

55 FITZROY PARK,
LONDON BOROUGH OF CAMDEN



STATEMENT OF COMMUNITY INVOLVEMENT
JULY 2018

Prepared for the Turner-Stokes and Springer families

1. INTRODUCTION

This Statement of Community Involvement (SCI) outlines the pre-application public consultation activity undertaken on behalf of the Turner-Stokes and Springer families, for their proposals at 55 Fitzroy Park in the London Borough of Camden.

This statement forms part of a suite of documents submitted as part of the planning application for the scheme. The SCI has been written in direct response to the recommendations for an inclusive community consultation, as outlined in Camden's own Statement of Community Involvement (2016) and the Government's National Planning Policy Framework (2012).



Public Consultation, 7th June 2018

2. APPLICATION CONTEXT

55 Fitzroy Park has been the home of the Turner-Stokes family for over 80 years and, Fitzroy Park, the home of the Springer family for over 30 years. The families are now preparing a planning application for this significant plot, to replace the existing buildings and hardstanding with five new homes.

This is not a speculative scheme. This is a family-led development. As proud members of this community, the families fully appreciate the site's heritage. They are looking to build a sustainable and long-lasting development for future generations of their families.

The proposals will respect the local environment, including existing ponds, trees and wildlife. The design proposals have been ecologically and masterplan led, by Camden landscape designers LUC - seeking to maintain and improve the ecological value of the site. The proposed planting facing onto Fitzroy Park utilises native species, generously sized hedges and trees to preserve and enhance the existing character of the lane.

The building designs have been developed by award winning Camden architects Piercy & Company, and Fathom Architects. The architecture is to be of the highest standard – feedback from a recent Camden Design Review Panel stated that: 'the panel finds much to admire in the architecture proposed for Fitzroy Park, and in particular think that plots 1-3 promise high quality architecture on the street frontage'.

A robust construction management plan has been developed to prevent disruption to local residents. Working with neighbours in Fitzroy Park is of paramount importance - to ensure that the project causes minimal disruption, and that access to Fitzroy Park is maintained at all times.

3. CONSULTATION METHODOLOGY

The families' proposals for the site have been carefully thought out and developed with the foremost consideration for the context of the surrounding area. The proposals have also been formed following extensive consultation and input with local stakeholders.

A public exhibition was held to establish a dialogue with local residents, community stakeholders and local businesses, and to understand the issues of importance to these interest groups.

In-line with Camden's own Statement of Community Involvement (2016) and the Government's National Planning Policy Framework (2012), our consultation programme has aimed to:

- Raise awareness of the proposals
- Consult and engage with local stakeholders to seek their views on the proposed plans
- Develop and build positive relationships with local stakeholders
- Be inclusive and accessible
- Further understand the local issues and opportunities that could impact on any development proposals
- Clearly communicate the feedback from the local community to the design team



Public Consultation, 7th June 2018

4. CONSULTATION ENGAGEMENT

Key local stakeholders

Key stakeholders were invited to the public exhibition event at the North London Bowling Club on Thursday 7th June.

Invited key stakeholders included:

- Marc Hutchinson, Chair, Heath & Hampstead Society
- Michael Hammerson, Highgate Society
- Karen Beare, Chair, and Harley Atkinson, Secretary, Fitzroy Park Residents Association
- Julia Dick and Nicky Mayhew, Co-Chairs, Kenwood Ladies Pond Association
- Susan Rose, Chair, Highgate Conservation Area Advisory Committee
- Councillor Oliver Lewis, Highgate Ward, Camden Council
- Councillor Sian Berry, Highgate Ward, Camden Council
- Councillor Anna Wright, Highgate Ward, Camden Council
- Cllr Danny Beales, Cabinet Member for Planning, Camden Council
- Bob Warnock, Superintendent, Hampstead Heath, City of London

(See appendix 1 for copy of invitation letters sent to stakeholders).

Meetings with stakeholders

The following stakeholders attending the public exhibition event at the North London Bowling Club on Thursday 7th June:

- Councillor Sian Berry, Highgate Ward, Camden Council
- Harley Atkinson, Secretary, Fitzroy Park Residents Association
- Michael Hammerson, Highgate Society
- Bob Warnock, Superintendent, Hampstead Heath, City of London
- Susan Rose, Chair, Highgate Conservation Area Advisory Committee
- Nicky Mayhew, Co-Chair, Kenwood Ladies Pond Association

Local Residents

53 immediate neighbours were sent invitations to attend the public exhibition Thursday 7th June (see appendix 2). Over half of these local residents attended the exhibition event.

We sent copies of the public exhibition boards that were displayed at the public exhibition via email to those that had requested.

Further engagement

In addition to the engagement undertaken with residents further Information regarding the proposals were issued to a number of interested parties. This included the following reports: Ecology, Arboriculture, Drainage Reports and the Construction Management Plan. These were sent to the City of London Corporation, The Fitzroy Park Residents Association and Ladies Pond in advance of a planning application.

5. PUBLIC EXHIBITION

A public exhibition event was held at the North London Bowling Club, Fitzroy Park, from 6.30 – 9.30pm, for members of the public to view and provide feedback on the proposals:

Advertising the exhibition

- A consultation zone was defined which incorporated 53 immediate neighbours in the local area.
- An invitation flyer was written to invite local properties to the exhibition (see appendix 2).

The exhibition

On display were 7 boards (appendix 3), explaining the site context and history, proposals, design, and benefits. Members of the project team were on hand at all exhibitions to introduce the scheme and answer any questions from the public.

All attendees were asked to provide written feedback using the forms available (see appendix 4). Attendees could submit their forms via the response box at the exhibition or by email or post, using pre-paid envelopes made available.

There was a total of 30 attendees at the public exhibitions. 7 people submitted written feedback.



Public Consultation, 7th June 2018

6. FEEDBACK

For the purpose of assessing feedback, responses are placed into two categories:

- Supportive comments; and
- Suggestions to improve the scheme.

6.1 Supportive comments

Positive comments by respondents included:

- “I think the whole scheme looks incredible and very well thought out”
- “I will support the application and think it will be a positive improvement to Fitzroy Park”

Other elements of the proposals were welcomed in particular:

- Design of homes
- Landscaping with additional trees and foliage
- Permeable views through the site
- Showcasing the pond
- Creation of a pit lane to minimise disruption throughout construction

6.2 Suggestions for improving the scheme

The main issues listed by respondents with how the plans could be improved, are displayed in charts below – alongside our responses:

Feedback	Response
Car Parking spaces – some consultees thought that there were too many car parking spaces proposed, whilst others thought there were not enough.	We will be limiting car parking provision to one space per home, in accordance with advice received from Camden’s Highways Engineers. One space per home was considered to be appropriate in this context by those engineers in light of poor public transport accessibility but we will not extend this provision further, in order to maintain a visible hierarchy of landscaping.
Concerns regarding the perception of overdevelopment.	We do not believe these proposals represent overdevelopment. All five proposed homes are within the lowest 9 of the 21 plots in our study of plot ratios. The proposed plot ratio for 55 Fitzroy Park is approximately half of that of the existing Fitzroy Close.

	<p>The designs for plots 1-3 have been developed to allow increased visibility through the site - with a 5m spacing between each building.</p> <p>The building footprints have been positioned to be set back from Fitzroy Park, to minimise their impact on the streetscape.</p> <p>Building heights have also been minimised to keep in line with the neighbouring properties to the north and south.</p> <p>The buildings have been designed as a simple 'family of buildings' with a simple, stepping rhythm along the Fitzroy Park street elevation.</p> <p>Plots 4 and 5 are not visible from Fitzroy Park and have been designed to be virtually invisible from Millfield lane and Hampstead Heath.</p>
<p>Concerns regarding the potential impact on Hampstead Heath; particularly in relation to wildlife and hydrology.</p>	<p>Our proposals respect the local environment; including existing ponds, trees and wildlife. The design proposals have been ecologically and masterplan led, by Camden landscape designers LUC - seeking to maintain and improve the ecological value of the site. The proposed planting utilises native species, generously sized hedges and trees to preserve and enhance the existing character of this special site.</p> <p>55 Fitzroy Park has from the very outset placed the environment at the forefront of the design. there has been much work done on establishing:</p> <ul style="list-style-type: none"> • The present environment surrounding 55fp and describing this in terms of the: <ul style="list-style-type: none"> - arboriculture - ecology • How this environment has evolved through time • How the present environment has been affected by: <ul style="list-style-type: none"> - geology - hydrogeology - hydrology

	<ul style="list-style-type: none"> • How the present environment can be better protected from existing pollution risks • How the present environment can be improved through removing ecological barriers <p>A series of assessment reports have been produced in relation to the above and the proposed works are described in a Construction Management Plan.</p> <p>The pond (and in turn the heath) is at present at risk of pollution from the Fitzroy Park carriageway run-off. Of prime concern in the design was the need to protect the pond and to separate out the carriageway run-off from the natural water flows and to direct the former away to drainage interceptors and sewer disposal while retaining the natural flows of surface and groundwater into the pond.</p> <p>During construction potential pollution risks will be assessed for all construction activities and pollution prevention control measures will be put place. A scheme of gallery drains and trenches will lead the natural flows of water directly to the pond system so that the actual house construction areas are effectively bypassed.</p> <p>Any water that collects in the house excavations during the construction period will, for safety, be directed to the combined sewer via settlement tanks after treatment.</p> <p>The use of sustainable urban drainage systems (suds) in the design of the new development is going to provide environmental improvements through reducing the risks of pollution in the water catchment for the Highgate Pond chain and increasing the potential biodiversity of both the pond and the local neighbourhood.</p> <p>Following discussion with the City of London Corporation, the existing surface discharge of the pond across Millfield Lane, still controlled by a small weir, is to be directed beneath the lane</p>
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	<p>to feed the nature reserve directly, so maintaining the flow of water the Heath without interruption.</p> <p>The proposed surface and groundwater interception and infiltration drainage routing system will actively protect the pond and the catchment for the Highgate ponds.</p> <p>Importantly, the foundations for the new houses will not present any obstacle to the natural pattern of drainage and hence there will be no residual or cumulative long-term impacts.</p>
Concerns regarding the increase in height.	<p>Building heights have been minimised to keep in line with the neighbouring properties to the north and south.</p> <p>Plots 4 and 5 are not visible from Fitzroy Park and have been designed to be virtually invisible from Millfield lane and Hampstead Heath.</p>
Perception that the family of three homes along Fitzroy Park front are too similar to each other and other contemporary homes, lacking the unique design featured in the other two homes.	<p>The buildings have been designed as a simple 'family of buildings' with a simple, stepping rhythm along the Fitzroy Park elevation.</p> <p>However, in response to comments raised at the exhibition, we have included additional materials to add a second level of detail which will soften the elevations and provide some difference to ensure that they are not uniform.</p>
Suggestion that the view of pond from Fitzroy Park should be obstructed by hedgerow for privacy and consistency.	<p>We have taken on board this suggestion and will be including some hedgerow to obstruct views from Fitzroy Park, into the property.</p>
Concerns regarding the impact of construction.	<p>We will be employing Montway; the same construction company that built the Lodge, nearby on Fitzroy Park. This project was delivered in 11 months, and with minimal disruption to residents.</p> <p>A robust construction management plan has been developed to prevent disruption to local residents.</p>

	<p>There will be an on-site pit lane, to ensure that all deliveries will be made on-site rather than from Fitzroy Park itself. The pit lane allows vehicles to change direction on-site - to ensure that vehicles will not be reversing down Fitzroy Park.</p> <p>A banksman will also be employed to guide all construction traffic into and out of Fitzroy Park.</p>
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7. CONCLUSION & NEXT STEPS

The consultation process and public exhibition has proven to be very useful to the Turner-Stokes and Springer families, not only in introducing development proposals to local residents and community stakeholders, but in forging new and positive relationships and developing our design.

The exhibition attendance was good and meaningful engagement with local stakeholders was demonstrated. The exhibition provided a clear steer on a number of important areas relating to the proposals.

Importantly, almost all attendees were immediate neighbours from Fitzroy Park itself.

Many people provided positive comments and supported the plans, welcoming the design and the work that had gone in to minimising visual, ecological and construction impact. Others raised concerns regarding perceived construction disruption and perceived increase in traffic, during and post construction. We have responded to these concerns directly and through the measures proposed within this planning application.

30 people attended the public exhibition but only 7 people left feedback. This suggests that most people were at ease and satisfied with the proposals and that any questions they may have had were answered at the exhibition.

All the feedback from the consultation has been reviewed by the project team to help inform their plans going forward.

The Turner-Stokes and Springer families will continue its discussions and engagement with all stakeholders as plans develop.

APPENDICES

APPENDIX 1: STAKEHOLDER INVITATION

Re: 55 Fitzroy Park

Dear Cllr Berry,

I am writing to you on behalf of the Turner-Stokes and Springer families.

55 Fitzroy Park has been the home of the Turner-Stokes family for over 80 years and the Springer family have lived in Fitzroy Park for over 30 years. The families are now preparing a planning application for this significant plot, **replacing the existing buildings and hardstanding with** five homes to accommodate family members who have grown up here.

This is not a speculative scheme. This is a family-led development. The families fully appreciate the community and its heritage and are looking to build a sustainable and long-lasting development for their future generations. Our proposals will respect the local environment, including ponds, trees and wildlife. As such, the proposals will be ecologically-led, with a specific and detailed approach from Camden landscape designers LUC. The homes will be designed by award-winning Camden architects, Piercy & Company, and Fathom Architects.

They understand the importance of a robust construction management plan to prevent disruption. They will be employing the same construction company that built The Lodge in eleven months, Montway, with minimal disturbance to residents.

The families also understand the importance of conserving the character of this private road's small community and we are committed to being good neighbours. Therefore, we will be proactively engaging and consulting with Fitzroy Park residents and local community groups. We invite you to attend a public exhibition, to find out more about our emerging proposals for 55 Fitzroy Park:

6.30pm - 9.30pm, Thursday 7th June, North London Bowling Club, Fitzroy Park, Highgate N6 6HT

We look forward to meeting you there and hearing your views on our families' proposals.

If you cannot attend and have any questions, then please do not hesitate to contact Liam Ronan, by phone 0207 566 7969, or email Lronan@quatro-pr.co.uk.

Yours sincerely,

Liam Ronan

On behalf of the Turner-Stokes and Springer families

APPENDIX 2: LOCAL RESIDENT INVITATION

Dear Resident,

Re: 55 Fitzroy Park

As you may know, 55 Fitzroy Park has been the home of the Turner-Stokes family for over 80 years and the Springer family have lived in Fitzroy Park for over 30 years. The families are now preparing a planning application for this significant plot, **replacing the existing buildings and hardstanding with five homes** to accommodate family members who have grown up here.

This is not a speculative scheme. This is a family-led development. We fully appreciate the community and its heritage and are looking to build a sustainable and long-lasting development for future generations of their family. Our proposals will respect the local environment, including ponds, trees and wildlife. As such, the proposals will be ecologically-led, with a specific and detailed approach from Camden landscape designers LUC. The homes will be designed by award-winning Camden architects, Piercy & Company, and Fathom Architects.

We understand the importance of a robust construction management plan to prevent disruption. We will be employing the same construction company that built The Lodge in eleven months, Montway, with minimal disturbance to residents.

The families also understand the importance of conserving the character of this private road's small community and we are committed to being good neighbours. Therefore, we will be proactively engaging and consulting with Fitzroy Park residents and local community groups. We invite you to attend a public exhibition, to find out more about our emerging proposals for 55 Fitzroy Park:

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Yours sincerely,

The Turner-Stokes and Springer families

APPENDIX 3: EXHIBITION BOARDS



68 PERDY PARK - AERIAL PHOTOGRAPH

INTRODUCTION

THANK YOU FOR ATTENDING THE PUBLIC EXHIBITION FOR THE DEVELOPING PROPOSALS FOR 68 PERDY PARK.

68 PERDY PARK HAS BEEN THE HOME OF THE FORMER STORES FACILITY FOR OVER 30 YEARS AND, PERDY PARK, THE HOME OF THE SPREEDER FACILITY FOR OVER 30 YEARS. THE FACILITIES ARE NOW REPAIRING & PLANNING APPLICATION FOR THE SIGNIFICANT PLOT, TO REPLACE THE EXISTING BUILDINGS AND HARVESTING WITH FIVE NEW HOMES.

THIS IS NOT A SPECULATIVE SCHEME, THIS IS A FAMILY-LED DEVELOPMENT. AS FUTURE MEMBERS OF THE COMMUNITY, WE FULLY APPRECIATE ITS HERITAGE AND ARE LOOKING TO BUILD A SUSTAINABLE AND LONG-LASTING DEVELOPMENT FOR FUTURE GENERATIONS OF THEIR FAMILIES.

THE PROPOSALS WILL RESPECT THE LOCAL ENVIRONMENT, INCLUDING EXISTING TREES, TREES AND WILDLIFE. THE DESIGN PROPOSALS HAVE BEEN ECOLOGICALLY AND MASTERPLANNED BY CAMDEN LANDSCAPE DESIGNING LLC - SPONSOR TO MAINTAIN AND IMPROVE THE ECOLOGICAL VALUE OF THE SITE. THE PROPOSED PLANTING FACED 68 PERDY PARK LEASES TREES, SHRUBS AND PLANTS TO SUSTAIN EXISTING TREES AND TREES TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE LAND.

THE BUILDING DESIGN HAS BEEN DEVELOPED BY AWARD-WINNING CAMDEN ARCHITECTS PERFECTCOMPANY, AND KANCOM ARCHITECTS. THE ARCHITECTURE IS TO BE OF THE HIGHEST STANDARDS - INSPIRED FROM A RECENT CAMDEN DESIGN REVIEW PANEL. STATED THAT THE PANEL WOULD MUCH TO ADAPTE IN THE ARCHITECTURE PROPOSAL FOR PERDY PARK, AND IN PARTICULAR THAT THE PROPOSAL WOULD MAINTAIN ARCHITECTURE ON THE STREET FRONTAGE.

WE WILL BE EMPLOYING MOREWAT, THE SAME CONSTRUCTION COMPANY THAT BUILT THE LODGE, PERDY PARK, IN A SIMILAR WAY AND WITH MINIMAL DISRUPTION TO RESIDENTS.

A ROBUST CONSTRUCTION MANAGEMENT PLAN HAS BEEN DEVELOPED TO PREVENT DISRUPTION TO LOCAL RESIDENTS, WORKING WITH OUR NEIGHBOURS IN PERDY PARK & OF PARAMOUNT IMPORTANCE TO INSURE THAT THE PROJECT CAUSES MINIMAL DISRUPTION AND THAT ACCESS TO PERDY PARK IS MAINTAINED AT ALL TIMES. FURTHER DETAILS OF THE CONSTRUCTION MANAGEMENT PLAN ARE AVAILABLE ON THE SITE.

PROJECT TEAM

MASTERPLANNING / LANDSCAPE DESIGN / ECOLOGY

LEAD - ARIANNE JONES OBE

ARCHITECT - PLOTS 1, 2, 3 & 4

PERFECTCOMPANY ARCHITECTS - WWW.PERFECTCOMPANY.COM

ARCHITECT - PLOT 5

KANCOM ARCHITECTS - WWW.KANCOMARCHITECTS.CO.UK

STRUCTURES

CONCRETE & STEELWORK - WWW.CONCRETESTEELWORK.COM

STEELWORK & STEELERASSEMBLY

BLTUM & BLTUM - WWW.BLTUMBLTUM.CO.UK

STEELWORK

LEW HANLEY - WWW.LEWHANLEY.CO.UK

TRADING

ROYAL HANDBOOKS LTD - WWW.ROYALHANDBOOKS.CO.UK

VEGETATION

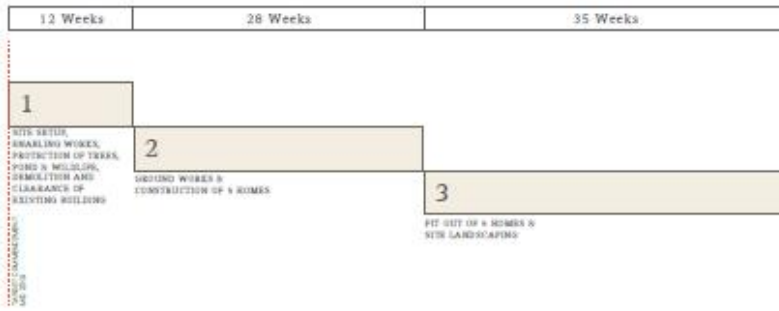
CITYSCAPE DESIGN - WWW.CITYSCAPEDESIGN.CO.UK

MAIN CONTRACTOR

MOREWAT - WWW.MOREWAT.CO.UK

DETAILS OF PREVIOUS PROJECTS BY THE DESIGN TEAM CAN BE VIEWED ON THE FINAL PANEL OF THE DISPLAY.

INTRODUCTION & TEAM



CONSTRUCTION PROGRAMME

IT IS INTENDED - SUBJECT TO THE ONGOING CONSULTATION PROCESS - THAT A PLANNING SUBMISSION WILL BE MADE IN JULY 2018.

IF THE SUBMISSION IS APPROVED, THEN IT IS PLANNED TO COMMENCE WORKS ON 28th MARCH 2018.

THE TOTAL CONSTRUCTION PERIOD IS 35 WEEKS.

THIS IS SPLIT INTO THREE PHASES:

PHASE 1: SHORLING WORKS & DEMOLITION

PHASE 2: GROUND WORKS & CONSTRUCTION

PHASE 3: FIT OUT & LANDSCAPING

THE SITE WILL IMPLEMENT THE DEDICATED CAMDEN WORKING HOUR FOR CONSTRUCTION SITES, WHICH ARE AS FOLLOWS:

• 8:00AM TO 5:00PM MONDAY TO FRIDAY

• 8:00AM TO 12:00PM ON SATURDAYS

• NO WORKING ON SUNDAYS OR PUBLIC HOLIDAYS

DESIGNER VEHICLES WILL LEAVE THE CONSTRUCTION AREA - ENSURING THAT THERE WILL BE NO CONSTRUCTION PARKING ON PERDY PARK (SAP) - AVOIDING DISRUPTION TO THE COMMUNITY.

UNDESIRABLE VEHICLES WILL LEAVE THE CONSTRUCTION AREA - ENSURING THAT THERE WILL BE NO CONSTRUCTION PARKING ON PERDY PARK (SAP) - AVOIDING DISRUPTION TO THE COMMUNITY.

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CONSTRUCTION PROGRAMME



CONSTRUCTION SITE ACCESS - SWIFTPATH ANALYSIS

CONSTRUCTION MANAGEMENT

WE WILL BE EMPLOYING MOREWAT, THE SAME CONSTRUCTION COMPANY THAT BUILT THE LODGE, PERDY PARK, IN A SIMILAR WAY AND WITH MINIMAL DISRUPTION TO RESIDENTS.

A ROBUST CONSTRUCTION MANAGEMENT PLAN HAS BEEN DEVELOPED TO PREVENT DISRUPTION TO LOCAL RESIDENTS.

THERE WILL BE AN ON-SITE PT LANE, TO ENSURE THAT ALL DRIVERS WILL BE MADE ON-SITE RATHER THAN FROM PERDY PARK. THIS PT LANE ALLOWS VEHICLES TO CHANGE DIRECTION ON-SITE - TO ENSURE THAT VEHICLES WILL NOT BE REVERSING DOWN PERDY PARK. THE SWIFTPATH ANALYSIS FOR SITE DELIVERABLES IS INDICATED ADJACENT.

A BARRICADE WILL BE EMPLOYED TO GUIDE ALL CONSTRUCTION TRAFFIC INTO AND OUT OF PERDY PARK.

PLOT 1 AND 2 CONSTRUCTION (SEE DIAGRAM ADJACENT)

THE EXISTING GROUND WILL BE PREPARED TO ACCOMMODATE THE CONSTRUCTION OF PLOTS 1 AND 2 AS THERE IS ADEQUATE SPACE AVAILABLE TO PREPARE THE GROUND WITHOUT IMPACTING ON THE STABILITY OF THE ROAD OR EXISTING WALL ALONG THE ROAD. WHEN THE LOWER GROUND FLOOR WALLS ARE COMPLETE THE AREA BETWEEN THE WALL AND THE ROAD WILL BE BACK FILLED WITH STABILISED MATERIAL EXCAVATED FROM OTHER PARTS OF THE SITE. THIS WILL MAINTAIN THE EXISTING RETAINING WALL THAT EXISTING ALONG THE ROAD AND PROVIDE A GREATER LEVEL OF STABILITY THAN CURRENTLY EXISTS.

PLOT 3 CONSTRUCTION (SEE DIAGRAM ADJACENT)

THE EXISTING GROUND WILL BE RETAINED AT APPROXIMATELY 30 DEGREES, STARTING APPROXIMATELY 1M IN FROM THE BOUNDARY WITH THE EXISTING ROAD. THESE PILES WILL BE INSTALLED 1.0M FROM THE EXTERNAL WALLS OF THE STRUCTURE TO RETAIN THE GROUND BETWEEN THE SHAPES AND THE EXISTING ROAD. WHEN THE LOWER GROUND FLOOR WALLS ARE COMPLETE THE AREA BETWEEN THE WALL AND THE ROAD WILL BE BACK FILLED WITH STABILISED MATERIAL EXCAVATED FROM OTHER PARTS OF THE SITE. THE BATTERED SHEET WILL BE REMOVED WHEN THE BACKFILL REACHED THE LEVEL OF THE BATTERED SHEET.

BYEPRODUCT & DEMOLITION IMPACT ASSESSMENT

MFA CAN BE ASSURED THAT THE PROPOSED DEVELOPMENT AT 68PP HAS FROM THE VERY OUTSET PLACED THE ENVIRONMENT AT THE FOREFRONT OF THE DESIGN.

THERE HAS BEEN MUCH WORK DONE ON ESTABLISHING

- THE PRESENT ENVIRONMENT SURROUNDING 68PP AND DISCUSSING THIS IN TERMS OF THE:

- ARCHITECTURE

- ECOLOGY

• HOW THE ENVIRONMENT HAS EVOLVED THROUGH TIME

• HOW THE PRESENT ENVIRONMENT HAS BEEN AFFECTED BY:

- GEOLOGY

- HYDROLOGY

• HOW THE PRESENT ENVIRONMENT CAN BE BETTER PROTECTED FROM EXISTING POLLUTION RISKS

• HOW THE PRESENT ENVIRONMENT CAN BE IMPROVED THROUGH REMOVING ECOLOGICAL BARRIERS

A SERIES OF ASSESSMENT REPORTS HAVE BEEN PRODUCED IN RELATION TO THE ABOVE AND THE PROPOSED WORKS ARE DESCRIBED IN A CEMP.

THE RP FORD (AND IN TURN THE HEATH) IS AT PRESENT AT RISK OF POLLUTION FROM THE PERDY PARK CARPARKWAY RUN-OFF OF WASTE CONCERN IN THE DESIGN WAS THE NEED TO PROTECT THE FORD AND TO SEPARATE OUT THE CARPARKWAY RUN-OFF FROM THE NATURAL WATER FLOODS AND TO DIRECT THE FLOWERS AWAY TO DRAINAGE INTERCEPTORS AND SEWER DISPOSAL WHILE MAINTAINING THE NATURAL FLOWS OF SURFACE AND GROUNDWATER INTO THE FORD.

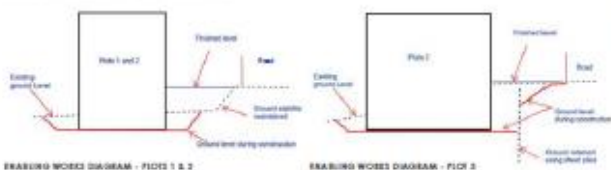
DURING CONSTRUCTION POTENTIAL POLLUTION RISKS WILL BE ASSESSED FOR ALL CONSTRUCTION ACTIVITIES AND POLLUTION PREVENTION CONTROL MEASURES WILL BE PUT PLACE. A SCHEME OF GALLERY DRAINS AND TRENCHES WILL LEAD THE NATURAL FLOWS OF WATER DIRECTLY TO THE FORD SYSTEM SO THAT THE ACTUAL HOUSE CONSTRUCTION AREAS ARE PROTECTED BY PALLED. ANY WATER THAT COLLECTS IN THE HOUSE EXCAVATIONS DURING THE CONSTRUCTION PERIOD WILL, FOR SAFETY, BE DIRECTED TO THE COVERED SUEVA VIA SETTLEMENT TANKS AFTER TREATMENT.

THE USE OF SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS) IN THE DESIGN OF THE NEW DEVELOPMENT IS GOING TO PROVIDE ENVIRONMENTAL IMPROVEMENTS THROUGH REDUCING THE RISKS OF POLLUTION IN THE WASTE CATCHMENT FOR THE WOODHAY FORD CHAIN AND INCREASING THE POTENTIAL DIVERSITY OF BOTH THE FORD AND THE LOCAL HIGHGROUND.

FOLLOWING DISCUSSION WITH THE CORPORATION OF LONDON, THE EXISTING SURFACE DISCHARGE OF THE FORD ACCESS

MATERIALS, LAND, COLL. CONTROLLED BY A SMALL WEIR, IS TO BE DIRECTED BEHIND THE LAND TO REACH THE HEATH'S RESERVE DIRECTLY, 3D MAINTAINING THE FLOW OF WATER THE HEATH WITHOUT INTERRUPTION.

THE PROPOSED SURFACE AND GROUNDWATER INFILTRATION AND DRAINAGE DRAINAGE SYSTEMS WILL ACTIVELY PROTECT THE FORD AND THE CATCHMENT FOR THE WOODHAY FORDS. IMPORTANTLY, THE FOUNDATIONS FOR THE NEW HOMES WILL NOT PRESENT ANY OBSTACLE TO THE NATURAL PATTERNS OF DRAINAGE AND SINCE THERE WILL BE NO RESIDUAL OR CUMULATIVE LONG TERM IMPACTS.



EROSION WORKS DIAGRAM - PLOTS 1 & 2

EROSION WORKS DIAGRAM - PLOT 3

CONSTRUCTION MANAGEMENT PLAN



SITE PLAN

SITE PLAN

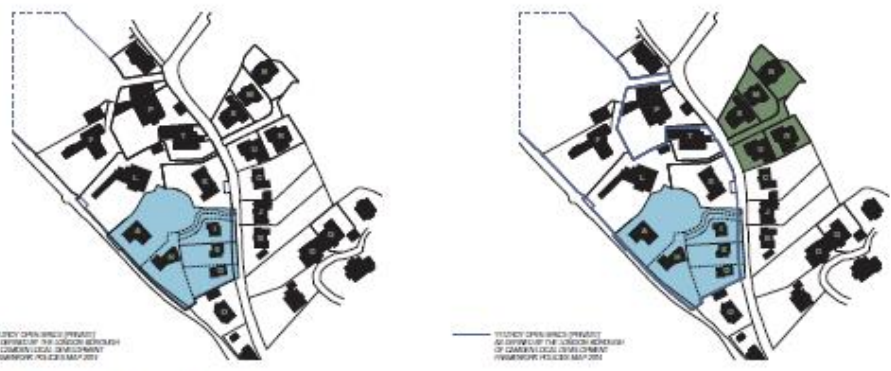
THE ORIGINAL FOR PLOTS 1-8 HAVE BEEN DEVELOPED TO ALLOW INCREASED VISIBILITY THROUGH THE SITE - WITH A 3M SPACING BETWEEN EACH BUILDING.

THE BUILDING FOOTPRINTS HAVE BEEN POSITIONED TO BE 5M BACK FROM HIGHWAY PARK, TO MINIMIZE THEIR IMPACT ON THE STREETSCAPE.

BUILDING HEIGHTS HAVE ALSO BEEN ADJUSTED TO COMP IN LINE WITH THE NEIGHBOURING PROPERTIES TO THE NORTH AND SOUTH.

THE BUILDINGS HAVE BEEN DESIGNED AS A SIMPLE 'FAMILY OF BUILDINGS' WITH A SIMILAR EXTERIOR APPEARANCE ALONG THE HIGHWAY PARK STREET FRONTAGE.

PLOTS 9 AND 8 ARE NOT VISIBLE FROM HIGHWAY PARK AND HAVE BEEN DESIGNED TO BE VIRTUALLY INVISIBLE FROM MILLFIELD LANE AND HAMPSDEAD HEATH.



PLOT RATIOS - HIGHWAY PARK

ALL 33 PROPOSED PLOTS ARE WITHIN THE LOWER 1/3 OF THE 21 PLOTS IN THE SUBSET.

DIAGRAM (LEFT) PROVIDES A COMPARISON BETWEEN THE PROPOSED PLOT RATIOS FOR 33 HIGHWAY PARK AND THE OTHER PROPERTIES ON HIGHWAY PARK.

PLOT RATIOS - HIGHWAY CLOSE

DIAGRAM (RIGHT) PROVIDES A COMPARISON BETWEEN THE PROPOSED PLOT RATIOS FOR 33 HIGHWAY PARK AND A SIMILAR, EXISTING DEVELOPMENT OF 2 PLOTS - HIGHWAY CLOSE.

AS INDICATED - THE PROPOSED PLOT RATIOS FOR 33 HIGHWAY PARK IS APPROXIMATELY HALF OF THAT OF THE EXISTING HIGHWAY CLOSE.

TOWN OF OAKBROOK PRESENTS AN EXPOSURE OF THE CONCEPTS OF COMMUNITY DEVELOPMENT PROGRAM, JULY 2023, MAP 2023

- A. PLOT 02**
PLOT AREA - 1588 SQM
BUILDING AREA - 202 SQM
PERMITTED - 12.7%
- B. KENNEDY**
PLOT AREA - 1450 SQM
BUILDING AREA - 180 SQM
PERMITTED - 12.4%
- C. SUNSHY**
PLOT AREA - 1288 SQM
BUILDING AREA - 160 SQM
PERMITTED - 12.4%
- D. 3 HAMPSTEAD PLACE**
PLOT AREA - 1480 SQM
BUILDING AREA - 200 SQM
PERMITTED - 13.5%
- E. PLOT 02**
PLOT AREA - 1078 SQM
BUILDING AREA - 130 SQM
PERMITTED - 12.1%

- A. THE WALLACE HOUSE**
PLOT AREA - 1031 SQM
BUILDING AREA - 302 SQM
PERMITTED - 29.3%
- F. PLOT 02**
PLOT AREA - 1078 SQM
BUILDING AREA - 140 SQM
PERMITTED - 12.9%
- H. PLOT 04**
PLOT AREA - 1047 SQM
BUILDING AREA - 170 SQM
PERMITTED - 17.1%
- I. PLOT 01**
PLOT AREA - 653 SQM
BUILDING AREA - 80 SQM
PERMITTED - 12.3%
- J. ASPENWOOD**
PLOT AREA - 1270 SQM
BUILDING AREA - 301 SQM
PERMITTED - 23.7%

- K. 33 HIGHWAY PARK - BOUNDARY**
PLOT AREA - 1284 SQM
BUILDING AREA - 178 SQM
PERMITTED - 13.9%
- M. 2 HIGHWAY CLOSE - BOUNDARY**
PLOT AREA - 1202 SQM
BUILDING AREA - 101 SQM
PERMITTED - 8.4%
- N. 2 HIGHWAY CLOSE - BOUNDARY**
PLOT AREA - 1481 SQM
BUILDING AREA - 181 SQM
PERMITTED - 12.2%
- O. 4 HAMPSTEAD PLACE**
PLOT AREA - 1202 SQM
BUILDING AREA - 113 SQM
PERMITTED - 9.3%
- P. 2 HIGHWAY CLOSE**
PLOT AREA - 1481 SQM
BUILDING AREA - 191 SQM
PERMITTED - 12.9%
- Q. 4 HIGHWAY PLACE**
PLOT AREA - 1202 SQM
BUILDING AREA - 113 SQM
PERMITTED - 9.3%
- R. 2 HIGHWAY CLOSE**
PLOT AREA - 1481 SQM
BUILDING AREA - 191 SQM
PERMITTED - 12.9%
- S. 4 HIGHWAY CLOSE**
PLOT AREA - 1481 SQM
BUILDING AREA - 191 SQM
PERMITTED - 12.9%
- T. 33 HIGHWAY PARK - BOUNDARY**
PLOT AREA - 1078 SQM
BUILDING AREA - 130 SQM
PERMITTED - 12.1%
- U. 1 HIGHWAY CLOSE**
PLOT AREA - 1078 SQM
BUILDING AREA - 130 SQM
PERMITTED - 12.1%
- V. 1 HIGHWAY CLOSE**
PLOT AREA - 1078 SQM
BUILDING AREA - 130 SQM
PERMITTED - 12.1%

- 33 HIGHWAY PARK - PROPOSED**
- PLOT 02**
PLOT AREA - 1588 SQM
BUILDING AREA - 202 SQM
PERMITTED - 12.7%
- PLOT 03**
PLOT AREA - 1078 SQM
BUILDING AREA - 130 SQM
PERMITTED - 12.1%
- PLOT 04**
PLOT AREA - 1047 SQM
BUILDING AREA - 170 SQM
PERMITTED - 17.1%
- PLOT 05**
PLOT AREA - 1078 SQM
BUILDING AREA - 140 SQM
PERMITTED - 12.9%
- PLOT 06**
PLOT AREA - 1047 SQM
BUILDING AREA - 170 SQM
PERMITTED - 17.1%
- PLOT 07**
PLOT AREA - 1078 SQM
BUILDING AREA - 140 SQM
PERMITTED - 12.9%
- PLOT 08**
PLOT AREA - 1078 SQM
BUILDING AREA - 140 SQM
PERMITTED - 12.9%

- PROPOSED PLOTS 1-8 COMBINED**
PLOT AREA - 4,120 SQM
BUILDING AREA - 500 SQM
PERMITTED - 12.1%
- 2 HIGHWAY CLOSE COMBINED**
PLOT AREA - 424 SQM
BUILDING AREA - 126 SQM
PERMITTED - 29.7%
- 2 HIGHWAY CLOSE**
PLOT AREA - 706 SQM
BUILDING AREA - 107 SQM
PERMITTED - 15.1%
- 2 HIGHWAY CLOSE**
PLOT AREA - 653 SQM
BUILDING AREA - 80 SQM
PERMITTED - 12.3%
- 4 HIGHWAY CLOSE**
PLOT AREA - 1481 SQM
BUILDING AREA - 200 SQM
PERMITTED - 13.5%
- 1 HIGHWAY CLOSE**
PLOT AREA - 1078 SQM
BUILDING AREA - 130 SQM
PERMITTED - 12.1%

PLOT RATIOS



EXISTING SITE PLAN & VEGETATION



PROPOSED SITE PLAN
TOTAL NO. TREES: 116 (63 ADDITIONAL TREES - 57% INCREASE)

ECOLOGICAL & LANDSCAPE

THE DESIGN PROPOSALS HAVE BEEN ECOLOGICALLY AND LANDSCAPE ASSESSED BY CANADIAN LANDSCAPE DESIGNERS LTD.

CLDC HAVE WORKED CLOSELY WITH THE DESIGN TEAM FROM THE OUTSET OF THE PROJECT, TO INFORM THE DESIGN DEVELOPMENT, TO ENSURE THAT ECOLOGICAL IMPACTS HAVE BEEN AVOIDED WHERE POSSIBLE, AND TO INCORPORATE ROBUST MITIGATION AND ENHANCEMENT MEASURES TO THE DESIGN.

A SUMMARY OF THE STRATEGY & PRINCIPLES ARE DETAILED BELOW AND A MEMBER OF THE TEAM IS AVAILABLE IF YOU WOULD LIKE TO UNDERSTAND THE PRINCIPLES FURTHER.

ECOLOGICAL STATEMENT

FROM THE OUTSET, HABITAT LOSS HAS BEEN AVOIDED AS FAR AS POSSIBLE WITH DEVELOPMENT FOCUSED ON THE EXISTING BUILT FOOTPRINT AND A HARD STANDING TENNIS COURT. THIS HAS ENABLED THE RETENTION OF THE MAJORITY OF BOUNDARY SCREENING VEGETATION ALONG THE SOUTH, WEST AND NORTH BOUNDARIES, RETENTION OF THE POND AND ASSOCIATED RIBBONER HABITATS, AS WELL AS AREAS OF THE ORCHARD.

IN ADDITION, IMPACTS DURING CONSTRUCTION HAVE BEEN MINIMISED AS FAR AS POSSIBLE DURING SCHEME DEVELOPMENT WITH A DETAILED CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN TO ACCOMPANY THE APPLICATION. THIS WILL INCLUDE SPECIFIC MEASURES TO AVOID THE RISK OF CONTAMINATION OF THE POND AND ADJACENT HABITATS ON WATERSHED HEAD THROUGH CONTROL OF SURFACE WATER RUNOFF, AS WELL AS CONTROL OF DUST, COMBUSTION, PROTECTION OF TREES AND EXISTING VEGETATION, ECOLOGICAL SUPERVISION DURING VEGETATION CLEARANCE, AND PREVENTION OF THE SPREAD OF JAPANESE KNOTWEED THROUGH A STRANDED STRATEGY IS IMPLEMENTED TO GRADICALLY IT FROM THE SITE.

IN ADDITION TO THE ABOVE, MITIGATION AND ENHANCEMENTS WILL BE DELIVERED IN RELATION TO THE FOLLOWING THEMES. THESE MEASURES HAVE BEEN DEVELOPED IN CONSIDERATION OF COMBINED PROJECTIONS PROVIDED BY THE COUNCIL'S NATURE CONSERVATION OFFICER (NCO), FROM SUBSEQUENT PRE-APPLICATION MEETINGS, AS WELL AS FOLLOWING CONSULTATION WITH THE COUNCIL AND THEIR ECOLOGICAL ADVISORS (LONDON WILDLIFE TRUST, 17 JULY 2021).

- 1. OPEN SPACE / HABITAT IMPACTS**
THE SIZE AND LAYOUT OF THE BUILDINGS, HAS BEEN DEVELOPED TO MINIMISE HABITAT LOSS WHILE MAINTAINING THE FOOTPRINT FOR HABITAT CREATION AND ECOLOGICAL ENHANCEMENT. THE PROPOSALS WILL RESULT IN AN INCREASE IN THE VEGETATED HABITATS WITHIN THE SITE FROM APPROXIMATELY 8400 M² TO 4600 M².
- 2. ECOLOGICAL CONNECTIVITY**
MEASURES TO IMPROVE THE ECOLOGICAL CONNECTIVITY THROUGHOUT THE SITE, INCLUDING AS PART OF THE WATERSHED RIDGE WILDLIFE CORRIDOR, AND FROM THE POND IN PARTICULAR.
- 3. POND PROTECTION AND ENHANCEMENT**
PROTECTION & ENHANCEMENT PROPOSALS FOR THE POND INCLUDING ENHANCING WATERS QUALITY AND IMPROVING LOCALISED PLANTING TO REDUCE SHADING AND IMPROVE HABITATS FOR ASSOCIATED WILDLIFE.
- 4. ORCHARD ENHANCEMENT**
THE PROPOSED LEVELS HAVE BEEN CAREFULLY REVIEWED TO ENABLE RETENTION OF SEVERAL OF THE EXISTING ORCHARD TREES. SIXTEEN NEW ADULT TREES WILL BE PLANTED TO REPLICATE AREAS OF ORCHARD, WITH THE ORCHARD GROUNDING, FLORA SCENE AND MANAGED AS MEADOW GRASSLAND AND HEDGEBOWS PASSING THROUGH THE ORCHARD.
- 5. OPPORTUNITIES FOR WILDLIFE WITHIN THE BUILDINGS**
ALL BUILDINGS WILL SUPPORT AN EXTENSIVE LIVING ROCK INSPIRED BAY BOXES AND INTEGRATED BIRD BOXES - TO PROVIDE UNDERGROUND HABITAT SPECIFICALLY DESIGNED AND MANAGED FOR WILDLIFE.
- 6. SINC BUFFER**
THE EXISTING IMPERMEABLE CONCRETE FINISHES TO WILDLIFE LEAN WALLS WILL BE REPLACED BY A PERMEABLE FINISH AND NATIVE WOODROW, WITH ADJACENT NATIVE SCRUB AND TREES PLANTING TO CREATE AN ENHANCED WOODLAND BUFFER. THIS WILL PROVIDE HABITAT IN ITS OWN RIGHT, WHILE ALSO SCRAMBLING LIGHT SPILL FROM PLOTS 4 AND 5 TO MULCHING LANE AND THE ADJACENT WOODLAND.
- 7. HABITAT MANAGEMENT**
THE LONG-TERM MANAGEMENT OF THE BROADLEAF AND CARRIED WILDLIFE HABITATS WITHIN THE SITE WILL BE DETAILED WITHIN A LANDSCAPE AND HABITAT MANAGEMENT PLAN, DESIGNED FOR THE BENEFIT OF EACH PROPERTY, AND WILL AIM TO ENSURE LONG-TERM BENEFITS ARE OBTAINED FOR RESIDENTS AND WILDLIFE.

ECOLOGY & LANDSCAPE



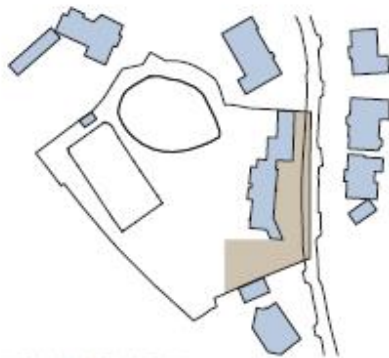
PROPOSED FITZROY PARK ELEVATION

VIEWS THROUGH SITE

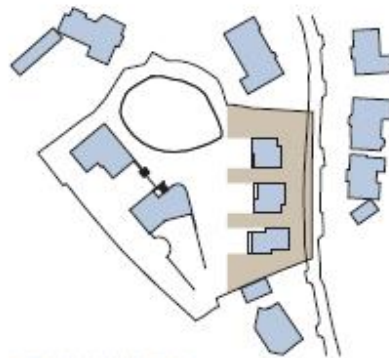
THE THRESHOLD TREATMENT WILL BE IMPROVED BY REPLACING THE EXISTING LOW-QUALITY TIMBER FENCE AND OUT-BASED VEGETATION WITH A HIGH-QUALITY NATIVE ARBORED WILD MEDIAN, COMBINED WITH A MIXTURE OF TREES AND HEAVY STANDARD IRON-PROGRAMMED AND BRANCHED THE EXISTING CHARACTER OF THE LAND. 12 NEW TONGUE ARE PROPOSED FOR THE BOUNDARY WITH FITZROY PARK.

VIEWS AND ECOLOGICAL PERMEABILITY THROUGH THE SITE HAVE BOTH BEEN IMPROVED. THE PROPOSED MASSING WITH GAPS BETWEEN ALLOW INCREASED VISIBILITY THROUGH, WHEN COMPARED WITH THE EXISTING SPACES & DICE.

ECOLOGICAL PERMEABILITY HAS BEEN INCREASED THROUGH THE LOW CP WOODROWS TO CRACKS CORRIDORS TO ALLOW WILDLIFE TO NAVIGATE THROUGH THE SITE.



VIEWS THROUGH - EXISTING SITE PLAN



VIEWS THROUGH - PROPOSED SITE PLAN

VIEWS THROUGH THE SITE



VIEW FROM FITZROY PARK

THE LANDSCAPE DESIGN PROPOSES A NEW LAND CRUISE FITZROY PARK, PROVIDING A CORRIDOR THROUGH TO THE PROPOSED FITZROY BOUNDARY POND TO THE RIVER OF THE SITE.



VIEW THROUGH TO POND

VIEW FROM FITZROY PARK



IMAGE BY PEXTEL/COMFORT

RENDERED VIEW
REDFOOT PARK - LOOKING NORTH
 THE ARCHITECTURAL DESIGN FOR PLOTS 1-3 WAS EARLY DEVELOPED TO CREATE A SIMPLE, STEPPED RHYTHM ALONG REDFOOT PARK.

THE PROPOSED BUILDINGS ARE SET BACK FROM THE STREET. THIS, IN ADDITION TO THE PROPOSED THRESHOLD PLANTING SCHEME THAT THE BUILDINGS DO NOT IMPOSE ON REDFOOT PARK - INSTEAD THE ONLY VIEWS FROM THE STREET ARE GLIMPSES OF THE BUILDINGS THROUGH THE TREEDROWNS.

IT IS PROPOSED THAT THE BUILDINGS WILL HAVE BRICK SHAPES OF A COMMON WITH SEVERAL OF THE EXISTING BUILDINGS IN THE LOCAL AREA.

THE FINAL BRICK CHOICE IS STILL BEING EXPLORED - WITH SOME OPTIONS DETAILED BELOW.



RENDERED VIEW



BRICK OPTIONS

THE FINAL BRICK CHOICE IS STILL BEING EXPLORED.
 A NUMBER OF PROPOSED OPTIONS ARE DETAILED ADJACENT.

BRICK OPTION 01 (ABOVE)
 DARK RED

BRICK OPTION 02 (BELOW)
 MEDIUM RED / PINK

BRICK OPTION 03 (ABOVE)
 YELLOW / LIGHT CHALK

BRICK OPTION 04 (BELOW)
 SILVER / GREY

BRICK OPTION 05 (ABOVE)
 PALE YELLOW

BRICK OPTION 06 (BELOW)
 DARK GREY

BRICK STUDIES



RENDERED VIEW
FREEDY PARK - LOOKING SOUTH

THE ARCHITECTURAL DESIGN FOR PLOTS 1-8 HAS BEEN DEVELOPED TO CREATE A SIMPLE, STEPPED ENTRY ALONG FREEDY PARK.

FOLLOWING A MEETING WITH THE CAMDEN DESIGN REVIEW PANEL, THE ARCHITECTURE REVISION STATED THAT:

THE PANEL FREELY AGREED TO APPROVE IF THE ARCHITECTURE PROPOSED FOR FREEDY PARK, AND BY PARTICULAR NOTE THAT PLOT 1-8 PROMISED HIGH QUALITY ARCHITECTURE ON THE STREET FRONTAGE.



RENDERED VIEW



PLOT 04
FATHOM ARCHITECTS

THE BUILDING IS PRIMARILY MADE UP OF THREE SOLID RETAINING GARDEN WALLS.

THE HOUSE INFLUX INTO THE GROUND TO REDUCE THE VISUAL IMPACT AS MUCH AS POSSIBLE.

A CURVE SORTING THE FORM FACES THE ENTRANCE AND THE POOL.

THE ENTRANCE IS BETWEEN TWO OF THE WALLS, FACING ONE DOWN TO THE SUNSHY LANDSCAPE.

THE HOUSE IS HELD IN BETWEEN THE HEAVY WALLS ORIENTED OUT TOWARDS A PRIVATE GARDEN AND THE SOUTH.



RENDERED VIEW - ENTRANCE (ABOVE)
 RENDERED VIEW - FROM GARDEN (BELOW)



INITIAL MATERIAL STUDIES



PLOT 04



PLOT 05
PERCYCOMPANY ARCHITECTS
 THE PROPOSAL FOR PLOT 5 IS AN ELEGANT, CONTEMPORARY BRICK BUILDING THAT BOTH RESPONDS AND RESPONDS TO ITS CONTEXT.
 THE PLOT IS POSITIONED TO THE REAR OF THE SITE, AND THEREFORE IS NOT VISIBLE FROM HENRY PARK. THE DESIGN HAS BEEN INFORMED BY THE DESIRE TO MAINTAIN VISIBILITY FROM MALDEN LANE AND THE HEATH.
 FROM THE HEATH, IT APPEARS AS A SIMPLE, SINGLE-STORY PAVILION SET BACK FROM THE EXISTING FORD.
 THE VIEW FROM THE SOUTH REVEALS A TWO-STORY BUILDING THAT IS SET INTO THE SLOPPED LANDSCAPE.
 A VARIETY OF PALETTE OF MATERIALS IS PROPOSED TO COMPLEMENT THE SIMPLE SCULPTURAL FORM.



RENDERED VIEW - FROM POND / PEDESTALIAN LAWN (ABOVE)
 RENDERED VIEW - FROM GARDEN (BELOW LEFT)



RENDERED VIEW - FROM POND



INITIAL MATERIAL STUDIES



PLOT 05



WALSFIELD FARM / PERCYCOMPANY



ELM GROVE / PERCYCOMPANY



PRIVATE SOCIAL, ESSEX / HAYDON EXPERIENCE



BIRCH LIFE MARINA / IBC



ELM GROVE / PERCYCOMPANY



WALSFIELD TOWER / PERCYCOMPANY



WALSFIELD PARK / IBC



WALSFIELD PLANTATION / IBC

PROJECT EXPERIENCE

APPENDIX 4: FEEDBACK FORM

PUBLIC CONSULTATION: 55 FITZROY PARK

Thank you for coming to our public consultation. Now that you have seen our proposals, we would be grateful if you could provide us with feedback.

Your Details
Name:
E-mail:
Postcode:
<p><i>This information is compiled by Quatro Public Relations Ltd, on behalf of the Turner-Stokes and Springer families. The information you provide will be treated in strict confidence and will not be used to identify you personally. The analysis is done on an anonymous basis and your details will not be passed on to any other third parties.</i></p> <p><i>I would like to be kept informed and/or contacted regarding this consultation via email</i></p> <p>Yes <input type="checkbox"/> (please provide email above) No <input type="checkbox"/></p>

Do you have any general comments?

<p>PLEASE PLACE THIS FEEDBACK FORM IN THE BOX PROVIDED.</p> <p>ALTERNATIVELY, YOU CAN POST YOUR COMMENTS TO:</p> <p>FREEPOST RRTG-GGZK-ESHH 20-24 Old Street London EC1V 9AB</p> <p>OR EMAIL: Lronan@quatro-pr.co.uk</p> <p><i>This information will only be used for the purposes of this exhibition; to compile feedback and to keep you updated on this proposal's progress. Your details will not be passed on to any third parties.</i></p>
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