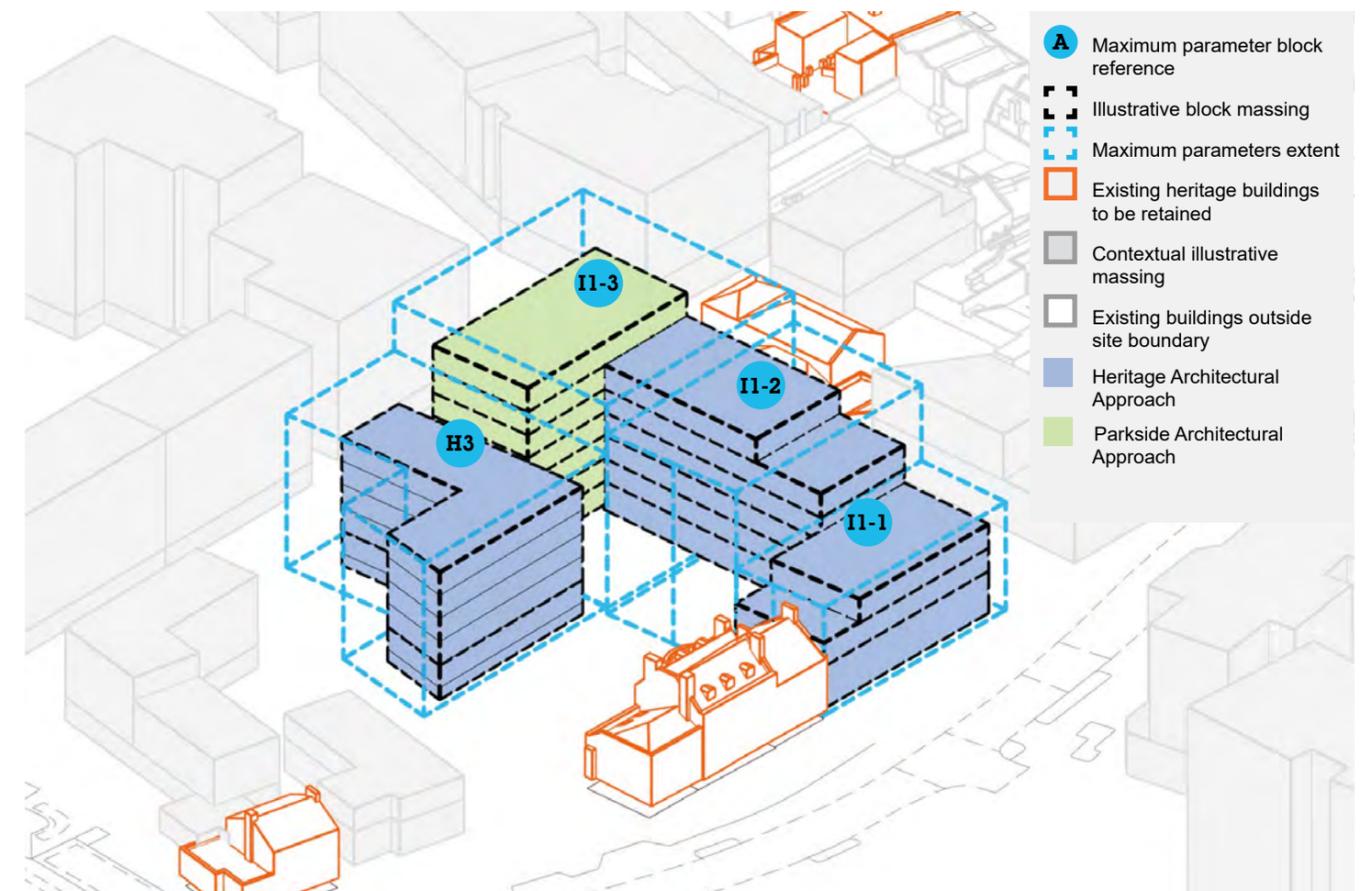


Fig: 123 Plots I1 & H3 Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.12 PLOT I2 & I3

DESIGN GUIDELINES

- 5.12.1 Block I2-1 **should** match the eave line of 6A White Hart Lane and align the southern frontage of 6A White Hart Lane.
- 5.12.2 As an infill plot, Plot I3 **must** create an activate frontage onto Percival Court, between the Former Chapel and the rear of the existing buildings on the High Road.
- 5.12.3 The articulation of Block I3 **must** facilitate a clear line of site of the Former Chapel from the White Hart Lane entrance adjacent to 6A White Hart Lane.
- 5.12.4 A break **should** be maintained between the Former Pastor’s House and Block I2-2 to form a passageway and pedestrian link into the central courtyard. The break **should** be no less than 2.5m wide.
- 5.12.5 A break **should** be maintained between the Former Chapel and Block I3 to form a passageway and pedestrian link into the central courtyard. The break **should** be no less than 3m wide.
- 5.12.6 Blocks I2-1, I2-2 and I3 **must** follow guidance for the Heritage Architectural Approach.

These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.

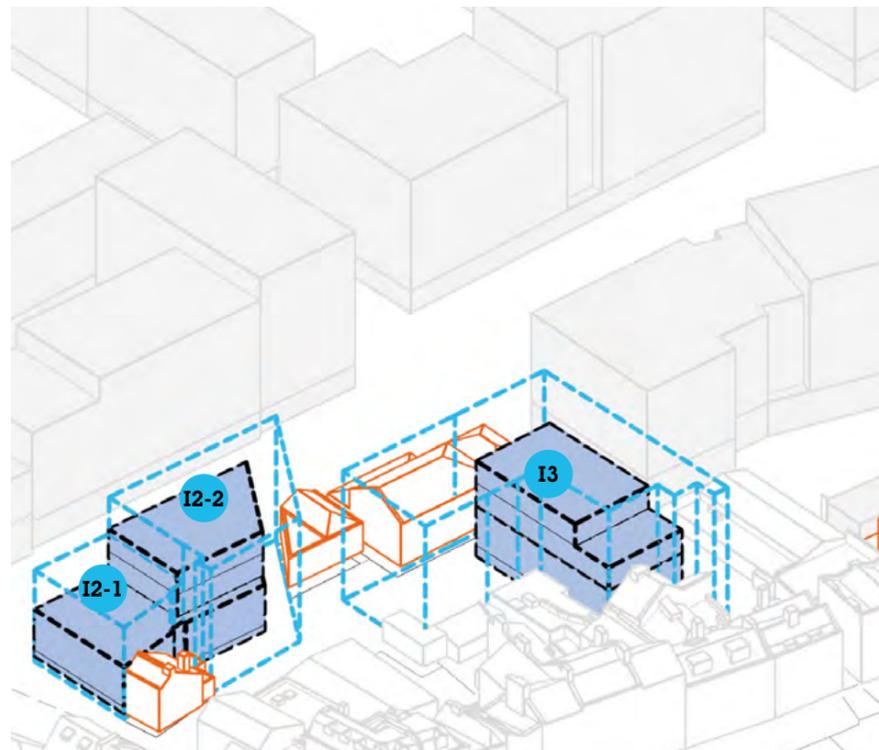


Fig: 124 Plots I2 and I3 Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.13 PLOT J

DESIGN GUIDELINES

- 5.13.1 Plot J **should** be arranged as a perimeter of buildings surrounding a communal amenity garden.
- 5.13.2 Block J-2 **should** present a strong linear frontage onto Peacock Park comprised of at least one step with the tallest element to the north.
- 5.13.3 A pedestrian route **should** be provided north-south through the plot to provide a break between buildings. This break **should** be a minimum of 6m wide.
- 5.13.4 Blocks J-1a and J-1b **must** be treated as a Residential North Architectural Approach.
- 5.13.5 Block J-2 **must** follow guidance for the Parkside Architectural Approach.

These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.

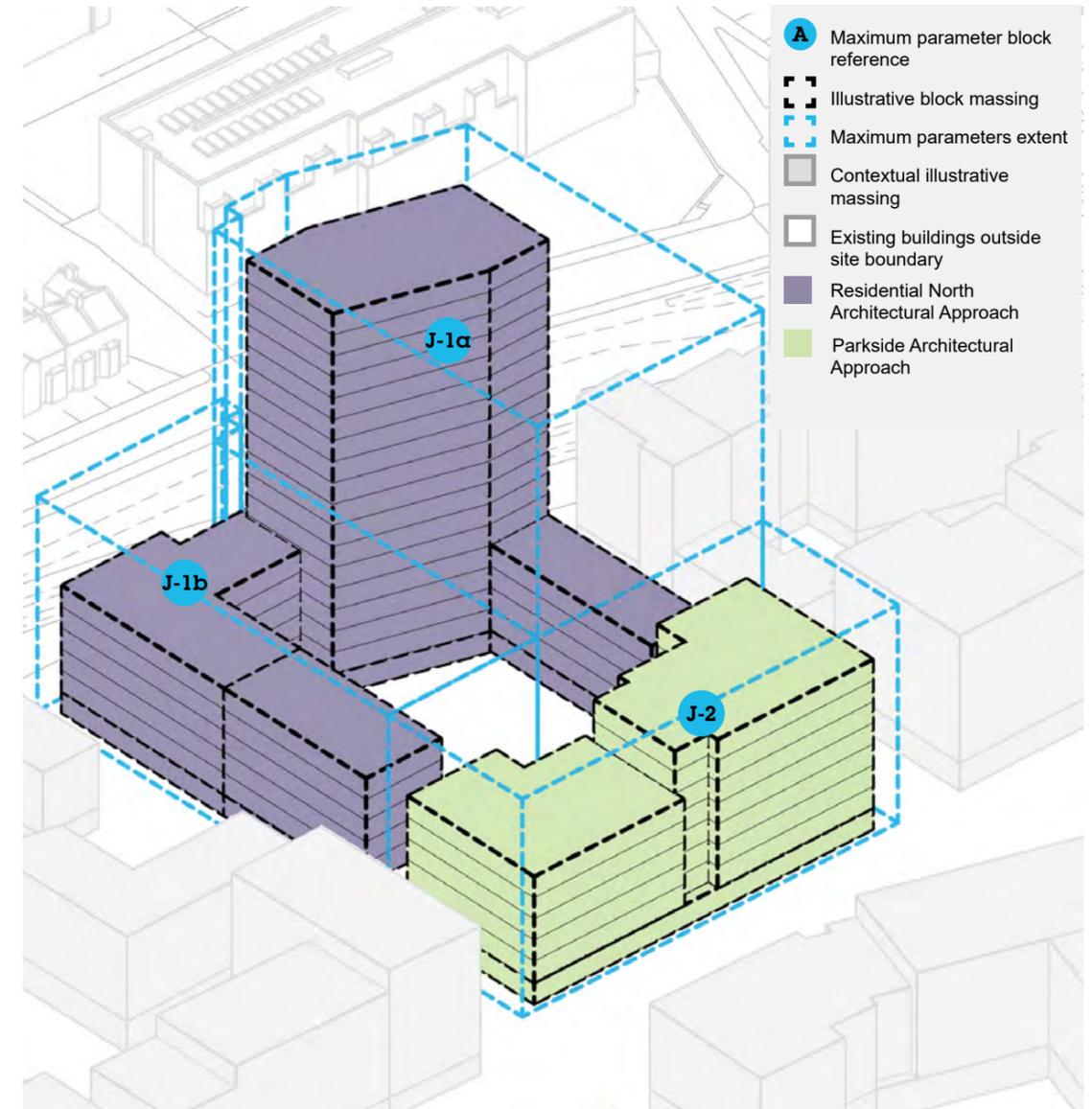


Fig: 125 Plot J Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.14 PLOT K1

DESIGN GUIDELINES

- 5.14.1 Plot K **must** provide activate frontages onto Percival Court, Peacock Park, Brunswick Square.
- 5.14.2 Block K1-1 **should** present a strong linear frontage onto Peacock Park with at least one step and the tallest element to the north.
- 5.14.3 Block K-3 **should** comprise a ground level courtyard. A low level building **should** inhabit the courtyard aligned to the plot's western boundary to activate and screen the rear of the existing buildings on the High Road.
- 5.14.4 The eastern edge of Blocks K1-1 and K1-2

should be offset from the existing buildings to the east to allow the opportunity for vehicles to enter the central courtyard.

- 5.14.5 Blocks K1-1, K1-2 and K1-3 **must** follow guidance for the Mixed Use Architectural Approach.

[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

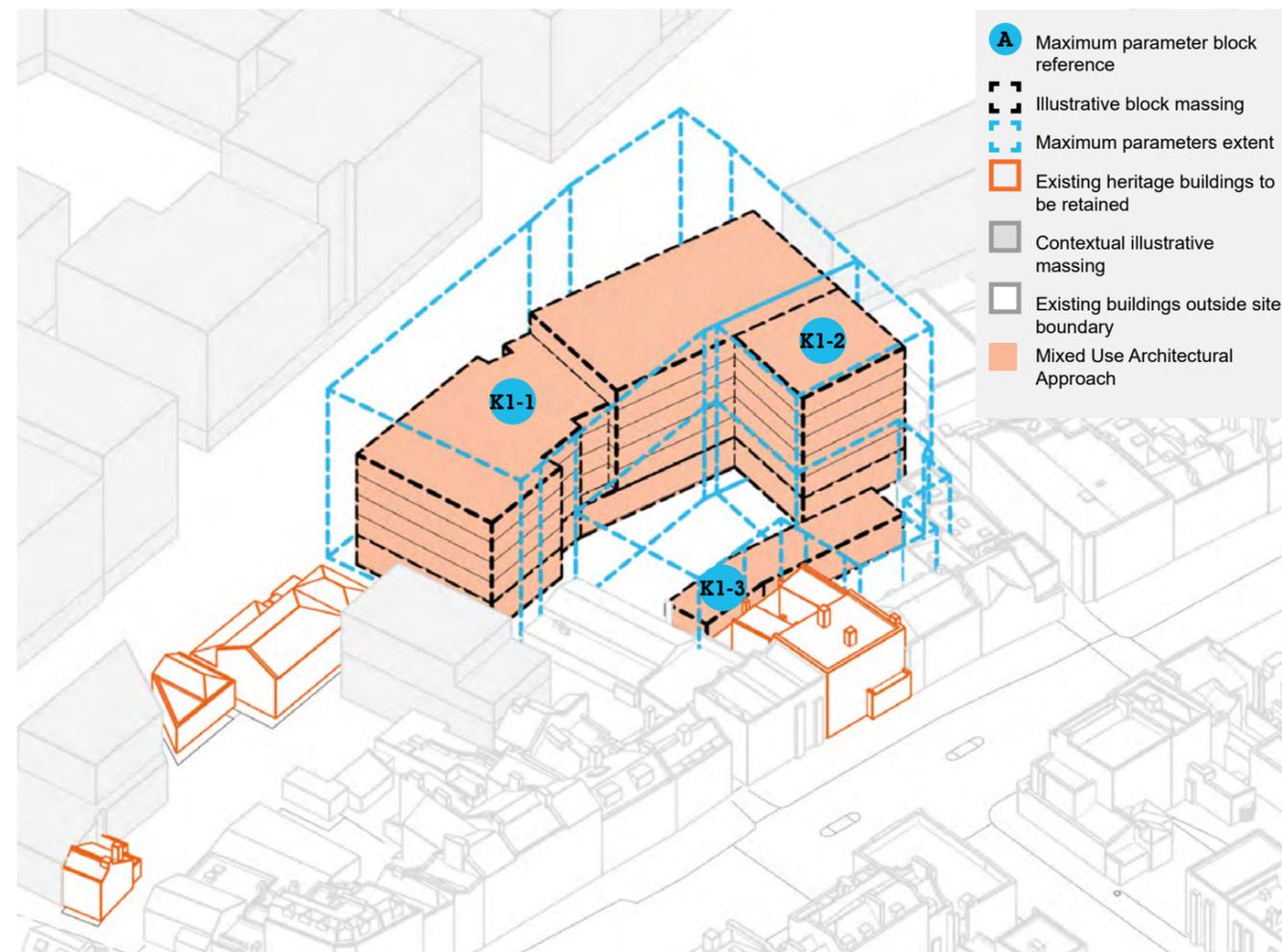


Fig: 126 Plot K1 Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.15 PLOT K2

DESIGN GUIDELINES

- 5.15.1 A restricted access servicing route **must** be provided through Plot K2-1, K2-2 and K2-3 connecting from Parkside East to High Road. The route **must** be a no less than 10m.
- 5.15.2 Plot K2-1 **must** step down to Brunswick Square, with at least one step and the tallest element to the north.
- 5.15.3 The southern portion of Plot K2-1 **must** respect the daylight and sunlight amenity to the neighbouring residential properties by stepping down in height from the point of the northern boundary of the adjacent 841-843 High Road properties.
- 5.15.4 The building volumes **must** step down in height from the park to the High Road, from west to east.

5.15.5 A break **should** be maintained between the rear elevation of 865 High Road and Block K2-2. The break **should** be no less than 4m wide.

5.15.6 The eastern facade of Block K2-3 **should** align with the High Road building line of 865 High Road.

5.15.7 Blocks K2-1 and K2-2 **must** follow guidance for the Mixed Use Architectural Approach.

5.15.8 Block K2-3 **must** follow guidance for the Heritage Architectural Approach.

[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

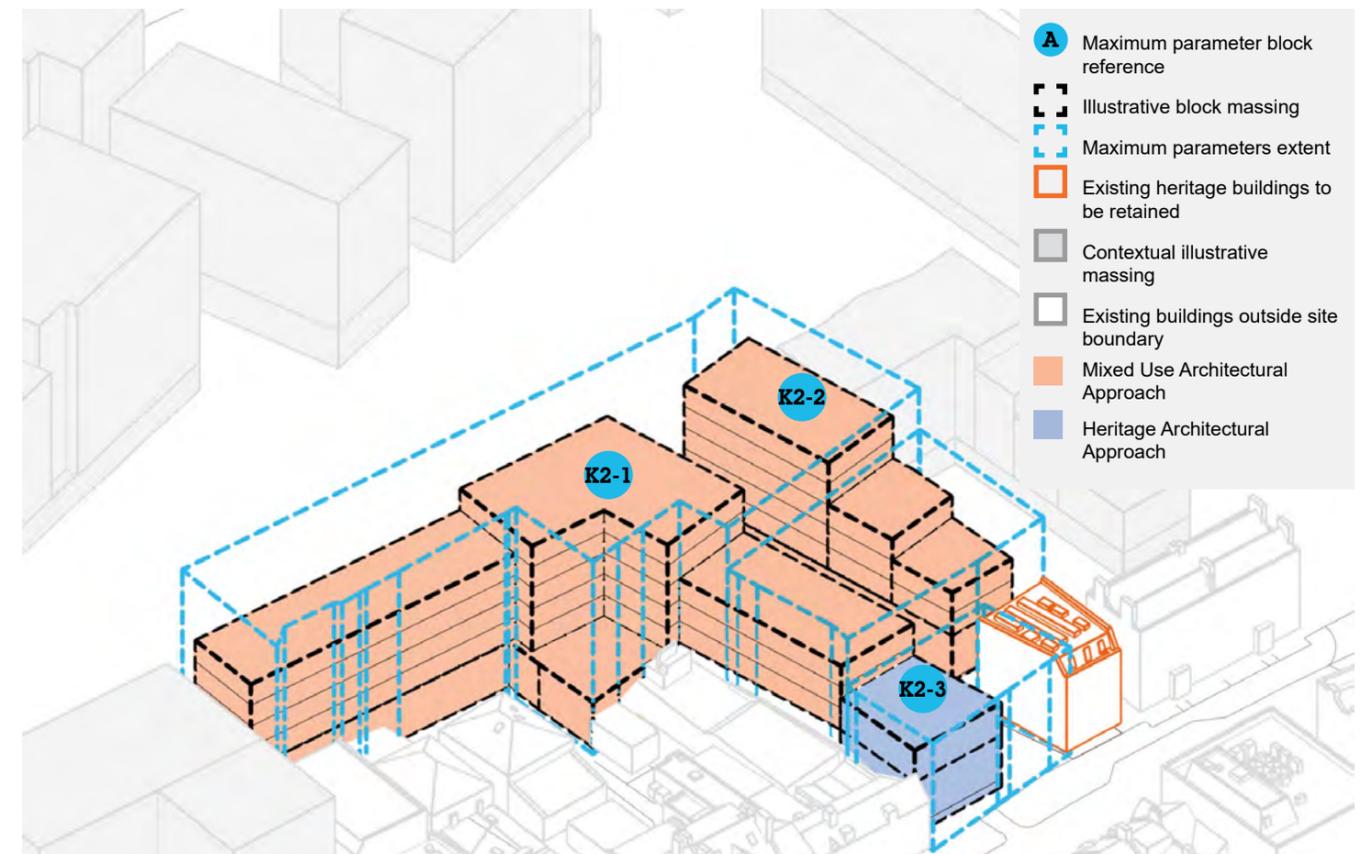


Fig: 127 Plot K2 Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.16 PLOT L

DESIGN GUIDELINES

- 5.16.1 Plot L **should** be arranged as a perimeter of buildings surrounding a communal amenity garden.
- 5.16.2 Block L-1b **should** generally step down anti-clockwise away from the tall building. The low point should be on the south eastern corner at 3 storeys.
- 5.16.3 Block L-2 **should** present a strong linear frontage onto Peacock Park comprised of at least one step with the tallest element to the north.
- 5.16.4 A pedestrian route **should** be provided north-south through the plot to provide a break between buildings. This break **should** be a minimum of 6m wide.
- 5.16.5 Blocks L-1a and L-1b **must** be treated as a Residential North Architectural Approach.
- 5.16.6 Block L-2 **must** follow guidance for the Parkside Architectural Approach.
[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

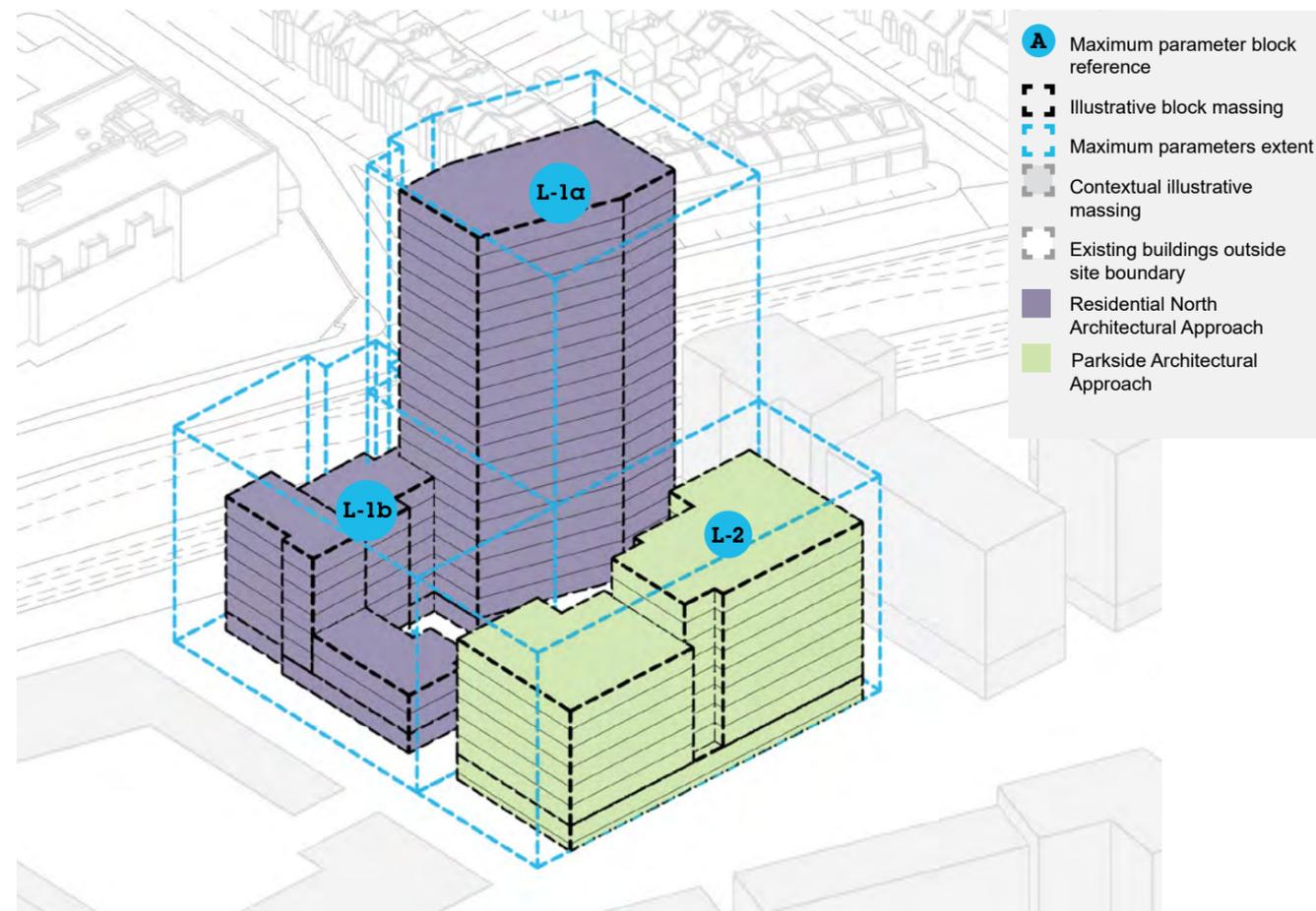


Fig: 128 Plot L Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.17 PLOT M

DESIGN GUIDELINES

- 5.17.1 Plot M **should** be arranged as a perimeter of three individual buildings surrounding an amenity garden.
- 5.17.2 Block M-1 **should** comprise of at least 1 step in the massing stepping down towards the park.
- 5.17.3 Block M-2 **should** comprised of at least one step with the tallest element to the south.
- 5.17.4 A break **should** be maintained between Block M-2 and M-3 of no less than 5m wide.
- 5.17.5 A break **should** be maintained between Block M-3 and M-1 of no less than 9m wide.
- 5.17.6 The north western corner of Block M-1 **must** be treated as a Marker Building Architectural Approach.
- 5.17.7 Block M-2 **must** be treated as a Residential North Architectural Approach.
- 5.17.8 Blocks M-3 and the south eastern corner of Block M1 **must** follow guidance for the Parkside Architectural Approach.
[These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.](#)

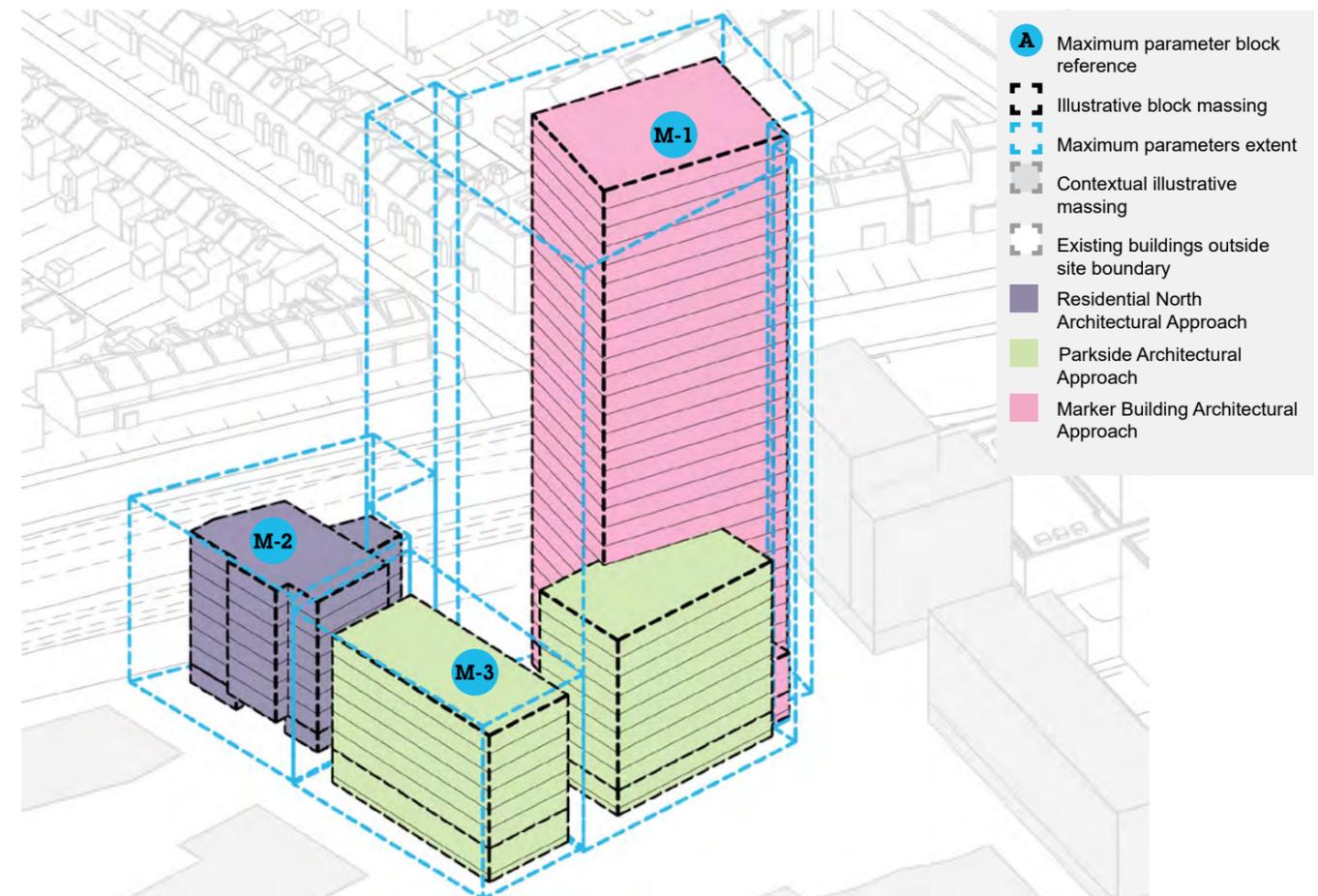


Fig: 129 Plot M Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

5.18 PLOT N

DESIGN GUIDELINES

- 5.18.1 Block N1 **must** comprise of at least one step with the tallest element to the west.
- 5.18.2 The steps of Block N1 **should** correspond with the uppermost level of Block N2 at their lowest point, and the uppermost level of the lower step of Block M-1 at their highest point.
- 5.18.3 Building volumes of Block N1 **must** be arranged around a single storey podium level amenity garden set to the north of the plot.
- 5.18.4 Block N2 **must** step down to the north with the tallest element aligned to the southern edge.
- 5.18.5 Building volumes of Block N2 **must** be arranged around a single storey podium level amenity garden set to the north of the plot.
- 5.18.6 The western edge of Block N3-1 and the eastern edge of Block N3-2 **must** align with the adjacent Brook House school development to the north.
- 5.18.7 Block N3-1 **must** comprise of at least one step with the tallest element to the west.
- 5.18.8 Block N3-2 **should** comprise a single volume above the podium aligned with the blocks southern edge.
- 5.18.9 Block N4-1 **must** step down in height from the park to the High Road comprised of at least two steps.
- 5.18.10 N4-2 **must** sit at least 1 storey lower than the lowest step of Block N4-1.
- 5.18.11 Block N1 **must** be treated as a Marker Building Architectural Approach.
- 5.18.12 Block N2 **must** follow guidance for the Parkside Architectural Approach.
- 5.18.13 Blocks N3-1, N3-2, N4-1 and N4-2 **must** follow guidance for the Heritage Architectural Approach.

These guidelines must be read in conjunction with the Site Wide Codes and Architecture Codes.

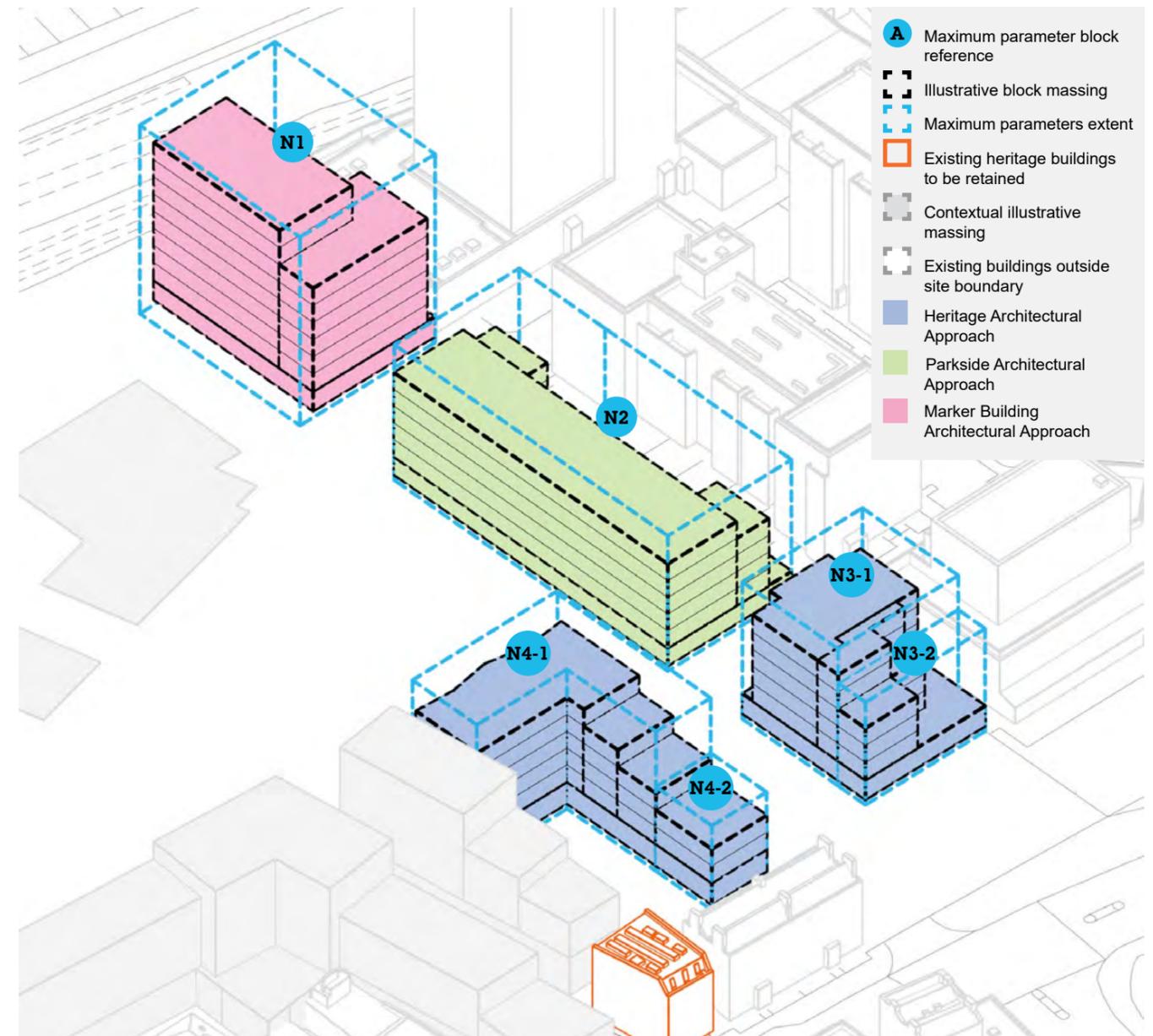


Fig: 130 Plots N1, N2, N3 and N4 Alternative Illustrative Scheme scheme within maximum parameters (FOR INFORMATION ONLY with no rooftop plant, parapets or lift overruns shown)

HRW
HIGH ROAD WEST

