

The Guinness Trust
St Edmund's Terrace, NW8 7QE

Summary of Planning Application / Design & Access Statement

November 2010

Introduction

The Guinness Court Design Team has developed this document to support a Planning Application for a new housing development in the London Borough of Camden. The development site is located on Guinness Court, St Edmund's Terrace, NW8 7QE (site area: 0.388 ha).

The Guinness Trust has been providing good quality, affordable homes for over 100 years. The Partnership currently provides accommodation for more than 100,000 people in over 50,000 homes across the country with services provided by more than 2000 staff. It has a strong track record of working in partnership with residents, local councils, developers and other agencies to help create thriving communities where people want to live.

The Guinness Trust has been involved with Guinness Court since the 1930s and has been providing affordable housing and Care Home accommodation on the site since this time. An audit of the existing accommodation demonstrated that it was of poor quality and in need of upgrade to raise living standards for existing tenants. It was decided that the most cost-effective approach would be to comprehensively redevelop the site to provide modern, high-quality housing comprising a mix of tenures.

While the Care Home's residents have already been relocated and the building demolished, an L-shaped block of 23 Units (1 bedroom flats and bedsits) remains occupied. Construction will occur in two phases (p. 28); with existing residents relocated when Phase 1 is complete (Block A), the existing socially rented flats will then be demolished and Block B will be built in phase 2. This approach is intended to minimise disruption for existing residents.

The Design Team:

The Design Team consists of a multi-disciplinary team, including BDP (planning consultant), the Guinness Trust (applicant), Sprunt (Architects), Kim Sangster Associates (commercial advice), MVA (transport), Rambol (sustainability, energy, sunlight/daylight), Broad Oak (arboricultural consultant) and Alan Saunders Associates (acoustic consultant).

Note: graphics in this document are not to scale. Please refer to the planning submission drawings submitted with this planning application

A 73 units scheme for this site was granted planning approval in May 2009 (ref. 2009/0135/P). While the main principles behind the 2009 scheme still apply, further discussions with surrounding residents and changes in requirements in terms of viability for the project led the team to review the design and now applies for a 64 units scheme

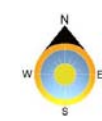
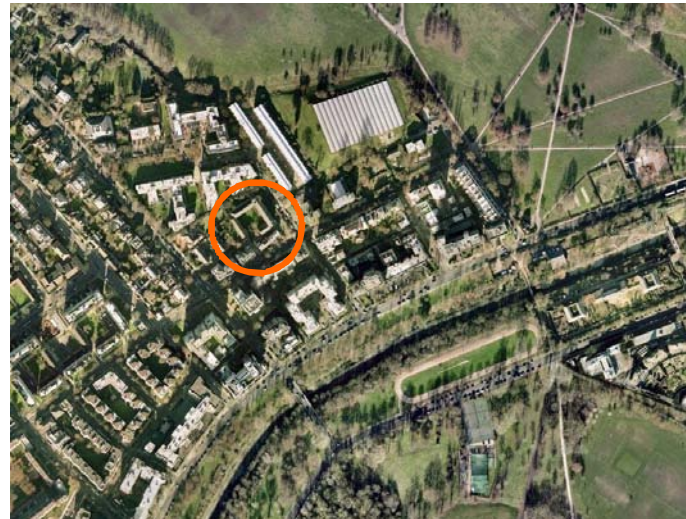
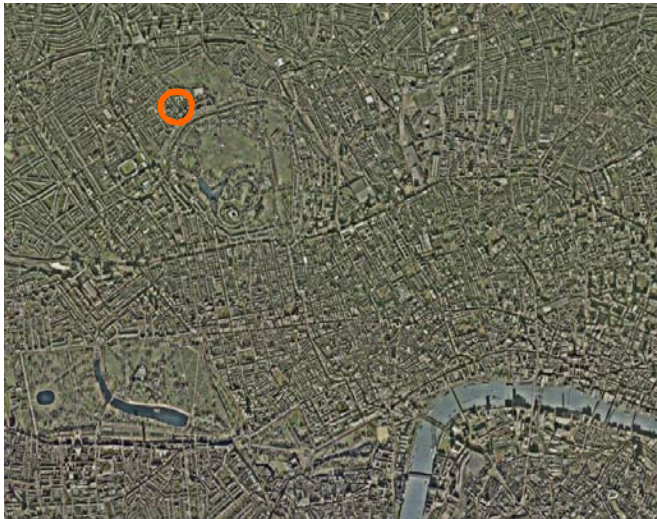
This Statement sets out the background analysis, conceptual approach and evolution of the scheme, describing details of the design and access. Further information is contained in the suite of documents that supports the application.

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St Edmund's Terrace, NW8 7QE

A Site Appraisal

A1 Location



The development site is located on St Edmund's Terrace, in the London Borough of Camden (LBC), NW8 7QE, on the edge of the western boundary of Primrose Hill and northern limits of Regent's park (on the border of St John's Wood and adjacent to the border with Westminster City Council (WCC)).

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St Edmund's Terrace, NW8 7QE

A Site Appraisal

A2 Urban Approach



The characteristics of the area have been studied through the main “urban sequences” following 4 photographic “journeys” which set the site in its wider context in terms of existing urban patterns and architectural dialect.

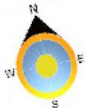
Journey 1 (from St Johns Wood Station to Site) shows a variety of architectural types with large volumes (residential, hospital, stadium) in line with the status of the road, then, a more historic feel with mid-rise residential and commercial elements before arriving at a residential area characterised by tall buildings.

Journey 2 (from Regent's Park to Site) demonstrates a clear edge effect generated by the contrast between the openness of the Park with residential blocks creating a barrier along the boundary of the park.

Fairly similar characteristics can be witnessed with Journey 3 (From Primrose Hill to Site) except that the narrower street reinforces the impact of the residential blocks.

Journey 4 (from Northern Properties - Avenue Close - to Site) presents a different style of massing with large residential blocks being most prevalent. This differs to the buildings around the site entrance as buildings have a more private back land feeling.

Note: “urban sequences” pictures can be found in Appendix X3



Use:

The proposal is a mixed tenure-blind residential scheme. This is translated on site by the provision of a range of unit types (1 bedroom 2 persons, 2 bedrooms 3 or 4 persons, 3 bedrooms 5 or 6 persons and 4 bedrooms 6 persons flats and maisonettes) for social rent and private sale tenures.

The above is supported by appropriate private amenity space (ground floor gardens / patios and upper floor balconies / terraces) and semi private amenity space arranged around a central garden but also technical amenity spaces including refuse / recycling storage, cycle storage, car parking and access for heavy vehicles (refuse, fire engine, removal.)

. In addition to Building Regulations and typical Planning Requirements, the following standards apply to the residential use:

- Develop a highly sustainable scheme (refer to Energy / Sustainability statements)
- 100% Lifetime Homes
- 10% of units to be adaptable for wheelchair housing
- 10% cycle storage + 1 guest space for every 10 units

Amount:

The proposed 64 Unit scheme (183 habitable rooms) has 28 x 1 Bedroom Units, 19 x 2 Bedroom Units, 15 x 3 Bedroom Units and 2 x 4 Bedroom Units. The site being 0.388 hectare, results in densities of: 165 units / hectare or 471.5 habitable rooms / hectare.

The proposal includes:

- . re-provision of the existing 930sqm (gross internal) of affordable rented housing (currently one bed flats and bedsits) with 18 x 1 Bedroom Units (51 sqm each minimum),
- . an additional 18 socially rented Units (1B2Ps, 2B3Ps, 3B5Ps and 4B6Ps),
- . 28 Private Sale Units (1B2Ps, 2B3Ps, 2B4Ps, 3B5Ps and 4B6Ps).

The scheme amounts to a total of 4,459.9 sqm (gross internal / units only); the overall gross internal area being 6,695 sqm (including a 699 sqm underground carpark area for 19 vehicles)

Private amenity space amounts to 1,076 sqm (mixture of ground floor gardens, patios, balconies and terraces). Public amenity space (also considered as semi-private due to the configuration of the site) has an area of 965 sqm and includes soft landscape, quiet garden areas and informal early age playground. Total amenity space is 2,041 sqm (a 621 sqm increase from the existing 1,420 sqm).

The 10 surface car park spaces and access areas comprises up to 857 sqm. Overall car parking (including underground) amounts to 29 bays, 7 of which are designed to wheelchair standards. Cycle storage is provided for 71 bikes. Please refer to access sections (in C), Appendix X1 and Transport Assessment submitted separately.

The Guinness Trust St Edmund's Terrace, NW8 7QE

B Design B4 Layout



The layout has been developed in accordance with the constraints and opportunities identified previously. This page is to be read in parallel with the next subject, "Scale", as both elements are intrinsically linked.

Other considerations when establishing Layout and Scale were Sunlight & Daylight levels. Please refer to the reports appended to the application for further details.

The layout is characterised by:

- . The shape of the site and orientation of the surrounding buildings to provide scope for an efficient North-South axis to maximise the amount of sunlight received,

- . The above baseline permitted the Team to allocate two blocks (one on the East, A, along Broxwood Way and one on the West, B) while removing the potential of overlooking and still providing a large open space in the centre. It was also decided to provide an underground car park so that the external amenity space could be maximised,

- . The above space is visually linked to both northern and southern properties and offers a much improved configuration in comparison with the current units and demolished Care Home (see Green line),

- . The site lines (as shown in blue, red and orange on diagram) consider both foreground (3 storey terraced houses including their front garden enclosures) and background (to create an urban streetscape in line with the other Broxwood Way's properties),

- . The proposed layout provides a gradual approach from the public realm (corner of the site) to semi-private residential areas. The resulting semi-enclosed space is dedicated to the residents and natural surveillance is provided by openings looking at all areas from ground and upper floors (concept and development of the open space is described further in the Landscape section B8). The proportion between hard and soft landscape has been established by the need for large vehicles access (refer to Constraints p.15) and the will to provide as much green space as possible.



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B Design B4 Layout



. While Block A provides the urban enclosure, Block B constitutes a natural boundary with the back of the surrounding private properties. In addition, all Level -1 units are provided with private gardens and patios which allow for security and privacy buffer zones.

. The two blocks have been dissected into 4 cores to provide more control (security), avoid long internal corridors and allow for tenure flexibility.

. Each core has its dedicated and secured entrance lobby which links to amenity / service spaces, ground units and upper units via stairs and lift:

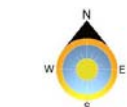
- Core A1: 9 private units (8 x 2 bedroom units and 1 x 3 bedroom units),
- Core A2: 14 affordable rented units (1 x 1 bedroom unit, 7 x 2 bedroom units, 4 x 3 bedroom units and 2 x 2 bedroom units),
- Core A3: 22 affordable rented units (21 x 1 bedroom units and 1 x 2 bedroom unit),
- Core B: 19 private units (6 x 1 bedroom units, 3 x 2 bedroom units and 10 x 3 bedroom units).

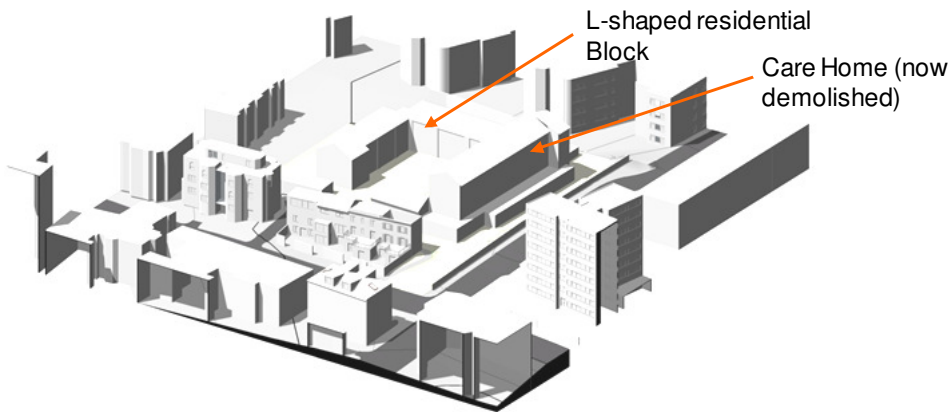
Also refer to Appendix X1 for more detailed graphics (plans).

. The eastern area of Block A at Level -1 is dedicated to central and local services (including CHP plant and substation) due to the level difference with Broxwood Way and the site which makes residential development unfeasible in this zone because there is no natural light for this part of the building.

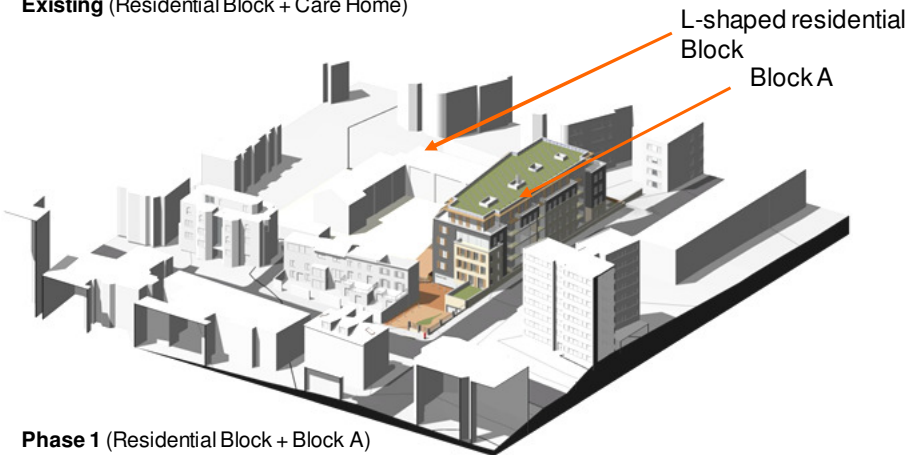
. The layout and the internal planning have been developed to allow for the majority of the units to elements of their elevations to provide double aspect for optimal natural light penetration and natural ventilation

. For details on access layout to the site and into the units, refer to Access & Strategies section C and drawings in Appendix X2

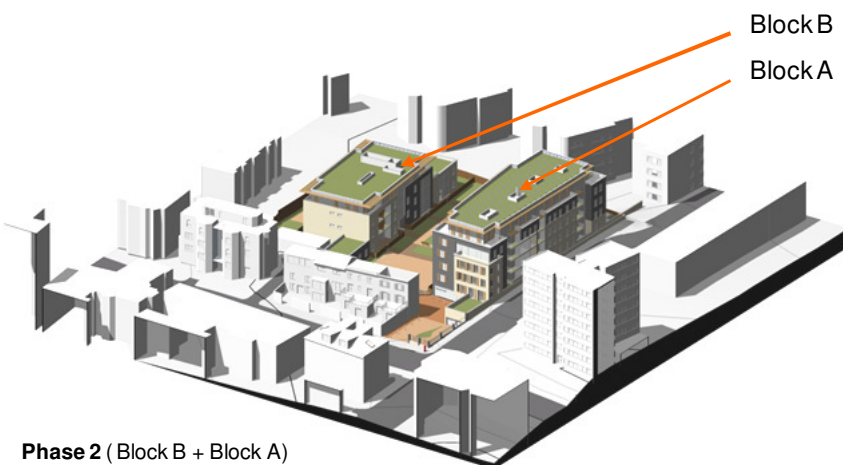




Existing (Residential Block + Care Home)



Phase 1 (Residential Block + Block A)



Phase 2 (Block B + Block A)

Existing (prior to demolition of care home)



L-shaped Residential Block

Care home (now demolished)

Proposed

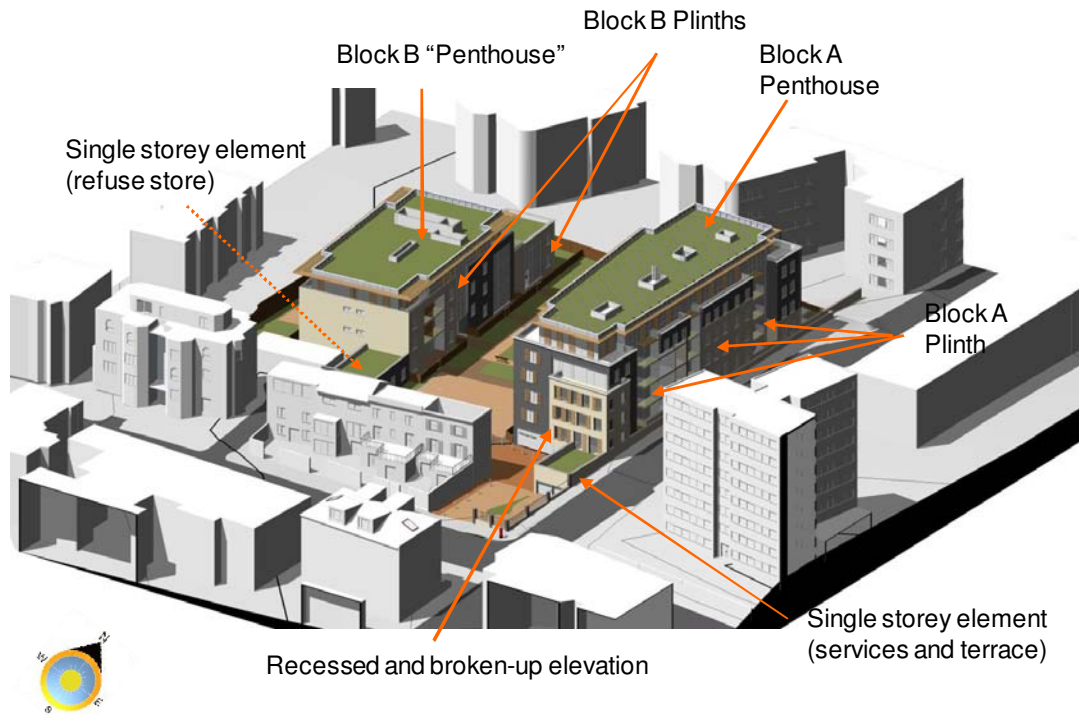


Block B

Block A

These drawings show how the phasing has been developed. The Care Home has now been demolished. Therefore, Block A can be built in Phase 1. It also necessitates that the last 3 units at the eastern end of the existing L-shaped block to be demolished to provide enough space for safety reasons. The tenants living in the remaining block will then be relocated in the newly built Block A. The existing block of flats will then be demolished and Block B will be built in Phase 2.

This approach will allow all existing residents to be transferred to Block A. They will not have to be re-located off-site during construction although a small number of existing residents may have to be moved off-site for health reasons or if living in one of the eastern units to be demolished at prior to Phase 1. The phasing methodology has been discussed as part of the consultation process with existing residents, who are happy with the proposed approach.



Further to the layout strategy, contextual characteristics have been addressed in terms of scale as follow:

- . While the volumes closest to the southern properties are limited to a single storey to create a soft transition (in line with the 3 storey houses front gardens), Block A's principal southern elevation has been recessed from the corner of St Edmunds Terrace and Broxwood Way;
- . The St Edmund's Terrace elevation has been broken down into different plans to dislocate the mass: the eastern corner is linked to the 3 storey houses while the rest of the elevation responds to other surrounding properties;
- . When read from Broxwood Way, Block A has a 3 storey plinth which breaks the general 4 storey mass; on top, there is a lightweight penthouse storey when read from Broxwood Way;
- . Block A's penthouse is well recessed from the main elevations (particularly at the southern and northern ends) which creates large terraces for the upper units;
- . Block B follows the same principles with 2 and 3 storey plinths highlighted with a 4th storey "penthouse" element which ties in with both Block A and surrounding blocks;
- . The resulting massing demonstrates a well knit group of layers which respond to the surrounding context and built form (see Existing / Proposal graphics below).



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B Design

B7 Appearance: Proposals

The proposed development is the result of bold architecture that mixes both tradition and a sleek modern residential development.

When approaching the scheme from the corner of St Edmunds terrace and Broxwood Way, the design of Block A offers three elements to minimise visual impact, respond to its urban context and provide variety within a strong formal framework.

While the first three floors are generally light brickwork (London Stock), the fourth floor is clad with a contrasting, darker brick and the small fifth floor penthouse is made more innocuous with a glazed curtain wall. On the southern elevation, the fourth floor brickwork is carried down one side to break up its bulk and ensure that the London Stock brick element of this elevation is of similar proportion to the adjacent terrace. The sliding shutters on this elevation provide shading to inset balconies, animate the elevation and pick up a reference from the adjacent terraced housing and opposite block, further strengthening the visual continuity along St Edmund's Terrace. The glazed sixth floor has been recessed to be visually unobtrusive.

Along Broxwood Way, the lighter brickwork element is repeated, cut out by areas of colourful glazed balconies and curtain walling horizontally and darker brick vertically. The courtyard elevation consists of two main brick elements (one with light brick, the other with the dark one) with colourful glazed balconies sitting on a single storey "colonnade" and plinth and topped with the recessed penthouse.

Consistency is assured by repeating the above principles on western Block B by providing a 3 storey brick element in direct accordance to its surroundings while the upper floor is also treated like a glazed penthouse to break the general scale and generate a similar skyline for both blocks when seen from the central landscaped courtyard. Timber shutters are also present on Block B so that both buildings benefit from a similar palette of materials. The same appearance for private and affordable housing is provided throughout.

The proposed material palette comprises:

- . London stock brick,
- . Dark (blue or red-brown) smooth brick,
- . Charcoal powder coated thermally broken curtain walling with clear solar glazing or spandrel panels and hard wood timber brise-soleil where required,
- . Natural hard wood timber shutters
- . High density aluminium capped (charcoal powder coated) timber windows
- . Balconies will be steel frame, with timber decking and printed + translucent glass balustrading



View from the corner of St Edmunds Terrace & Broxwood Way



View from St Edmunds Terrace (western approach)



View from St Edmunds Terrace (eastern approach)



View of the central courtyard (from northern boundary)



View from Broxwood Way (northern approach)

Computer generated photomontages



Hard paving materials provide a rhythm through the courtyards with a mix of block paving and resin bonded gravel defining different spaces, marking entrances and encouraging pedestrian priority. Raised brick seating walls will contain the garden courtyard and form large planters for trees. Timber units will be fixed to the top of the planters to form seat backs. The natural play space has play elements set along a self-binding gravel path around a grass mound.

Tree planting is used to create strong edges to enclose different spaces and provide separation between private patios and communal spaces. Two lines of pleached trees run parallel to the buildings while blocks of larger trees run down the middle of the courtyard. The garden courtyard is focussed on a formal lawn with low ornamental planting provided in surrounding planters.

The boundary on the corner of St Edmunds Terrace and Broxwood Way will be formed using a brick wall with piers and vertical bar metal railings to compliment adjacent boundary treatments. The North and West boundaries are retained as existing where possible, including the retention of existing trees and plants where not in conflict with new construction. The Broxwood Way boundary is largely defined by the proposed building, including private patio areas which will be separated from the street with low brick walls and timber-clad metal screens.

The boundary to the private patios will be formed using timber screens on a metal frame with some panels designed to encourage climbing plants. A raised kerb with low planting is used at the back edge of the parking spaces to protect the boundary.

C Access & Strategies

C4 Specific Wheelchair Users Access

The scheme promotes access to wheelchair residents and guests.

Accordingly, 7 wheelchair adaptable units are provided as follows (affordable units to be fitted out):

- . **Core A2:** 1 x 1B2P unit on level -1, type A2/1B.1 (re. 12308_02_606) and 3 x 2B3P units on Levels 0, 1 and 2, type A2/2B.2 (re. 12308_02_616); please note that this core as potential use of Core A3's lift in case A2's lift brakes down,
- . **Core B:** 1 x 1B2P unit on level -1, type B/1B.1 (re. 12308_02_622) and 2 x 3B5P units on Level -1, type B/3B.1 (re. 12308_02_628).

Refer to the units layouts submitted with this application for adaptable wheelchair housing compliance and other relevant details in section C5 (Lifetime Homes Statement).



Level 1



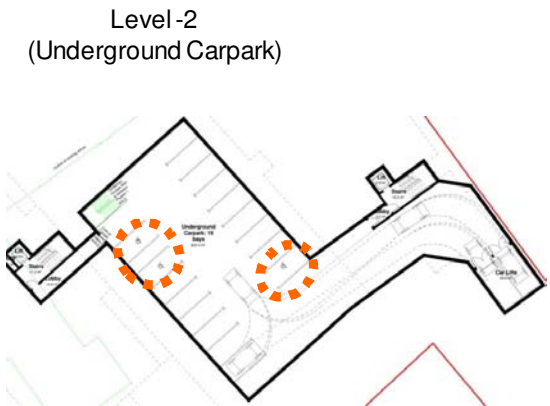
Level 2





Level 0 (Upper Ground Floor)



Level -1 (Lower Ground Floor)



Level -2
(Underground Carpark)

-  Wheelchair Adaptable Units
-  Wheelchair accessible parking bays

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C Access & Strategies

C6 Guinness Court's Vehicular Access

Vehicular access into Guinness Court is from the crossroad with St Edmunds Terrace / Broxwood Way, as existing. Pedestrians and vehicles are segregated through use of surface treatment and bollards. Upon entering the site vehicles are instantly divided as follows:

- . Vehicles for Cores A1 and B are directed to a pair of car lifts leading to the underground car park (19 bays).
- . Vehicles for A2 and A3 proceed to the central courtyard shared surface area which allows for 8 bays including 2 for guests
- . At the South-West of the central courtyard, the layout accommodates 2 additional Car Club parking bays

Total bays provided: 29 (refer to C4 for wheelchair standard bays)

Existing and new Guinness Court residents will not be offered any other parking facilities on site or on street because the site is in a controlled parking zone. Only on street 'Pay Meter' bays would then be available.

The shared surface has also been designed to provide access to larger vehicles such as fire engines, refuse & recycling lorries, delivery and removal lorries.



Level-2
 (Underground Residents
 Carpark below courtyard)

Surface car park for residents and guests

Surface parking spaces for Car Club

Site Access

Underground Car park
 Access

X Appendices

X1 Schedules of Accommodation:
General

PROPOSED

Units	1Bs	2Bs	3Bs	4Bs	Total
Affordable	22	8	4	2	36
Private	6	11	11	0	28
Total	28	19	15	2	64

%
56.3
43.8

Net Areas	Total
Affordable	2237.8
Private	2222.1
Total	4459.9

%
50.2
49.8

Gross Areas	Total
Affordable floors (in A2)	3028.5
Private floors (in A1)	997
Private floors (in B)	1817
Underground carpark	699
Central Refuse	52.3
Central Plant	70.5
Substation	31.3
Total	6695.6

incl. local st.
incl. local st.

Units by Blocks

Block A Afford.	1Bs	2Bs	3Bs	4Bs	Total
L-1	1	0	1	2	4
L0	3	2	1	0	6
L1	5	2	1	0	8
L2	5	2	1	0	8
L3	5	1	0	0	6
Penthouse (L4)	3	1	0	0	4
Total	22	8	4	2	36

Block A Priv.	1Bs	2Bs	3Bs	4Bs	Total
L-1	0	1	0	0	1
L0	0	1	0	0	1
L1	0	1	0	0	1
L2	0	1	0	0	1
L3	0	3	0	0	3
Penthouse (L4)	0	1	1	0	2
Total	0	8	1	0	9

Block B Priv.	1Bs	2Bs	3Bs	4Bs	Total
L-1	1	1	3	0	5
L0	2	1	2	0	5
L1	2	1	2	0	5
L2	1	0	3	0	4
Total	6	3	10	0	19
Total Priv.	6	11	11	0	28

EXISTING	31.5 Bedsits	48.6 sqm 1Bs	Total
Affordable Units	11	12	23
Affordable Units Areas	346.5	583.2	929.7

Care Home (C2 floorspace)	Total
Gross Internal Floor Area	1511
Living Areas	1042
Caretaker Unit	116

X Appendices

X1 Schedules of Accommodation:
Detailed

Units (detailed schedule)

Block A Afford.	1Bs	2Bs										3Bs		4Bs		Total					
		A2/1B.1	A2/1B.2	A2/1B.2a	A2/1B.3	A2/1B.3a	A2/1B.4	A2/1B.5	A2/1B.6	A2/2B.1	A2/2B.2	A2/2B.3	A2/3B.1	A2/3B.2	A2/4B.1		A2/4B.2				
Net Area		50.4	51	52.7	50.5	51.4	50	50.4	58		61	61	76.7		97.4	91.8		113.4	116.4		
L-1	1	1												1	1			2	1	1	4
L0	3		1		1	1				2	1	1		1		1					6
L1	5		2	1	1	1				2	1	1		1		1					8
L2	5		2	1	1	1				2	1	1		1		1					8
L3	5		2	1	1	1				1	1			0							6
Penthouse (L4)	3						1	1	1	1		1		0							4
Total	22	1	7	3	4	4	1	1	1	8	4	3	1	4	1	3	2	1	1	36	
T. Area	1131.5	50.4	357	158.1	202	205.6	50	50.4	58	503.7	244	183	76.7	372.8	97.4	275.4	229.8	113.4	116.4		2237.8

Block A Private	1Bs	2Bs										3Bs		4Bs		Total						
		A1/2B.1	A1/2B.2	A1/2B.3	A1/2B.4	A1/2B.5	2B4P	2B4P	2B4P	2B3P	2B4P	A1/3B.1	A1/3B.1	A1/3B.1	A1/3B.1							
Net Area																						
L-1	0																				1	
L0	0																				1	
L1	0																				1	
L2	0																				1	
L3	0																				3	
Penthouse (L4)	0																				2	
Total	0																				9	
T. Area	0									622.4	74.6	331.6	77.9	61.7	76.6	93.8	93.8			0	0	716.2

Block B Private	1Bs	2Bs				3Bs					4Bs		Total									
		R/1B.1	R/1B.2	R/1B.3	R/1B.4	R/2B.1	R/2B.2	R/3B.1	R/3B.2	R/3B.3	R/3B.4	R/3B.5		R/3B.5								
Net Area		47.2	52.2	48.4	55																	
L-1	1	1																				5
L0	2		1	1																		5
L1	2		1	1																		5
L2	1				1																	4
Total	6	1	2	2	1	0	0	0	0	3	1	2	0	0	10	2	4	2	1	1	0	19
T. Area	303.4	47.2	104.4	96.8	55	0	0	0	0	204	80	124	0	0	998.5	189.4	382.4	190.2	132.6	103.9	0	1505.9
Sub Private																						2222.1

Grand Totals

Units	28									19											2			64
Net Area	1434.9									1330.1					1465.1						229.8			4459.9

Gross Areas (detailed schedule)

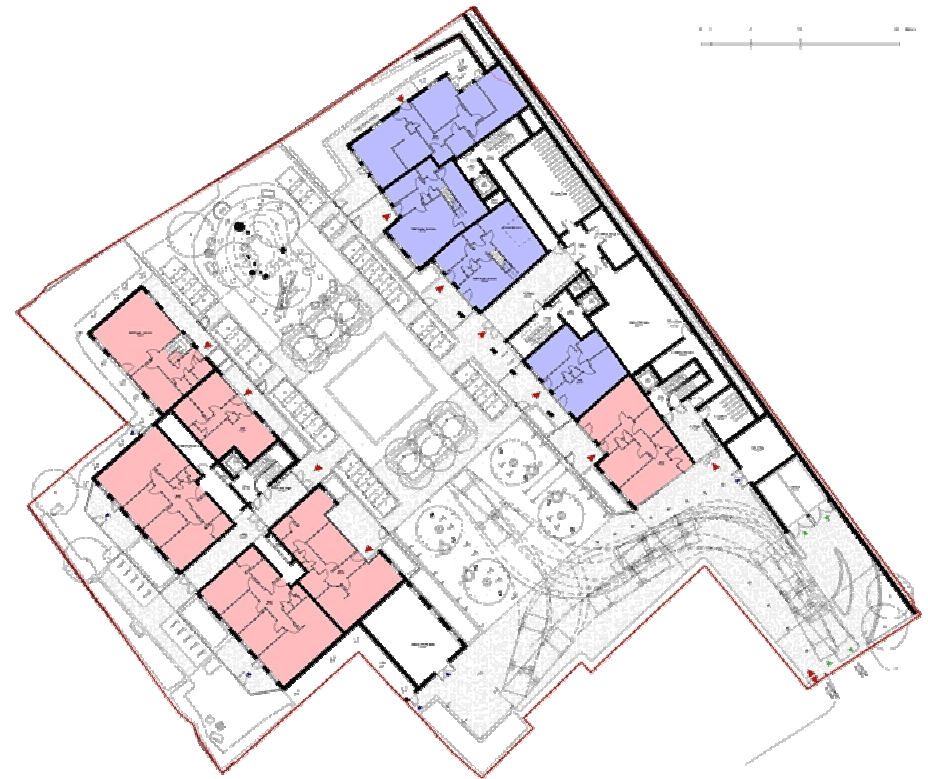
	Afford. A2	Private A1	Private B	Under. Carpark	Central Refuse	Central Plant	Sub Station	Total
L-1	492.5	190	490	699	52.3	70.5	31.3	2025.6
L0	592	110	488					1190
L1	592	110	427					1129
L2	592	110	412					1114
L3	432	271						703
Penthouse (L4)	328	206						534
Total	3028.5	997	1817	699	52.3	70.5	31.3	6695.6

External Areas (Built)

	Accessible roof (sq. m)	Accessible green roof (sq. m)	Battery	New Accessible green roof	Total
L-1	0	0	0	0	0
L0	60.95	56	47	138	304.95
L1	39.3	34.5	68.4	0	142.2
L2	36.7	0	59.65	0	96.35
L3 (incl. B's roof)	0	0	59.65	401.5	461.15
L4 (A's Penthouse)	213.75	0	0	40.9	254.65
L5 (A's roof)	0	0	0	458.5	458.5
Total	350.7	90.5	234.7	1038.9	1714.8



Level-1 / May 2009 Approved Scheme



Level-1 / Current Proposal





Level 1 / May 2009 Approved Scheme

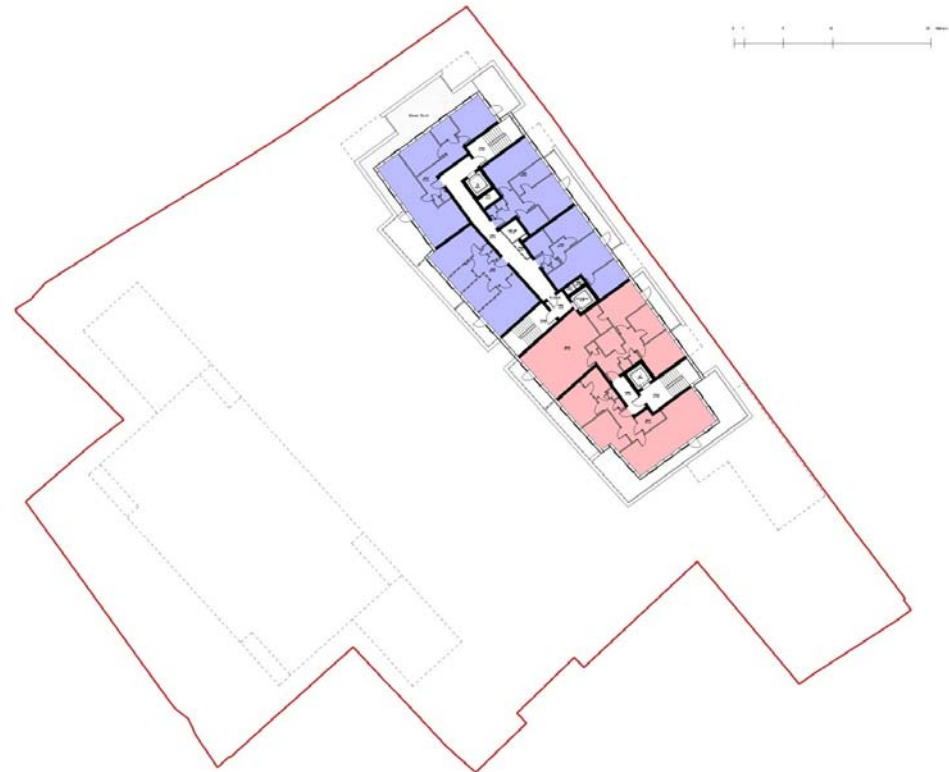


Level 1 / Current Proposal





Level 4 (Penthouse) / May 2009 Approved Scheme



Level 4 (Penthouse) / Current Proposal



X2 Proposal compared with May 2009 Approved Scheme

Current Proposal



Materials List

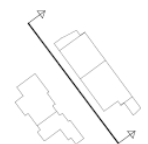
- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
- 4 - Charcoal Powdercoated windows
- 5 - Printed glass balustrade
- 6 - Translucent glass balustrade
- 7 - Aluminium Powercoated capping on soldier course
- 8 - Thermally broken curtain walling spandrel glass panel
- 9 - Thermally broken curtain walling transparent glass panel
- 10 - Brise soleil

May 2009 Planning Approved Elevation



Materials List

- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
- 4 - Charcoal Powdercoated windows
- 5 - Charcoal Powdercoated steel structure and balustrading
- 6 - Translucent glass balustrade
- 7 - Aluminium Powercoated capping on soldier course
- 8 - Thermally broken curtain walling spandrel glass panel
- 9 - Thermally broken curtain walling transparent glass panel
- 10 - Brise soleil



2 Proposed Elevation of Block A from courtyard

X2 Proposal compared with May 2009 Approved Scheme

Current Proposal



Materials List

- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
- 4 - Charcoal Powdercoated windows
- 5 - Printed glass balustrade
- 6 - Translucent glass balustrade
- 7 - Aluminium Powdercoated capping on soldier course
- 8 - Thermally broken curtain walling spandrel glass panel
- 9 - Thermally broken curtain walling transparent glass panel
- 10 - Brise soleil

May 2009 Planning Approved Elevation



Materials List

- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
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- 5 - Charcoal Powdercoated steel structure and balustrading
- 6 - Translucent glass balustrade
- 7 - Aluminium Powdercoated capping on soldier course
- 8 - Thermally broken curtain walling spandrel glass panel
- 9 - Thermally broken curtain walling transparent glass panel
- 10 - Brise soleil



3 Proposed Elevation of Block B from courtyard

X2 Proposal compared with May 2009 Approved Scheme

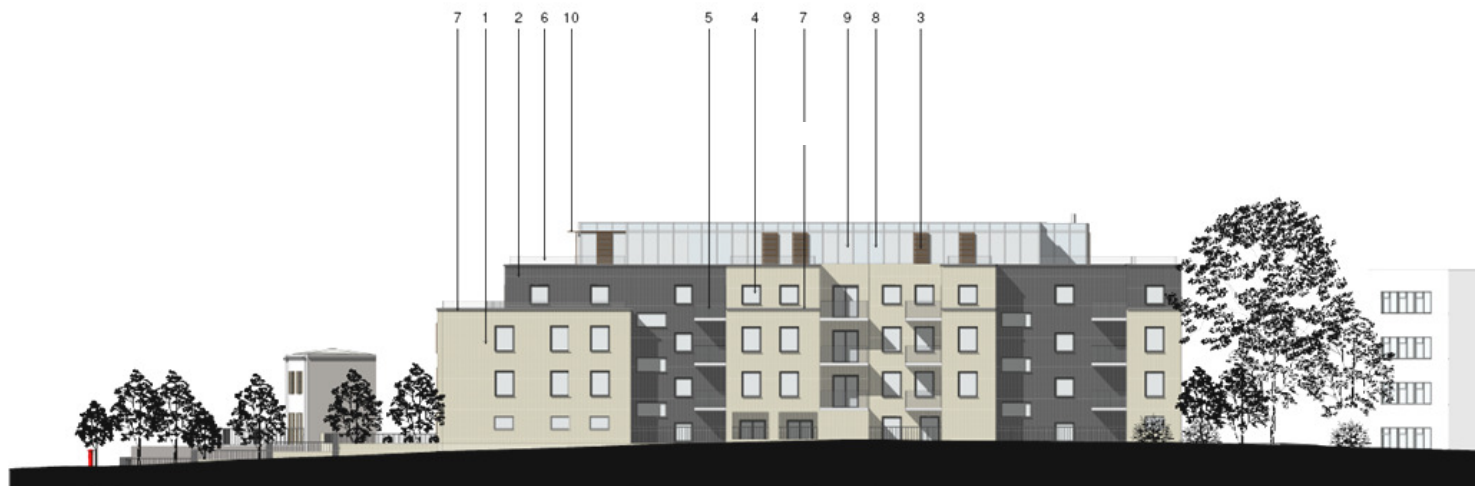
Current Proposal



Materials List

- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
- 4 - Charcoal Powdercoated windows
- 5 - Printed glass balustrade
- 6 - Translucent glass balustrade
- 7 - Aluminium Powercoated capping on soldier course
- 8 - Thermally broken curtain walling spandrel glass panel
- 9 - Thermally broken curtain walling transparent glass panel
- 10 - Brise soleil

May 2009 Planning Approved Elevation



Materials List

- 1 - London Stock brick
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- 5 - Charcoal Powdercoated steel structure and balustrading
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- 8 - Thermally broken curtain walling spandrel glass panel
- 9 - Thermally broken curtain walling transparent glass panel
- 10 - Brise soleil

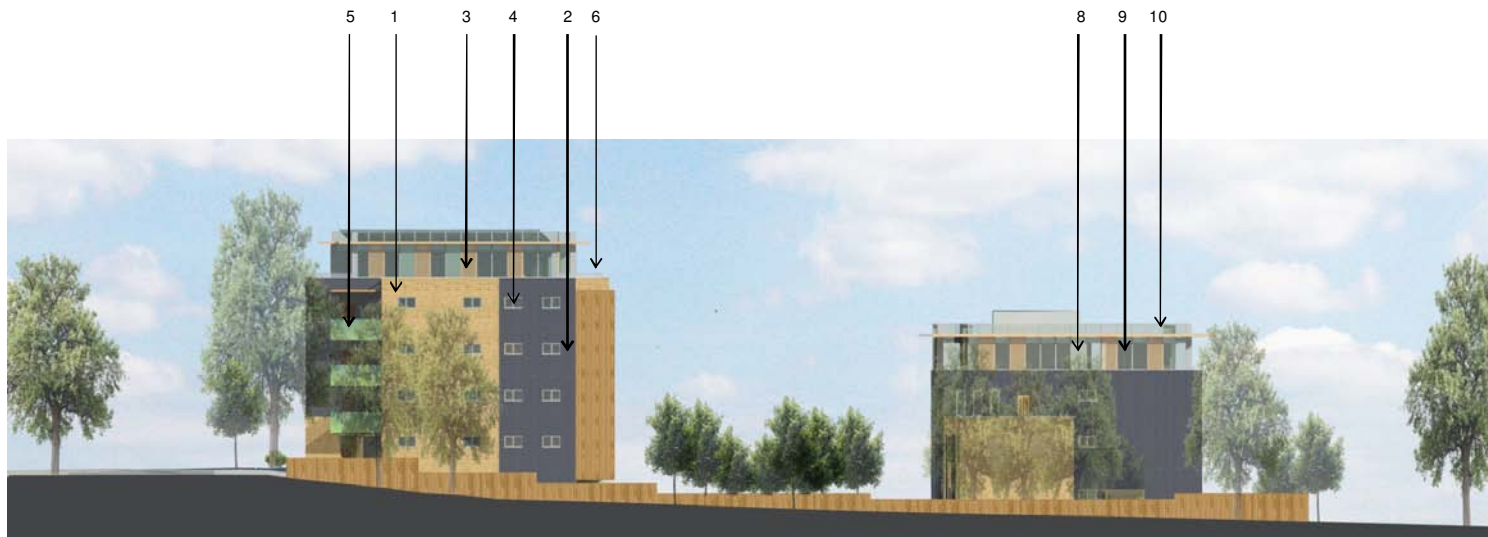


3 Proposed Elevation of Block A from Broxwood way (NE)

The Guinness Trust
St Edmund's Terrace, NW8 7QE

X Appendices
X2 Submission's Graphics

Current Proposal



Materials List

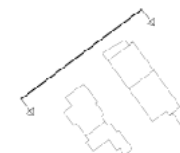
- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
- 4 - Charcoal Powdercoated windows
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- 10 - Brise soleil

May 2009 Planning Approved Elevation



Materials List

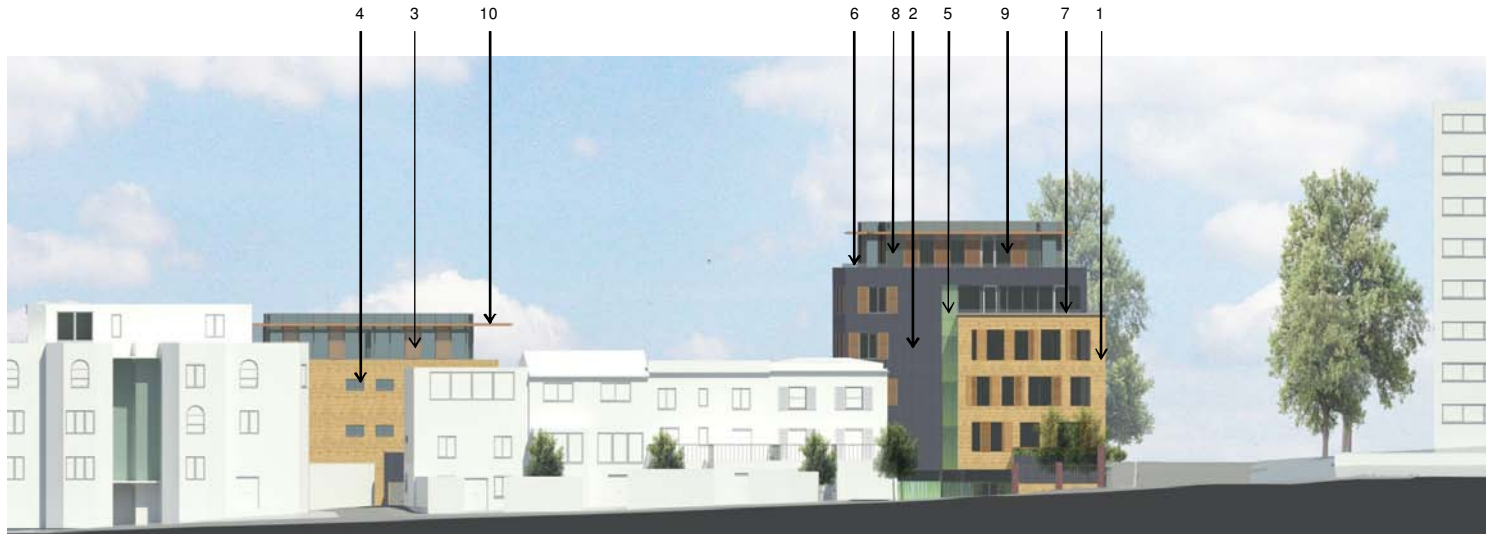
- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
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- 10 - Brise soleil



Proposed Elevation of Block A-B from Avenue Close (NW)

X2 Proposal compared with May 2009 Approved Scheme

Current Proposal



Materials List

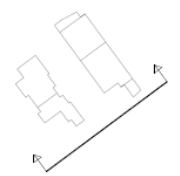
- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
- 4 - Charcoal Powdercoated windows
- 5 - Printed glass
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May 2009 Planning Approved Elevation



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Proposed Elevation of Block A from St Edmund's Terrace (SQ)

X2 Proposal compared with May 2009 Approved Scheme

Current Proposal



Materials List

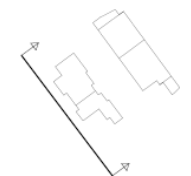
- 1 - London Stock brick
- 2 - Slate Blue smooth / Blue Brindle smooth Brick
- 3 - Natural red louro timber shutters
- 4 - Charcoal Powdercoated windows
- 5 - Printed glass balustrade
- 6 - Translucent glass balustrade
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- 10 - Brise soleil

May 2009 Planning Approved Elevation



Materials List

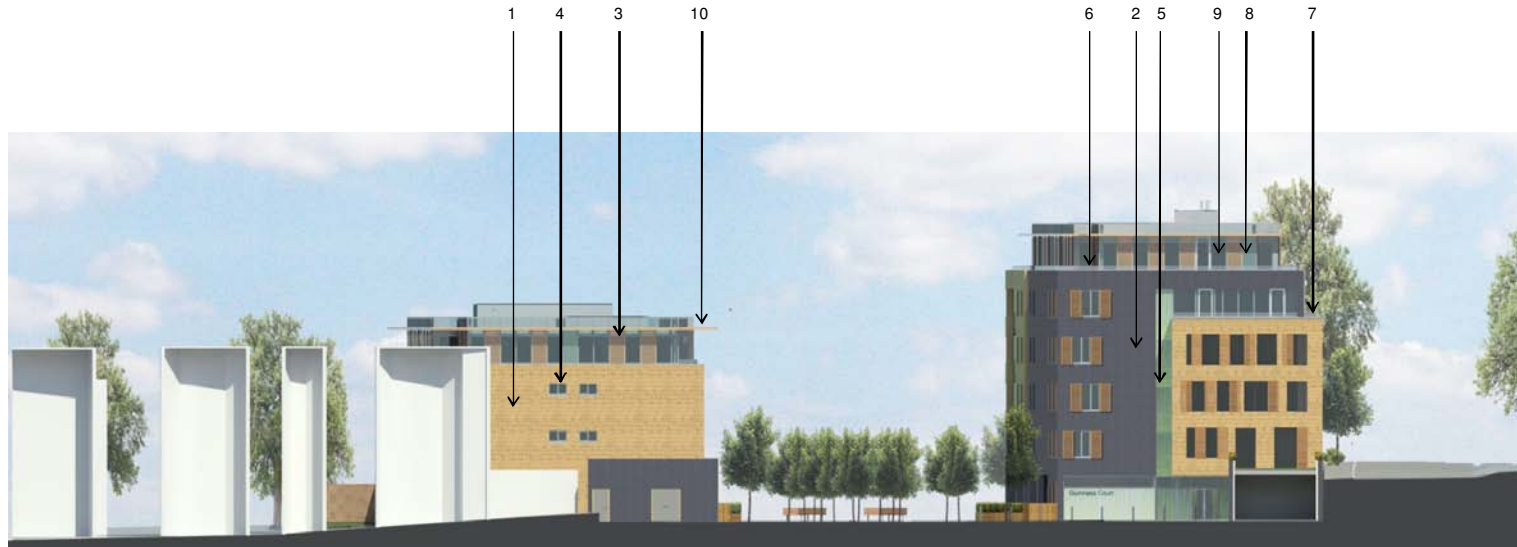
- 1 - London Stock brick
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3 Proposed elevation SW

X2 Proposal compared with May 2009 Approved Scheme

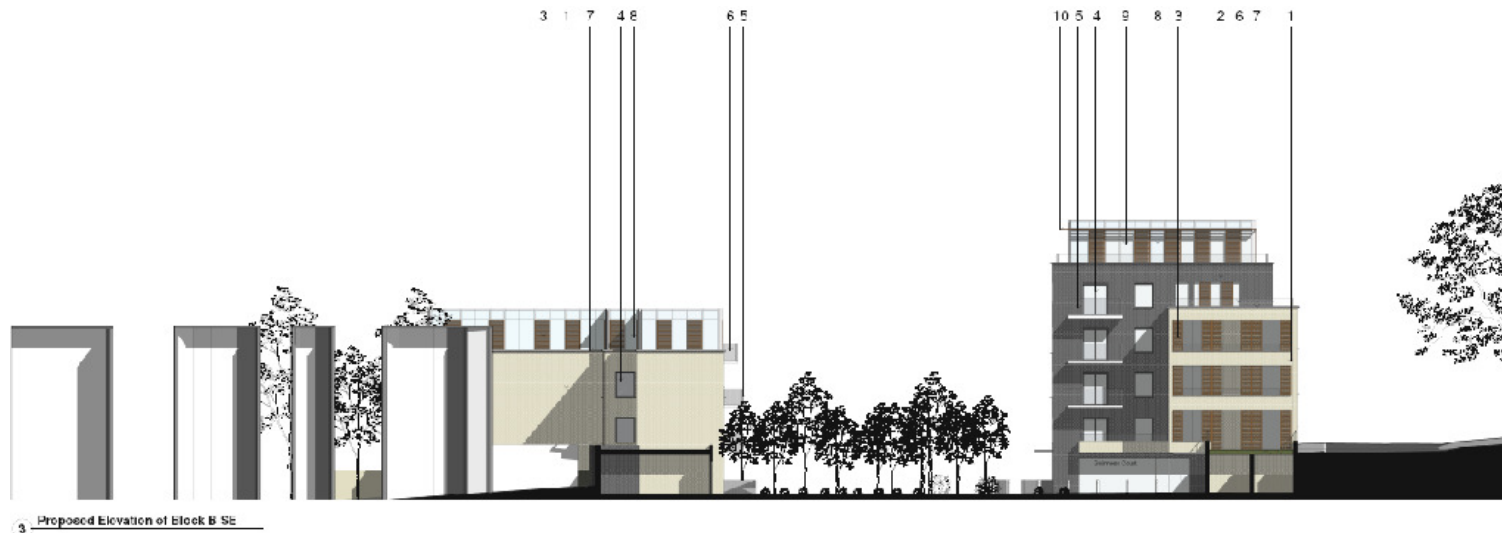
Current Proposal



Materials List

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May 2009 Planning Approved Elevation



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