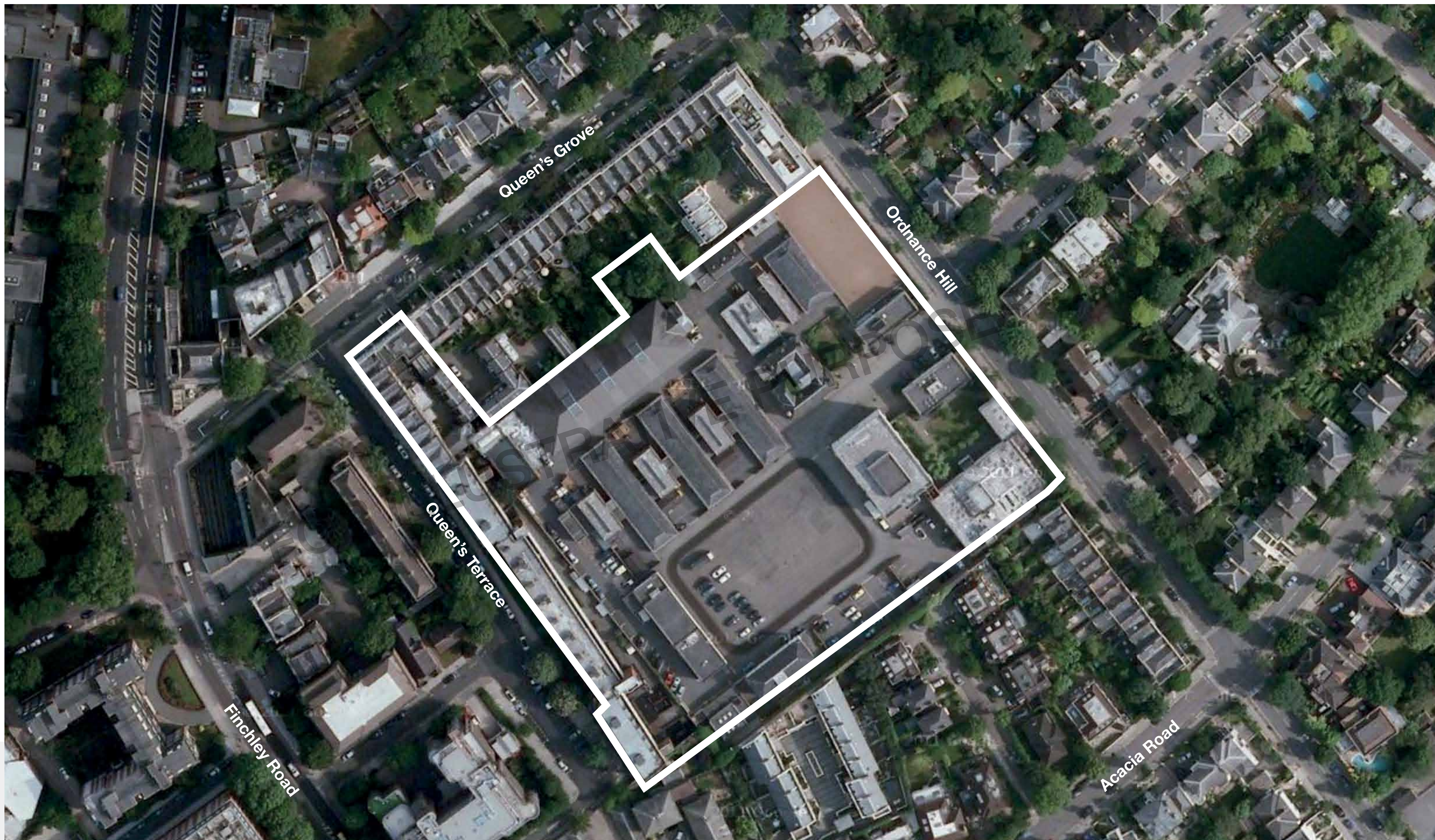


## Introduction



Aerial view showing the former Barracks site and numbers 1-7 Queen's Terrace

### THIS EXHIBITION

Welcome to the second public exhibition on the design proposals for The St John's Wood Square Project. The first exhibition, held in June 2014, explained the concept design and feedback was collected from local residents and stakeholders. The information in this exhibition explains the history of the project and presents more detail on our design proposals.

Members of the project team are present and will be happy to answer any questions you may have. If you would like to leave feedback on the proposals, please fill out our feedback form, which is available at this event.

### INTRODUCTION TO THE PROJECT

The St John's Wood Square Project relates to the development of the former St John's Wood Barracks together with numbers 1-7 Queen's Terrace.

The 2.2 hectare site is located in the heart of St John's Wood between Finchley Road to the west and Primrose Hill to the east and is on the edge of the St John's Wood Conservation Area.

In May 2011, planning permission was granted by Westminster City Council for a residential scheme. Since that time, St John's Wood Square Limited has acquired the site and, following a review of the consented scheme, is now considering the lodgement of a revised planning application to reflect its vision.

### OWNERSHIP

**St John's Wood Square (SJWS) Ltd** is the owner of the site.

### PROJECT TEAM

**Squire & Partners** are the executive architect for the site and will be preparing the planning application along with the support of a wider consultant team.

**Andy Sturgeon** are the landscape architects for the site.

**Wilkinson Eyre Architects** are the architects for the Riding School design proposals.

**Craigewan** is the Development Manager acting on behalf of SJWS.

**Soundings** will be carrying out community consultation for the project.



# St John's Wood Barracks

## SITE HISTORY

St John's Wood Barracks was formerly St John's Wood Farm. The site provided residence to the King's Troop, Royal Horse Artillery (and antecedents) who occupied the Barracks between 1810 and 2012.

The site's relationship with the military dates back to 1804 when land was first leased to a Cavalry Unit. In 1804 the horses and drivers of a brigade artillery, stationed in St James's Park, were moved to a billet at St John's Wood Farm. In 1810 the brigade in it's entirety was moved to St John's Wood.

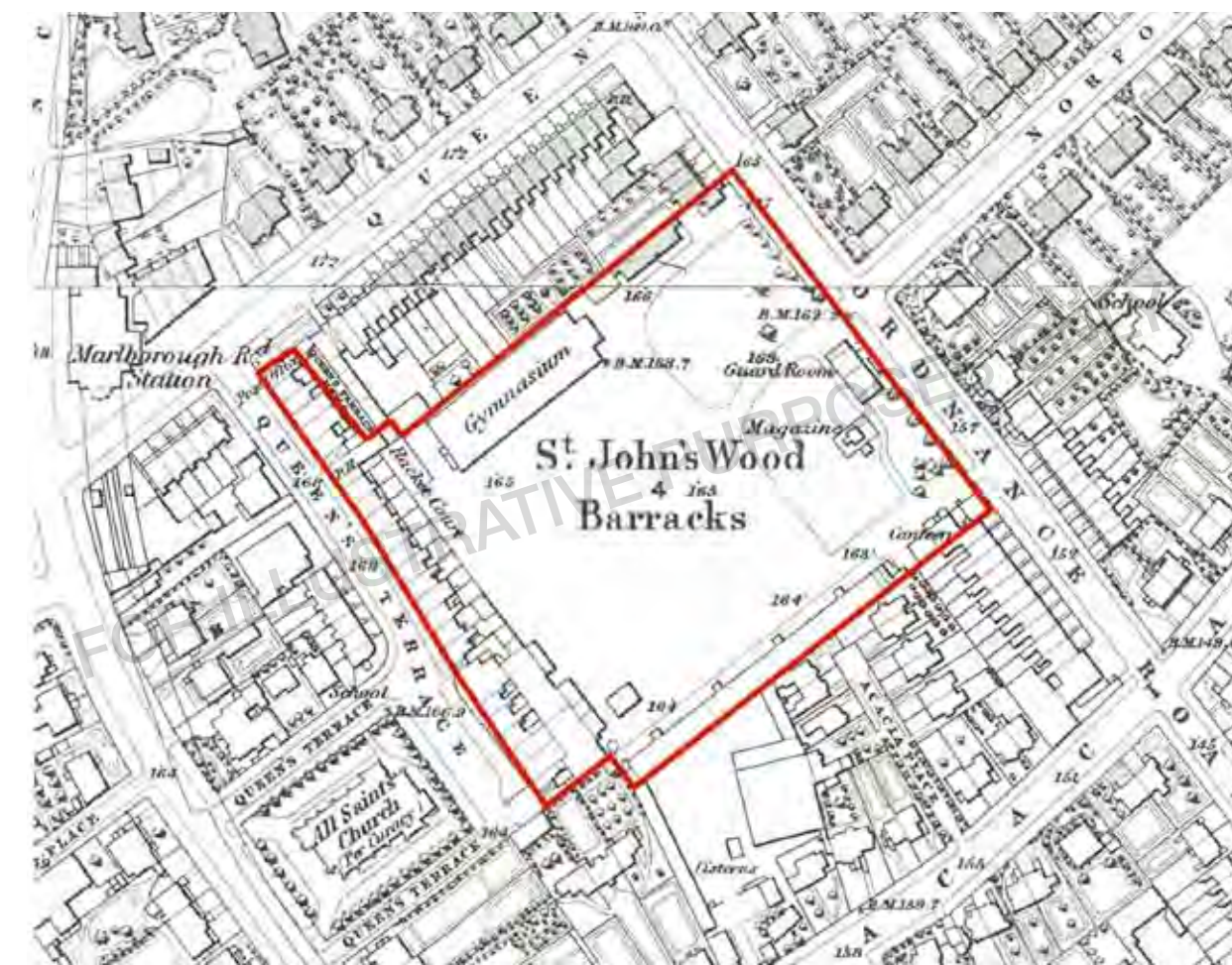
In 1823 the Cavalry Riding Establishment were relocated to St John's Wood from Pimlico. The purpose built Riding School, which remains on the Barracks today, was completed in 1825 to encourage "one uniform system of equitation" throughout the Cavalry.

In 1832 the cavalry transferred to Maidstone and the Barracks became the new Recruit Depot for the foot guards.

In 1876 the infantry were moved out to make way for cavalry who used St John's Wood Barracks while their Knightsbridge quarters were being rebuilt. A horse artillery battery moved on to the site in 1880 as a cavalry presence was maintained on the site until 2012.

A large amount of the Barracks was rebuilt between 1969 and 1972 including the majority of the buildings on the site today.

In 2012, the Kings Troops moved to their new home in Woolwich.



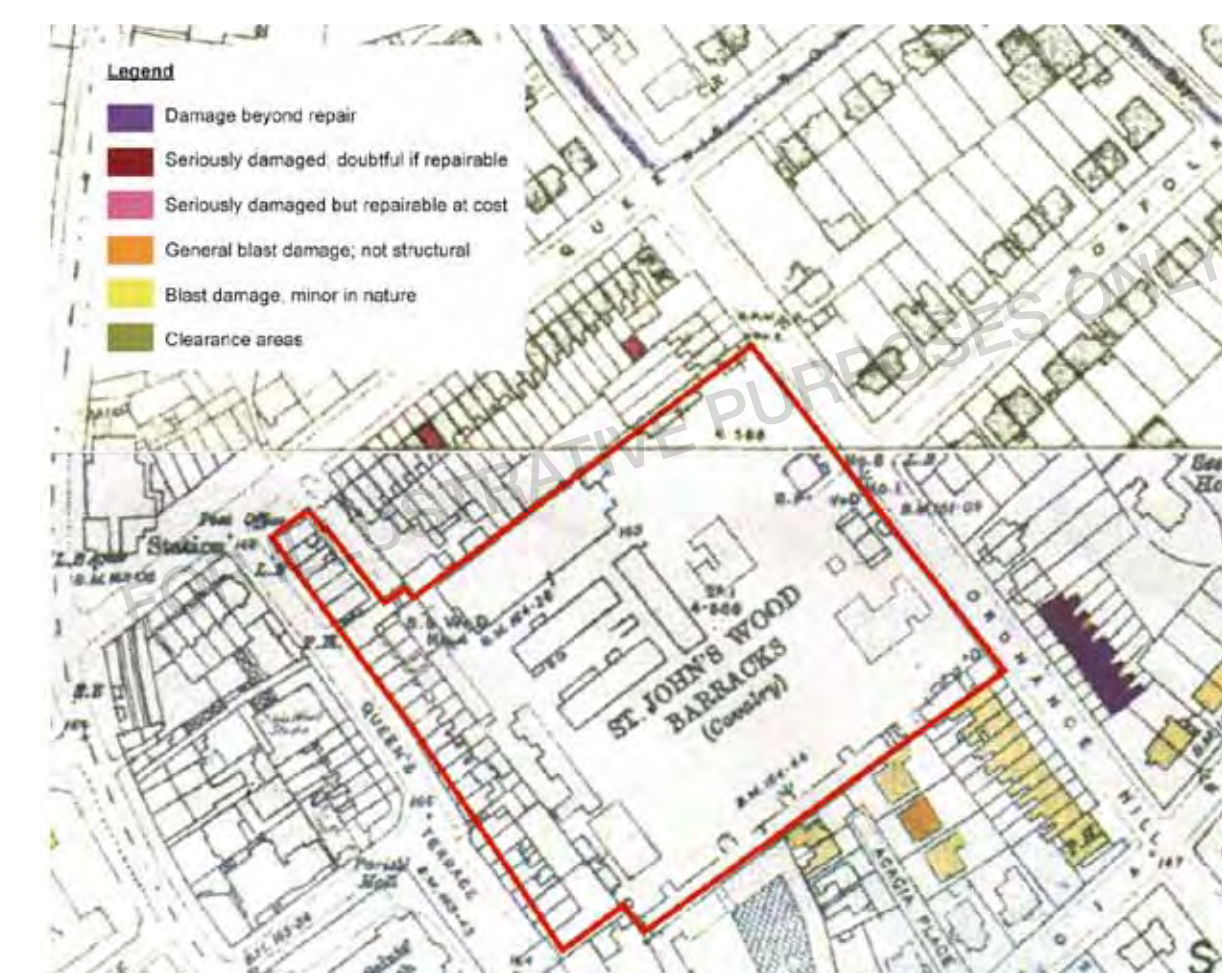
1868 Ordnance Survey map



1894 Ordnance Survey map



1913 Ordnance Survey map (only lower half published)

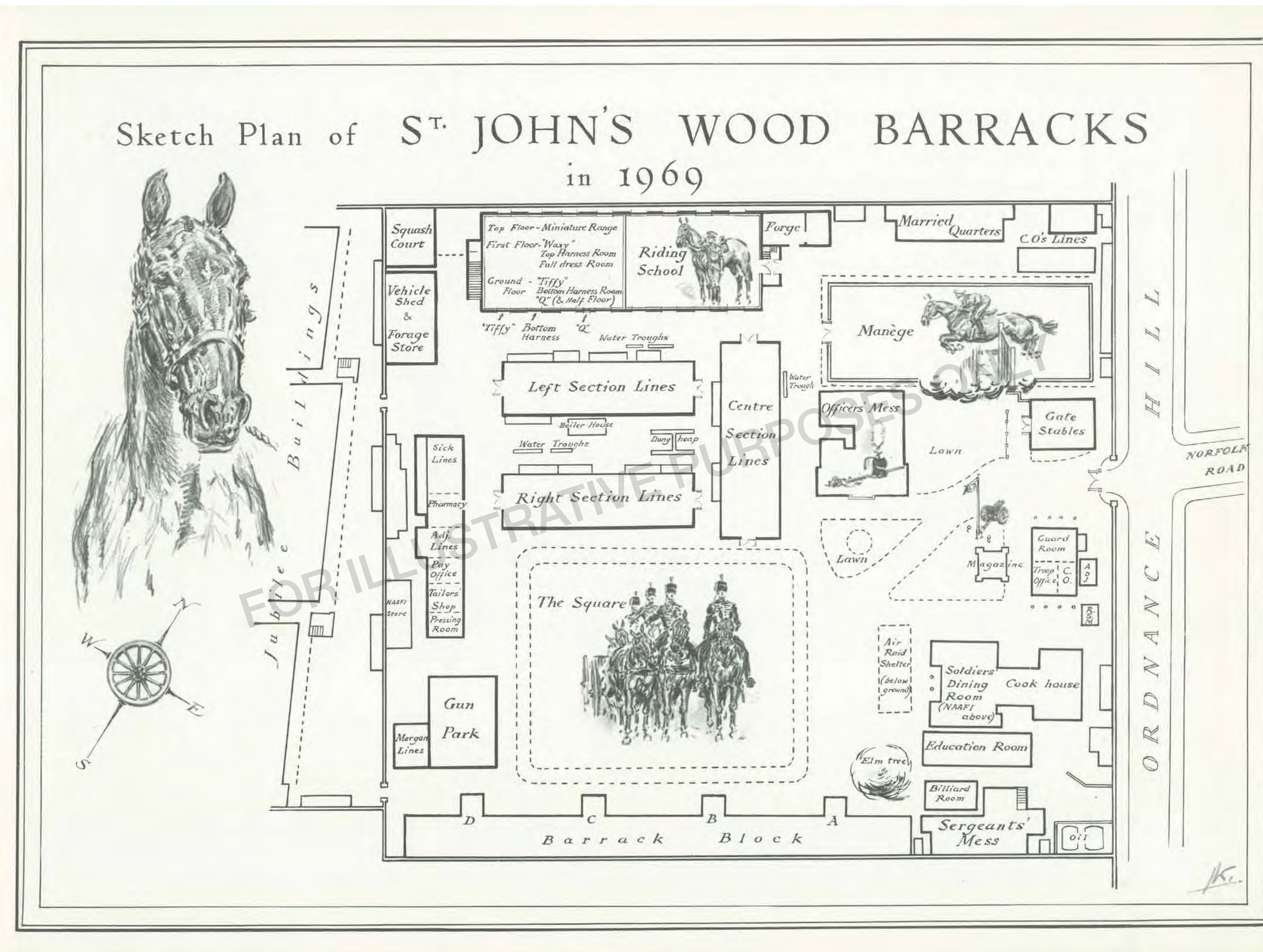


1945-50 Bomb damage map

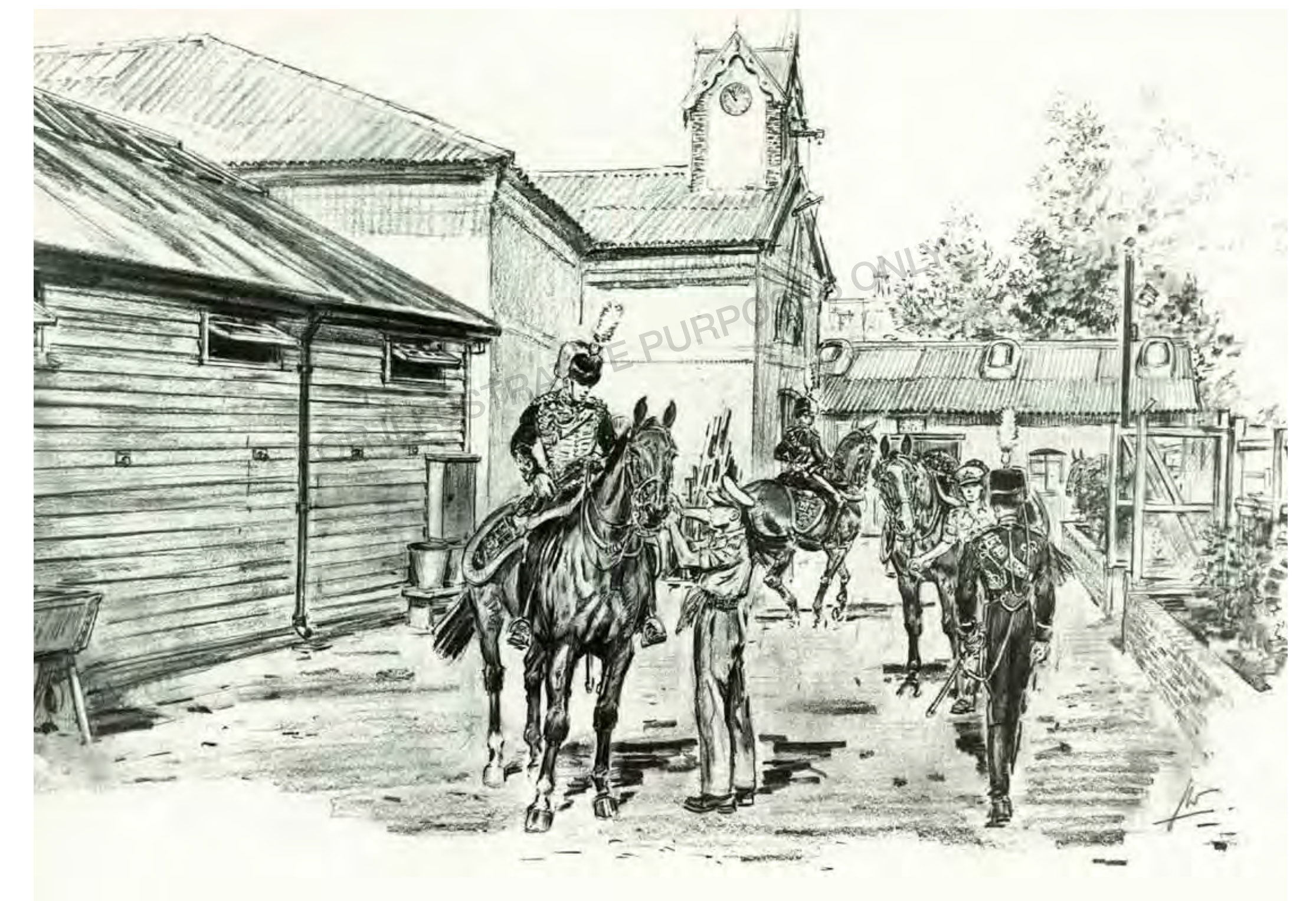
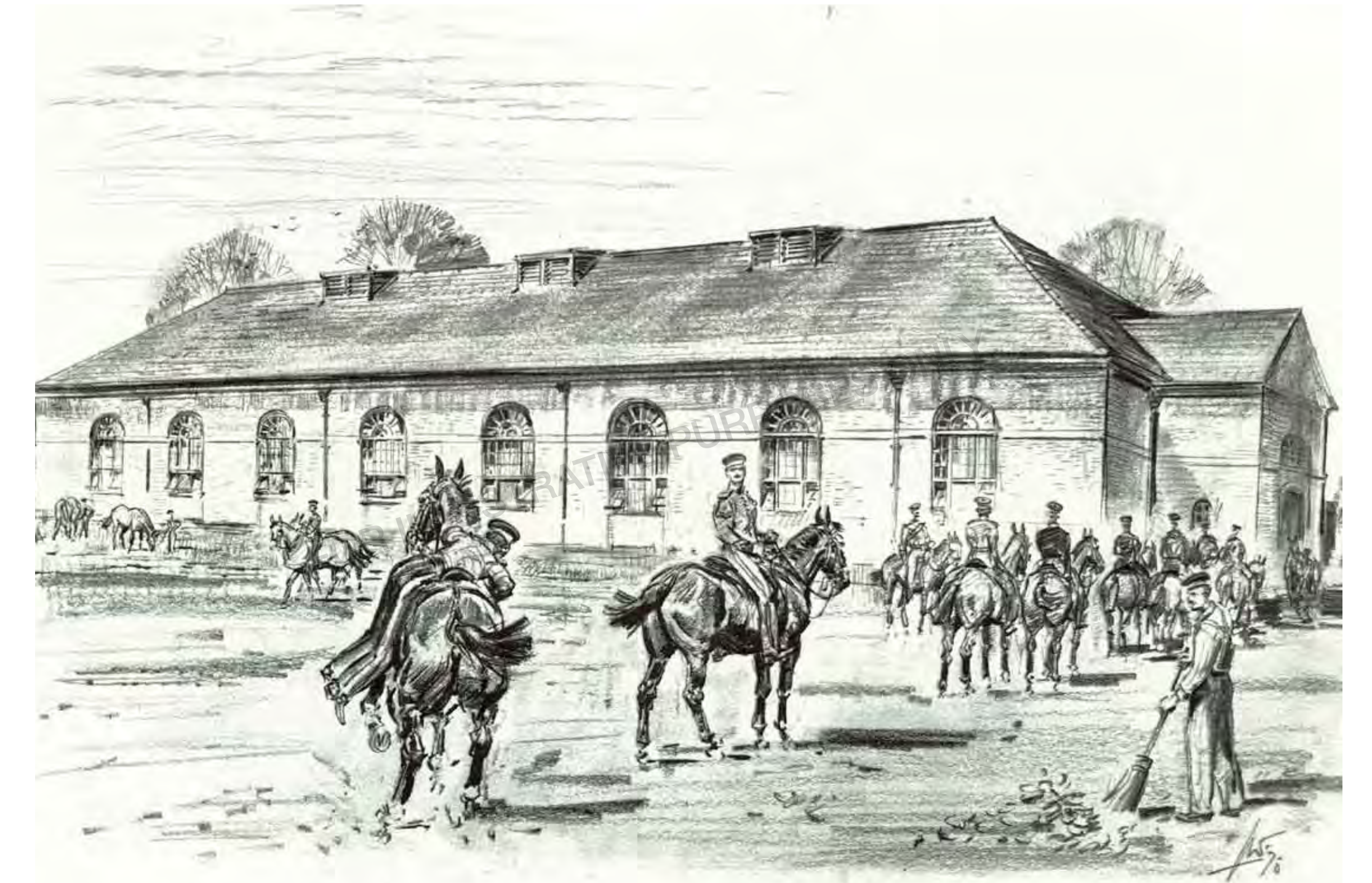


2007 Ordnance Survey map (note : the divisions of use shown in the Riding School plan which relate to an earlier time)

Development of St John's Wood Barracks

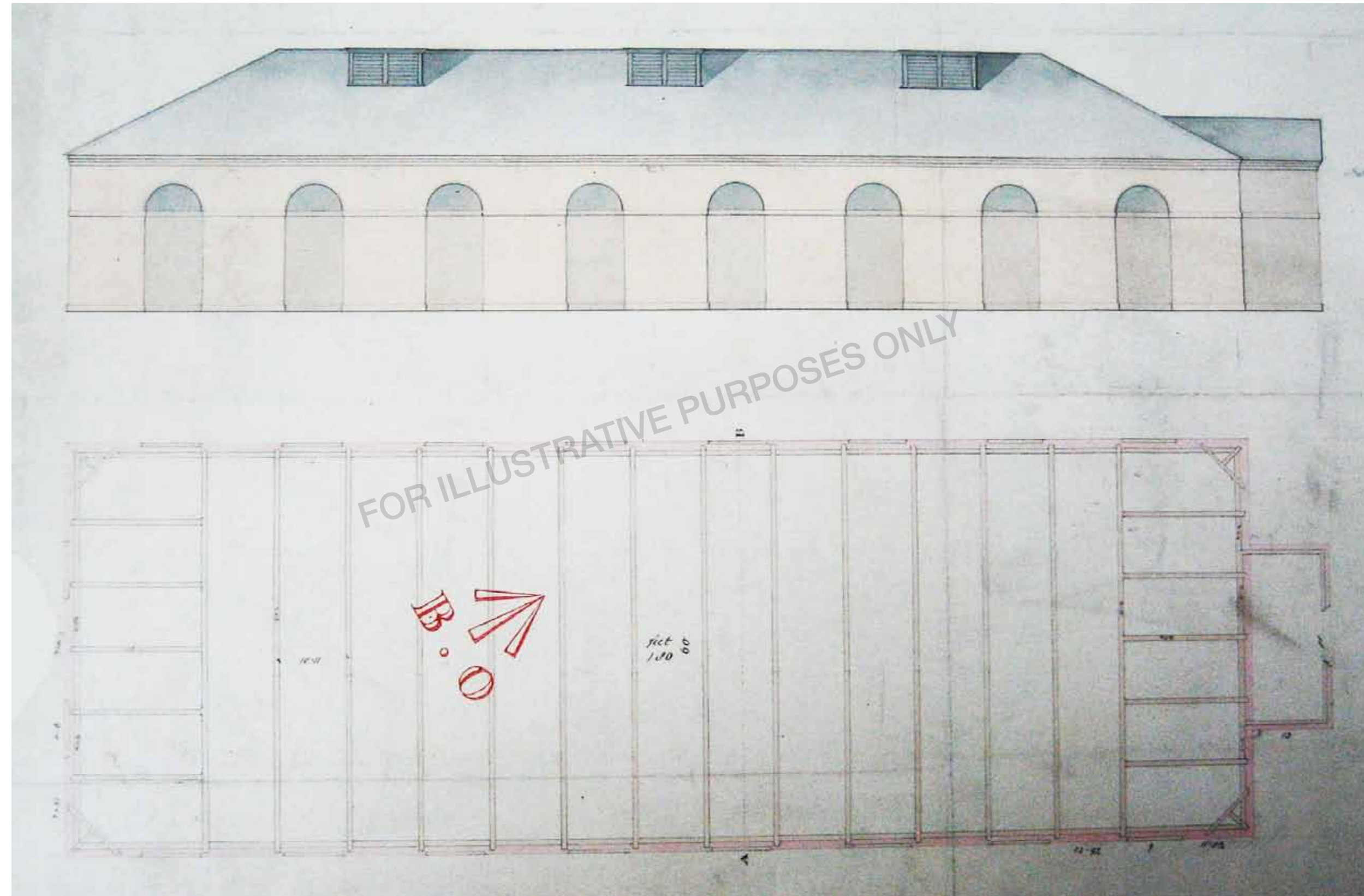


Conjectural sketches from the book 'Guns at the Wood' by Joan Wanklyn, 1972





# St John's Wood Barracks



The Riding School construction drawings (Drawn by S.B. Howlett, inspector general's office, 1824)



The Riding School in 1970 (Source - Country Life, 1971)



Interior view of the Riding School today

## THE RIDING SCHOOL

The Grade 2 listed Riding School was first opened in 1825 under the patronage of the Duke of Wellington and is the oldest surviving structure on the site. Its designer is not known however its construction was supervised by Brevet Major B Tylden of the Royal Engineers. In 1969 the Barracks was substantially rebuilt and the Riding School was the subject of restoration.

The Barracks were used as a cavalry riding establishment from 1825 to 1832 but following this time the Riding School was adapted and used by the Foot Guards. The interior underwent a series of modifications to suit a range of different military functions from gymnastics to accommodation for soldiers.

From 1876 the Barracks were again used by the cavalry however the survey plans indicate the interior of the Riding School remained divided up into different spaces.

It was not until 1971 that a series of major refurbishments were undertaken to strip out the internal divisions and reinstate the interior as a single space. From then until 2012 the barracks were the home of the King's Troop, Royal Horse Artillery.

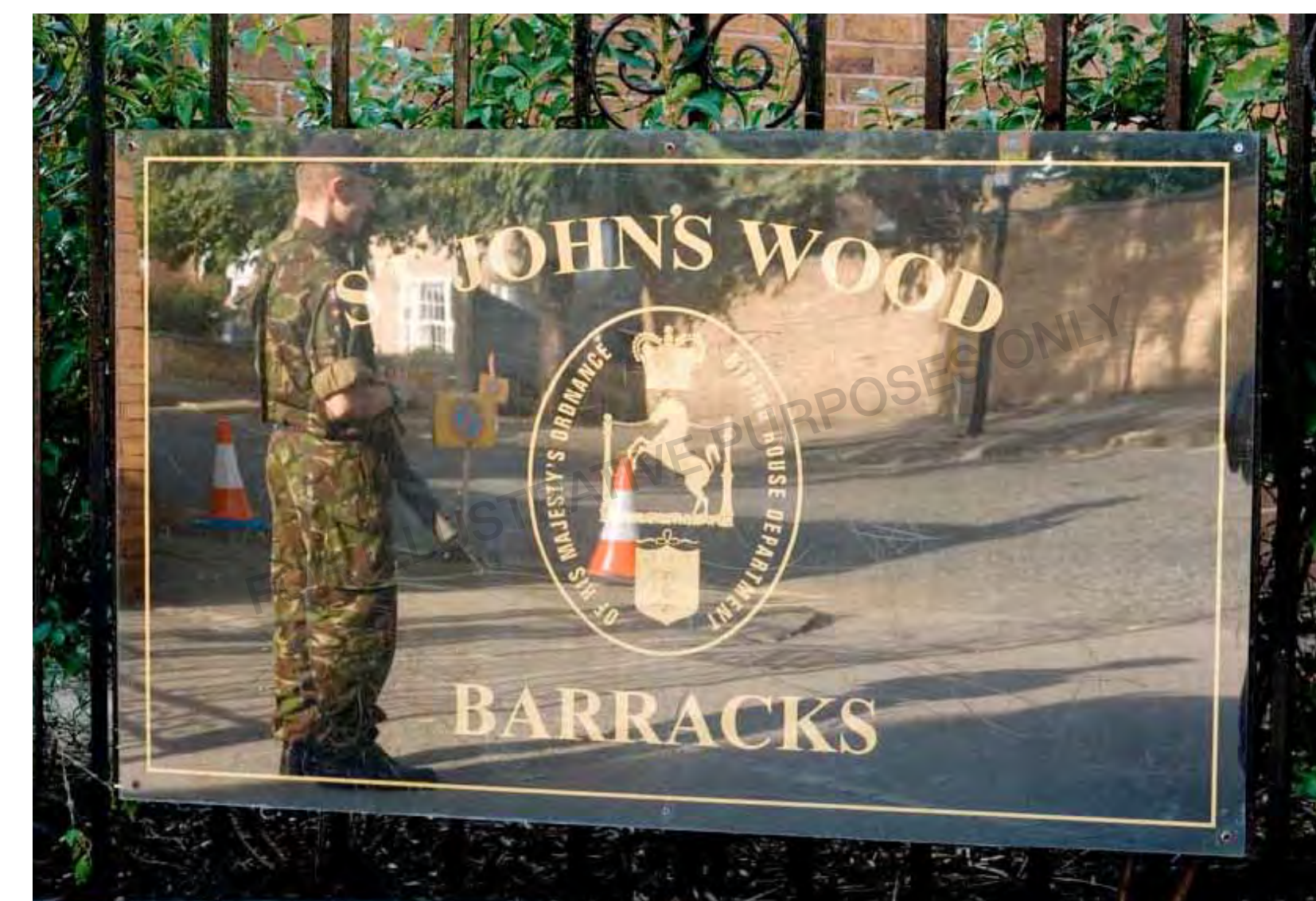
The Riding School was Grade II listed in 1998.



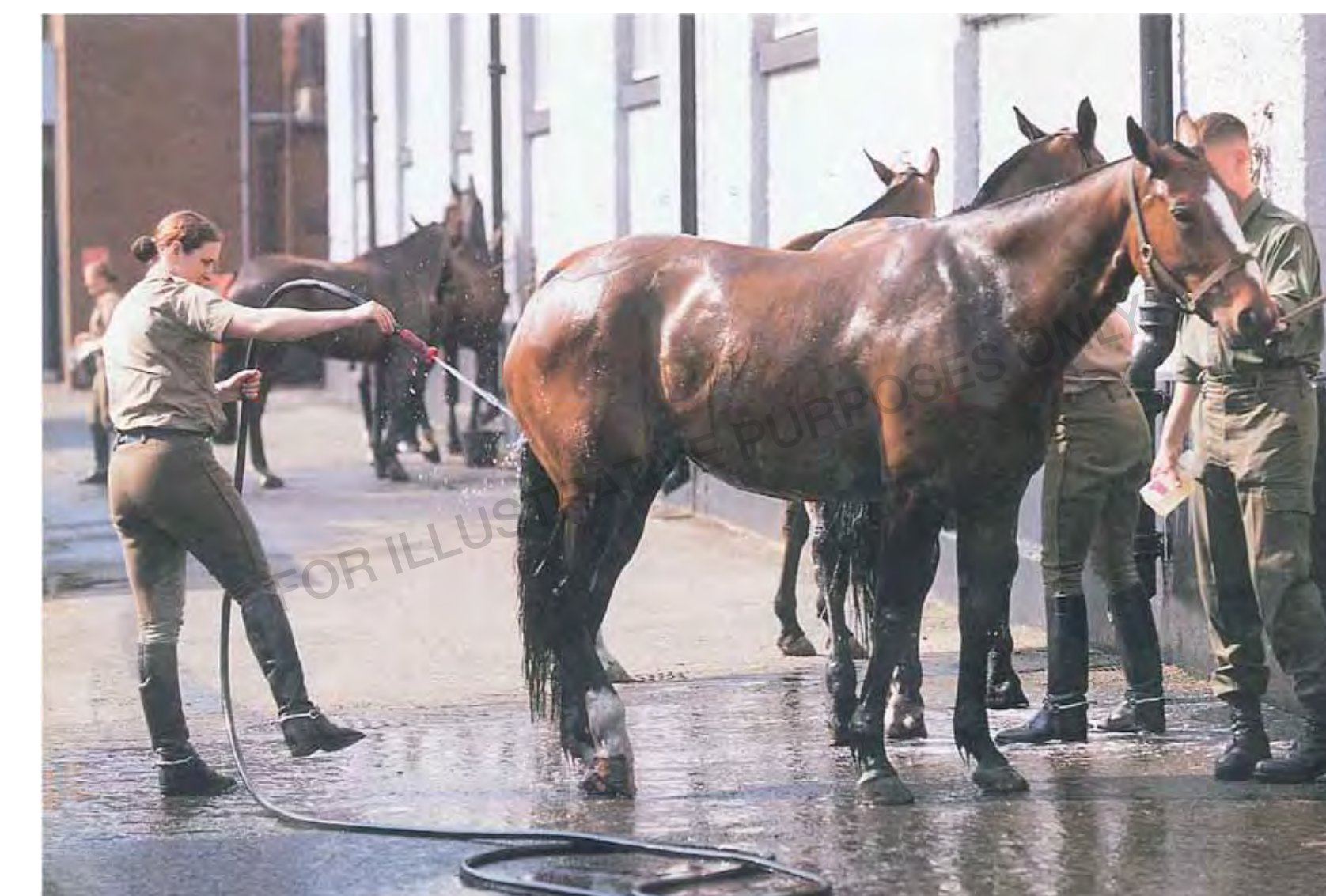
The first post-war Royal Salute, St John's Wood Barracks, 1946



View of the troop stables, 1972



St John's Wood Barracks entrance sign



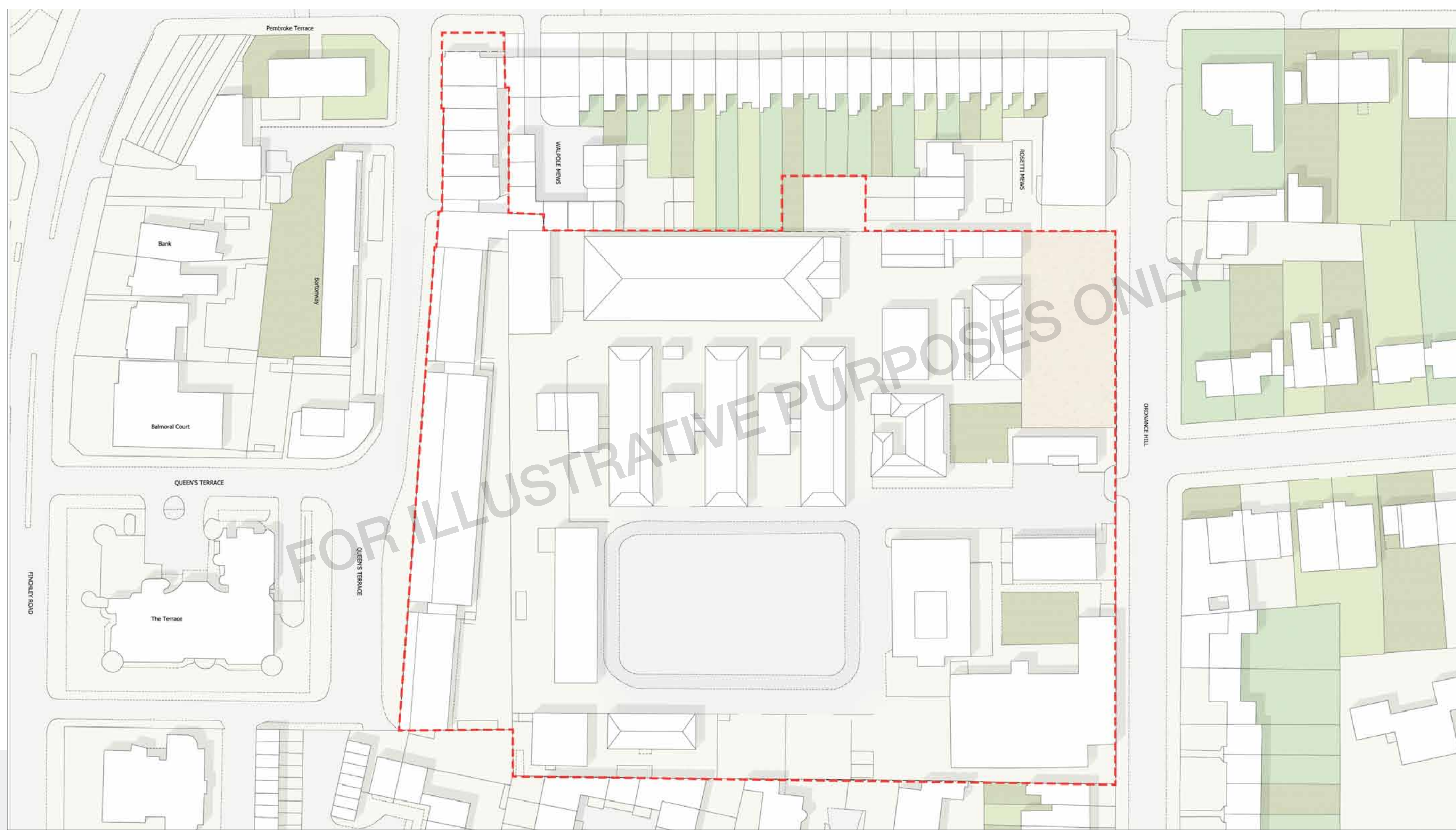
St John's Wood Barracks in use by the troop, 2002



The Riding School today



## Project Background



Existing site plan of the former St John's Wood Barracks site plan and numbers 1-7 Queen's Terrace

### PREVIOUS CONSENT

In 2011, the Eyre Estate made an application to Westminster City Council for the redevelopment of the St John's Wood Barracks, in order to provide a new residential scheme on the site. Planning permission was granted for this scheme in May 2011.

In April 2012 SJWS acquired the site together with the benefit of the existing planning consent. SJWS has reviewed the consented plans and has elected to submit a new planning application, using the architectural services of both Squire & Partners and Wilkinson Eyre Architects for this purpose.

### WHY REVIEW THE SCHEME?

SJWS considers the consented scheme to be of very high quality and has revisited certain aspects of it in the light of its vision to create a family oriented environment, which reflects the unique characteristics of the locality.

Specifically, SJWS wishes to present the Riding School elegantly, within the setting of a garden square, which can offer significant visual amenity to the community. Moreover, SJWS believes that Queen's Terrace can benefit from an enhanced public realm. Finally, SJWS has taken time to consider the technical challenges of the development and has altered its scheme in order to eliminate the disruption which would otherwise have been caused in diverting the Kings Pond Sewer.



Existing view of St John's Wood Barracks from Ordnance Hill



Existing view of Queen's Terrace



## Consented Scheme

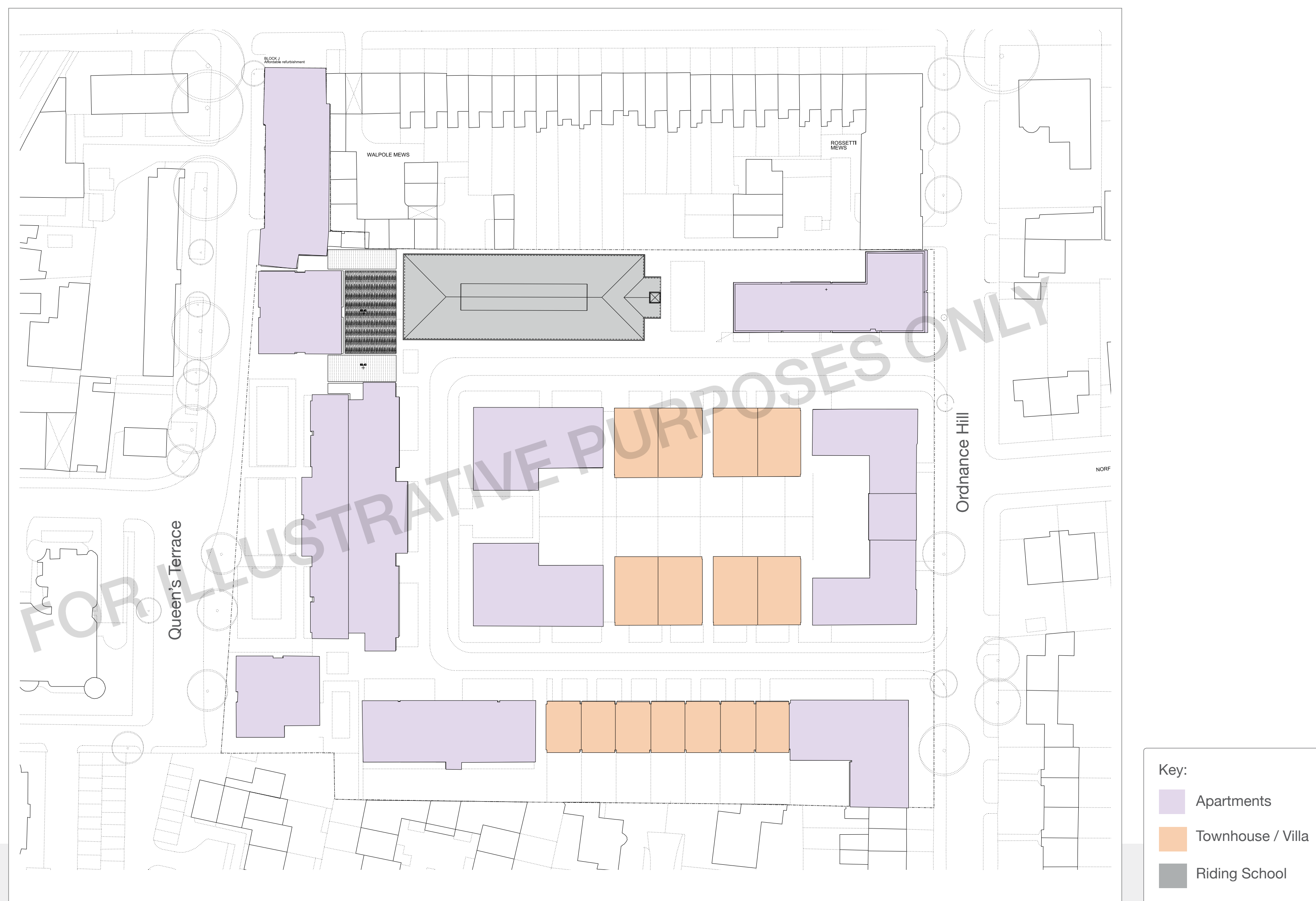


Illustration showing consented scheme (*John McAslan & Partners for the Eyre Estate*)

### THE CONSENTED SCHEME

The 2011 planning permission provides consent for the following:

- Demolition of the existing buildings on site, with the exception of the Riding School
- 133 residential units, comprising:
  - 8 villas
  - 8 houses
  - 10 apartment buildings
- Refurbishment of the upper floors of number 2-6 Queen's Terrace for residential use
- A private leisure facility to be housed in the retained Riding School

### FEEDBACK ON THE SCHEME

As part of the reconsideration of the consented scheme, the team have also reviewed comments submitted to the Council from local residents and other stakeholders to help identify areas where the scheme could be improved.

Some of the principal topics raised were:

- The inward looking nature of the scheme
- The need to identify more with the character of the area
- The requirement to remember the King's Troop
- The nature of the public access to the site
- The perceived lack of visible greenery
- The level of disruption during construction

### RESPONDING TO FEEDBACK

The revised scheme aims to respond to certain issues raised, by:

- Introducing outward facing street entrances on Ordnance Hill and Queen's Terrace
- Ensuring that the Riding School is visible from Ordnance Hill
- Celebrating the King's Troop and history. A Heritage Initiatives Group will be formed for this purpose
- Providing public access alongside the Riding School and Garden Square
- Eliminating the disruption which would have been caused by diverting the King's Pond Sewer



## Consultation Feedback

### PREVIOUS CONSULTATION

The initial designs for the site were presented in early June. Following this, the project team have reviewed and progressed the proposals to provide more detailed information on the scheme and some of the key topics raised.

### FEEDBACK SUMMARY

146 local people attended the consultation events in June to view and discuss the design proposals with the project team. In addition to these conversations, feedback forms were used to record views on different aspects of the scheme. 22 feedback forms were returned in total.

The feedback showed that there was generally a positive response to the scheme and the new approach was well received and considered to be an improvement on the previously consented scheme.

The following points provide a summary of the key topics raised at the events:

- Proposals for Riding School were generally well received
- The introduction of a garden square was considered to be a significant improvement
- Initial approach to landscaping was well received
- Questions raised over type of retail that will be provided on Queen's Terrace
- The public route was generally considered a positive feature, but some questions were raised regarding possible security issues
- There were some concerns about views from Queen's Grove
- Some concerns were raised regarding parking management
- Many people sought clarification on the impact of demolition and construction on the local area



The St John's Wood Square Project presentation, Wednesday 11th June 2014



The St John's Wood Square Project presentation, Wednesday 11th June 2014



The St John's Wood Square Project presentation, Wednesday 11th - Saturday 14th June 2014



The St John's Wood Square Project presentation, Wednesday 11th - Saturday 14th June 2014



# Design vision and approach

## VISION

To create a living community for families which can add value to, and be part of, St John's Wood through :

- Creating a place where families chose to live
- Improving the public realm for the enjoyment of all
- Celebrating and commemorating the heritage of the St John's Wood Barracks

## DESIGN APPROACH

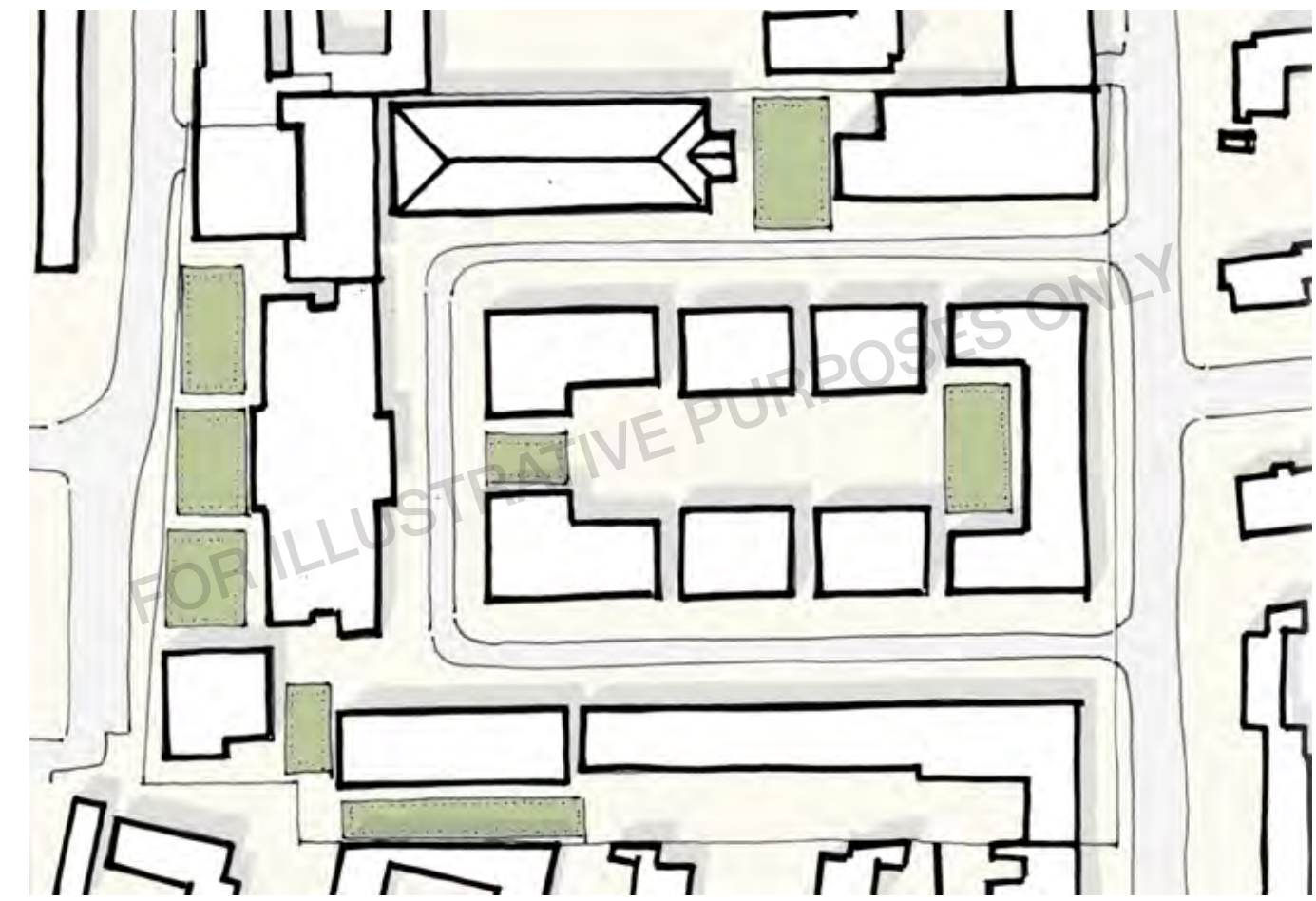
London is a city of garden squares, and it is this particular characteristic which distinguishes it from similar cities throughout the world. The development of London to the west of the city from the 17th to 19th centuries was principally carried out by the Great Estates, who located garden squares at the heart of their new developments.

The new proposals aggregate the open space included in the previous consented scheme, to create a new garden square at the heart of the proposed development.

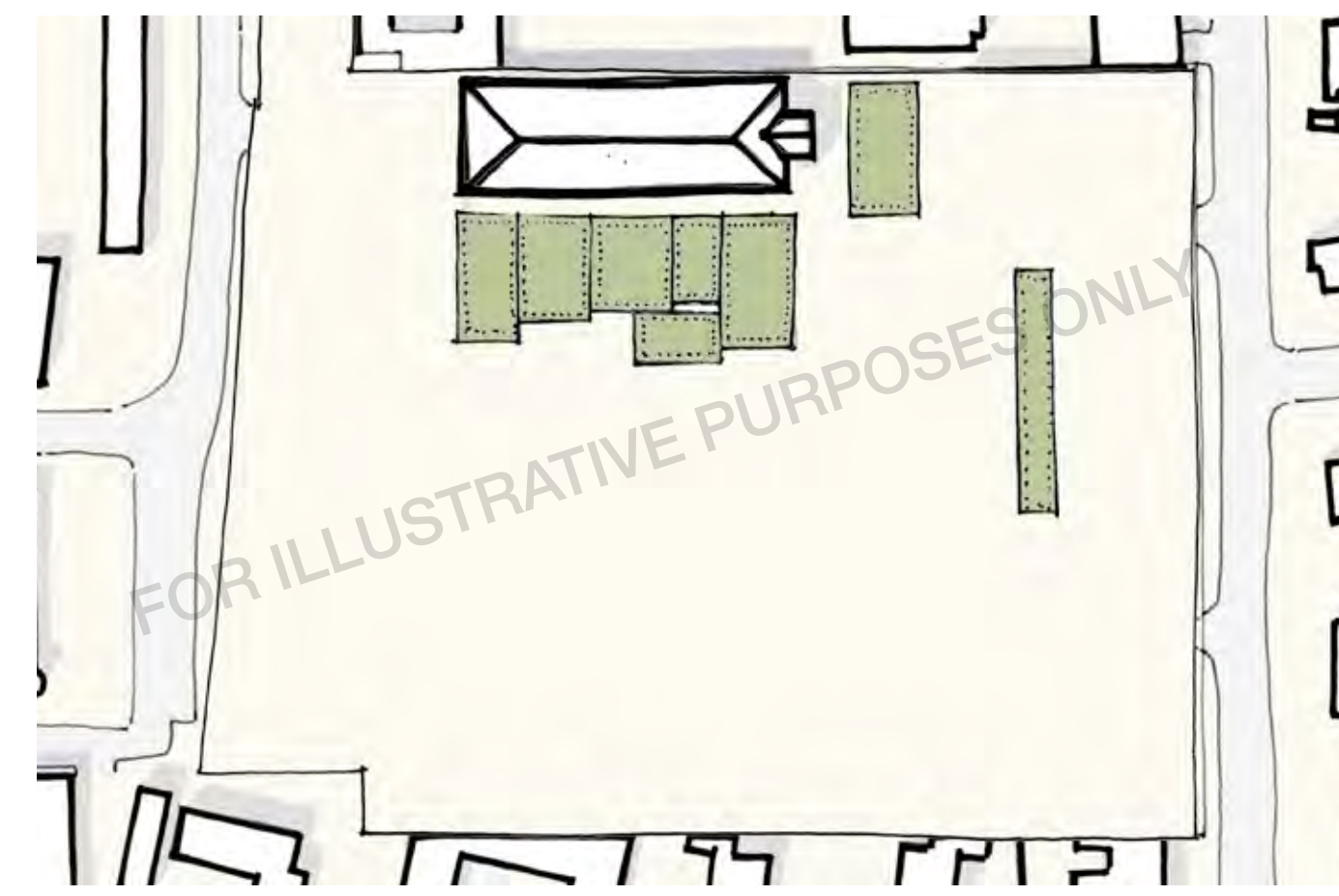
The principal changes from the consented scheme include:

- Introduction of a garden square
- Improved setting for the Riding School
- Apartments arranged to face the new square, in a way more recognisable of London Squares
- Creation of a further linear garden to provide a setting for the new villas
- A move away from encouraging car movement on the site
- Introduction of outward facing street entrances as well as entrances facing into the site
- A new pedestrian route through the site providing access alongside both the Riding School and garden square

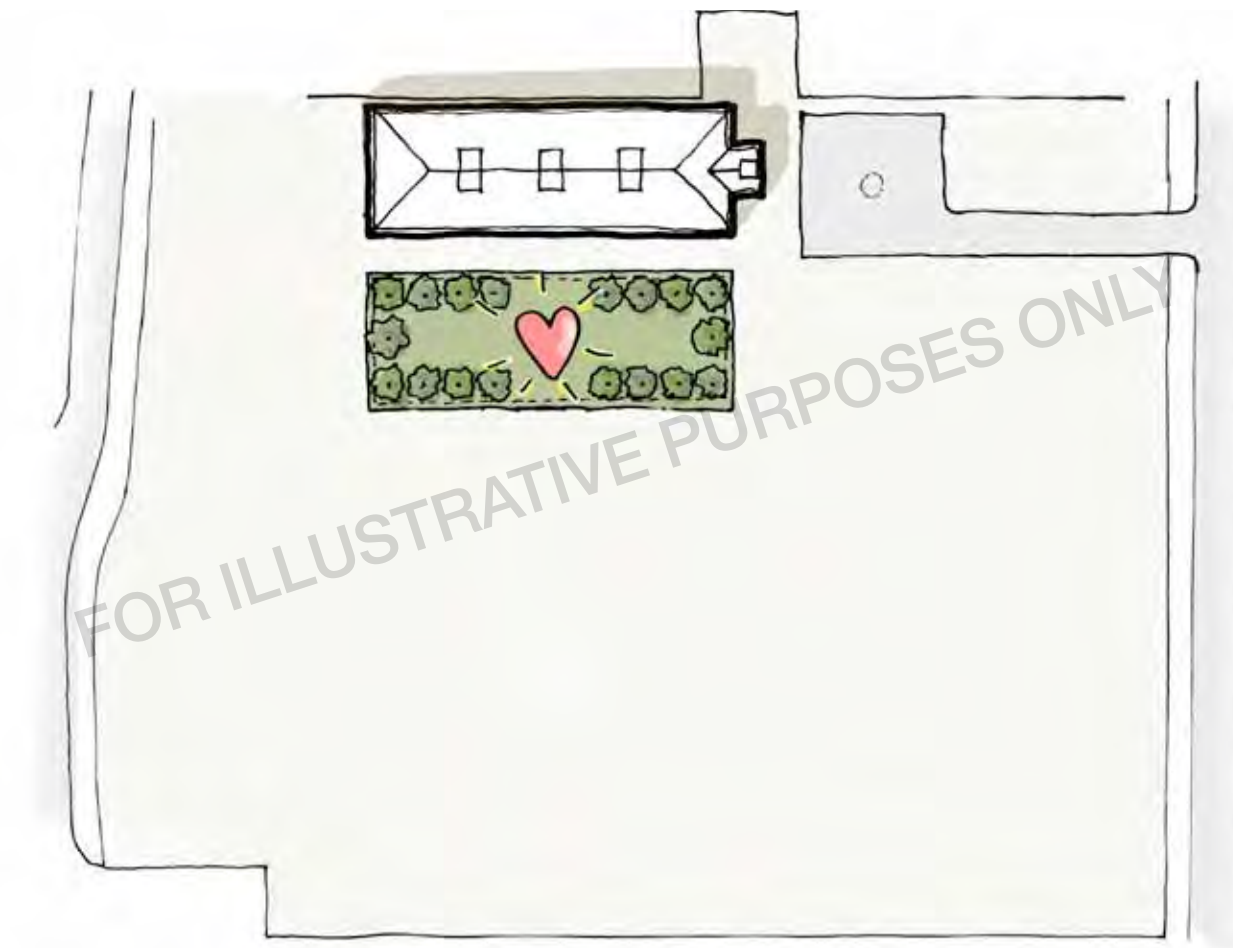
## DESIGN APPROACH AND PRINCIPLES



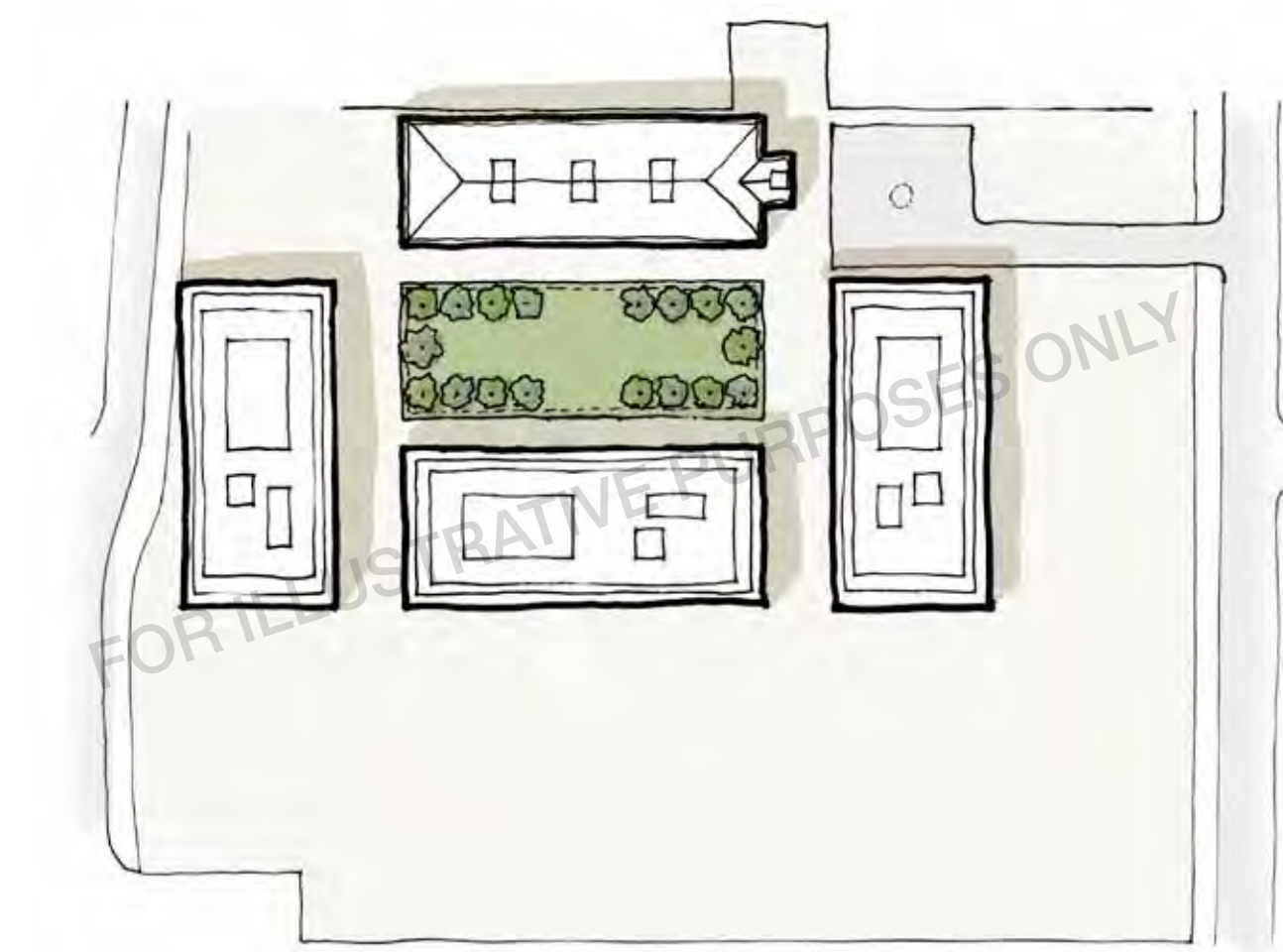
1. Consented scheme



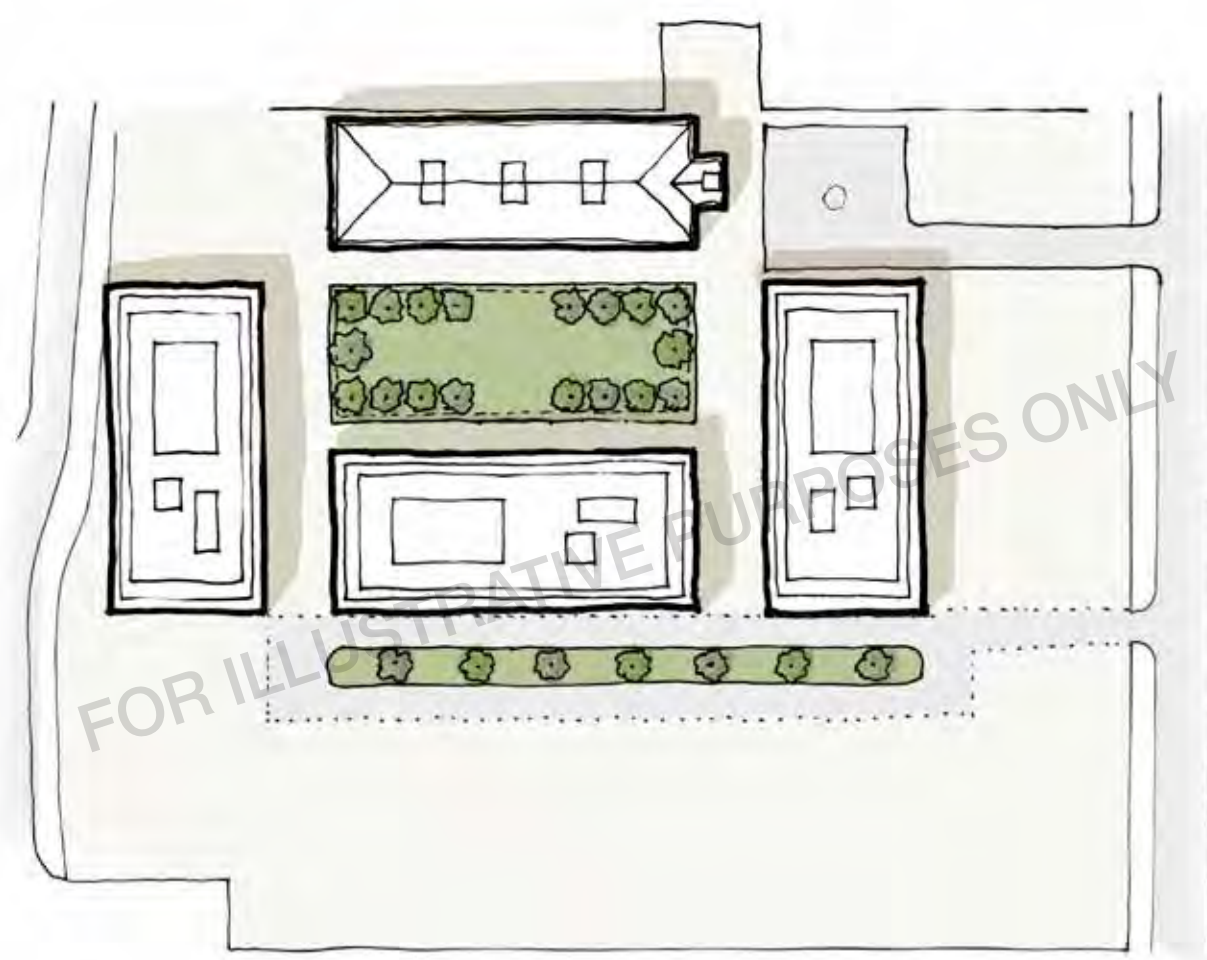
2. Reconfiguration of green space to create a garden square



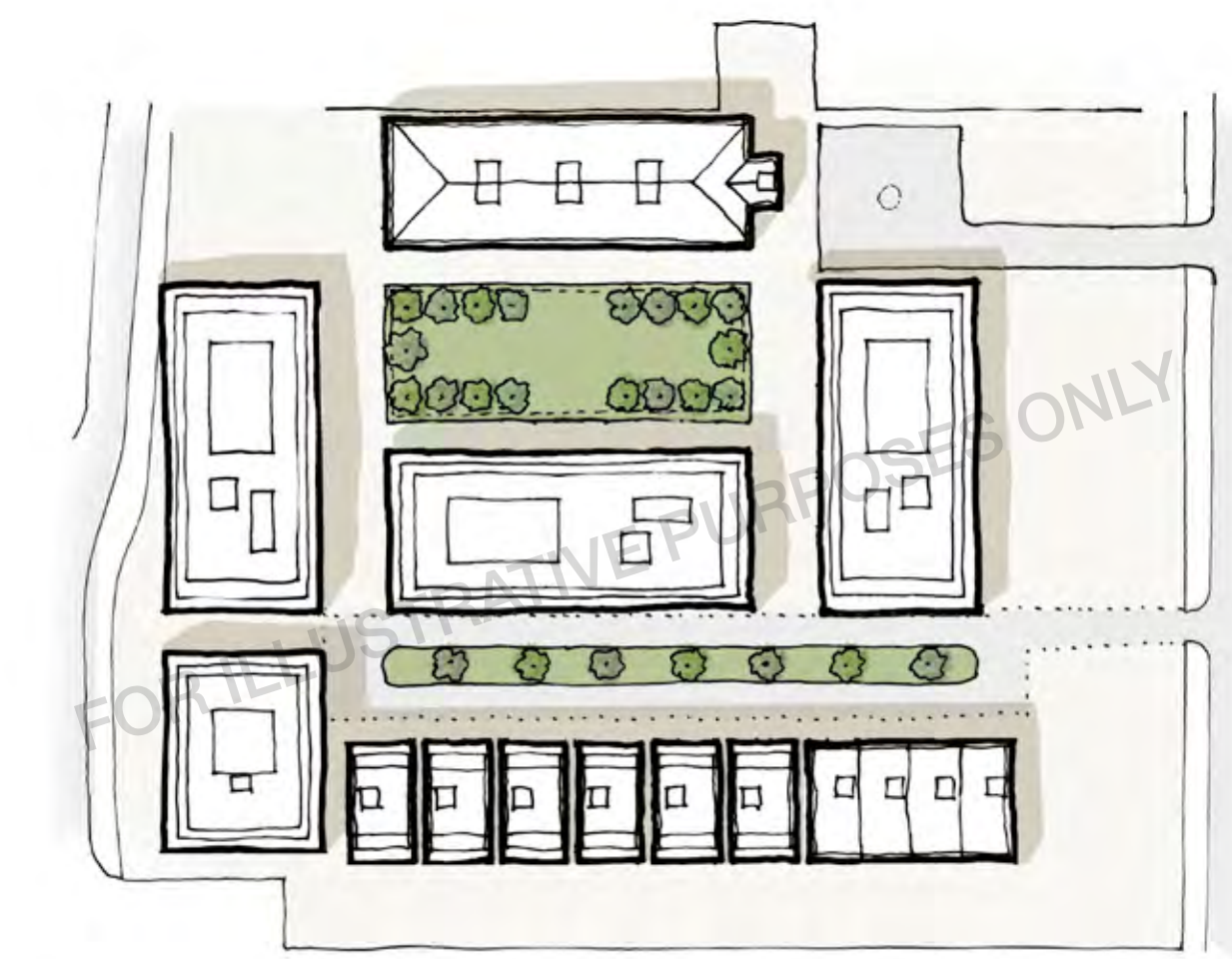
3. New square as setting for the Riding School



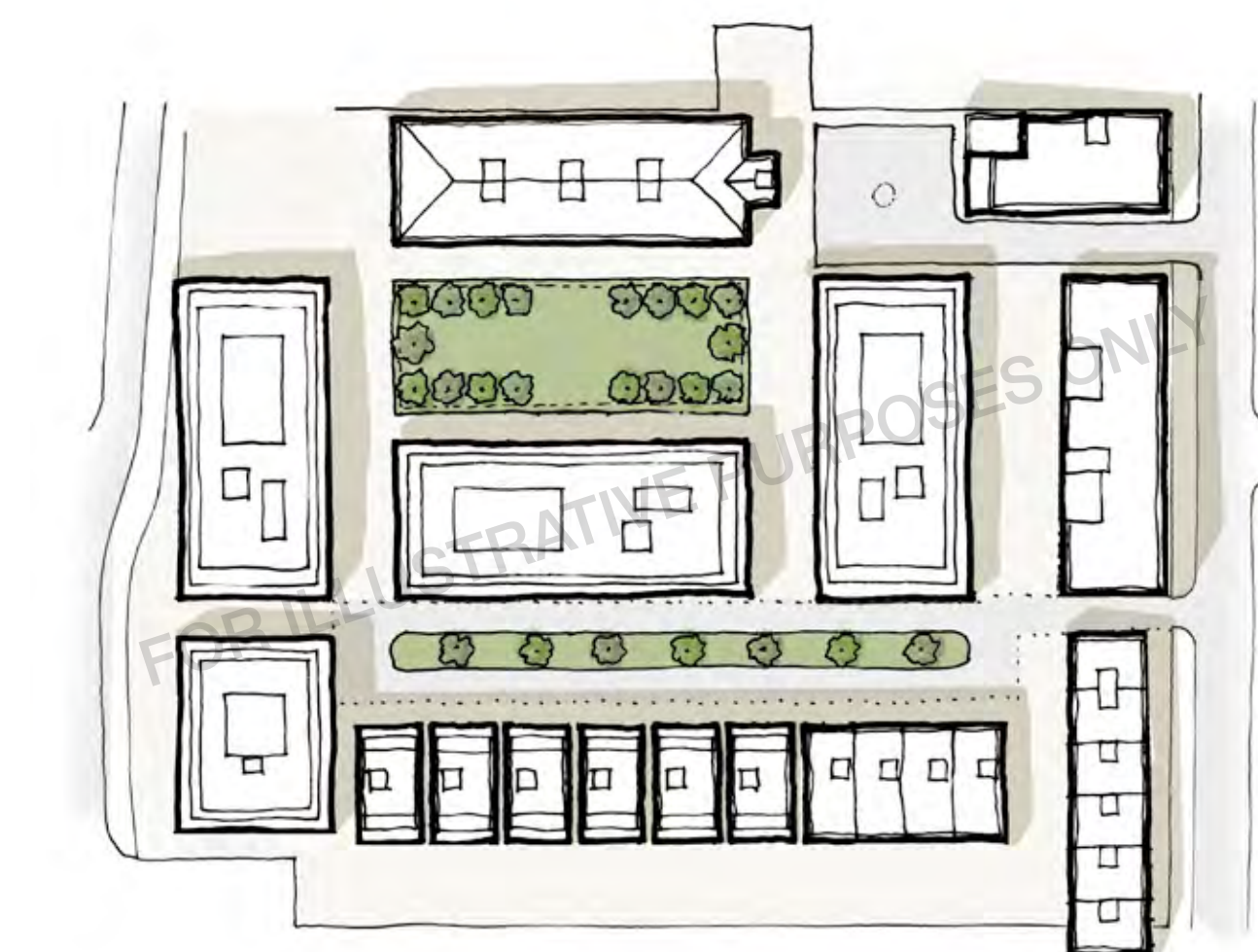
4. Apartment buildings enclose square



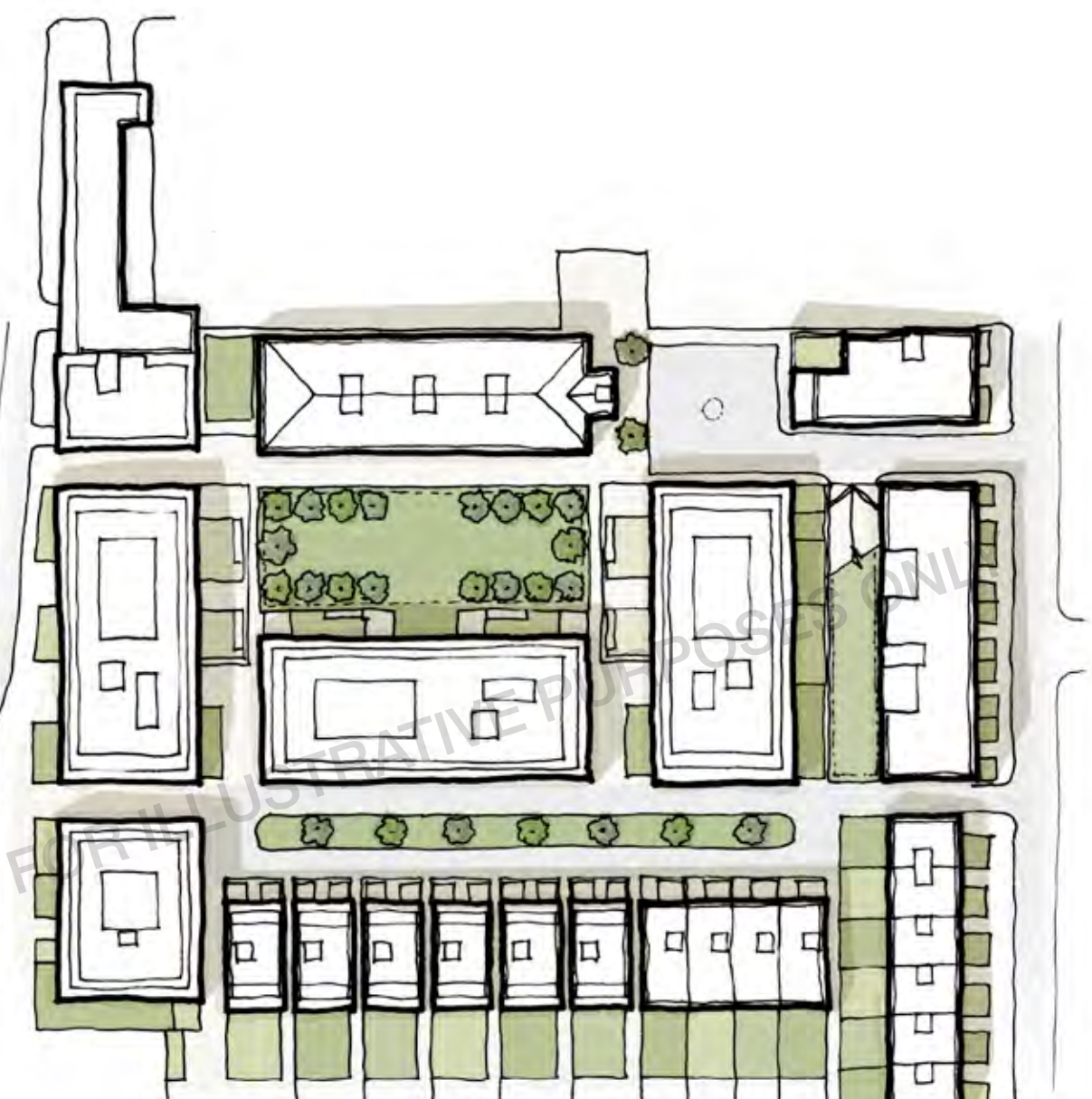
5. Linear garden



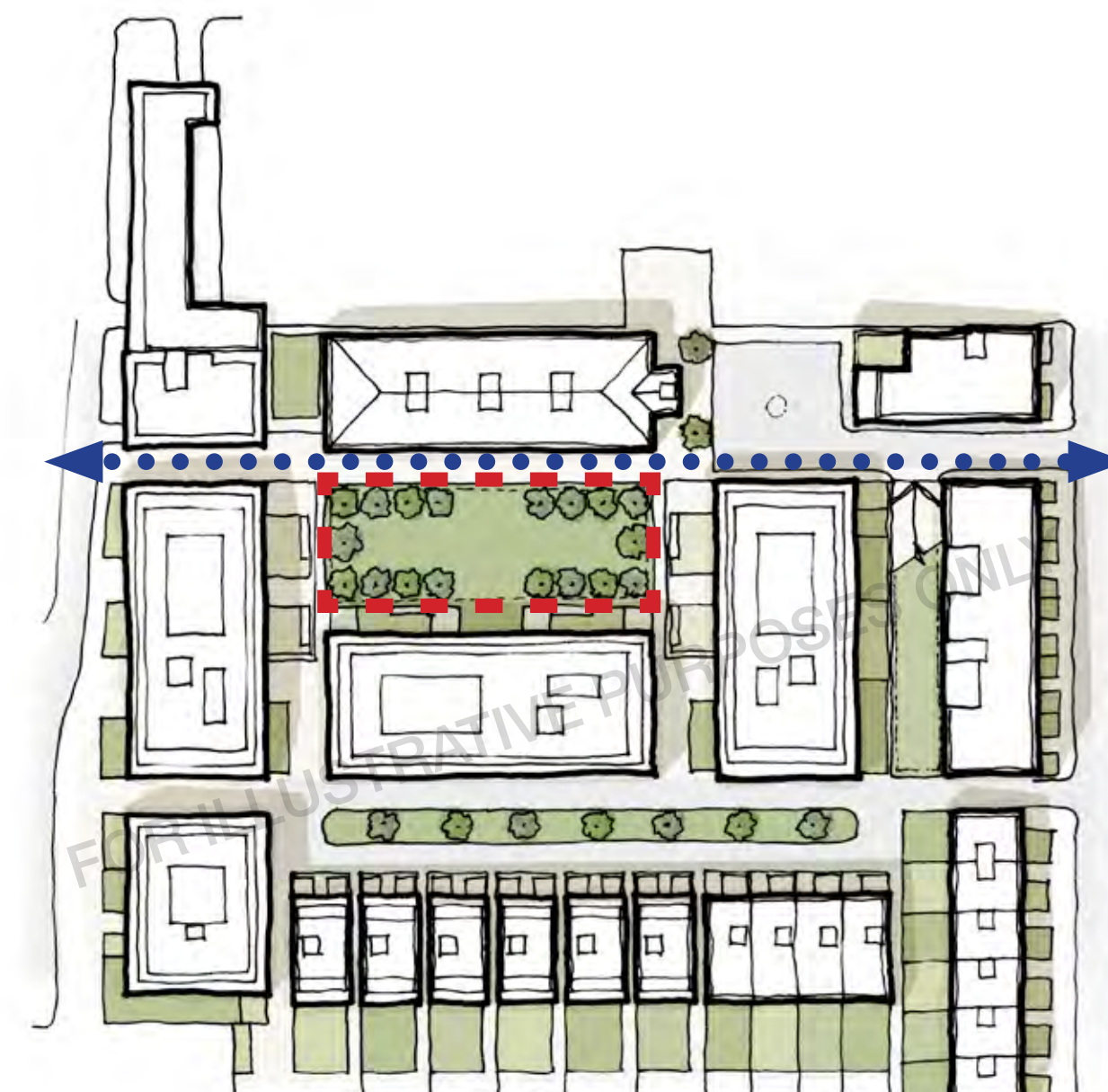
6. Villas sit on new square



7. Houses and smaller flats on Ordnance Hill

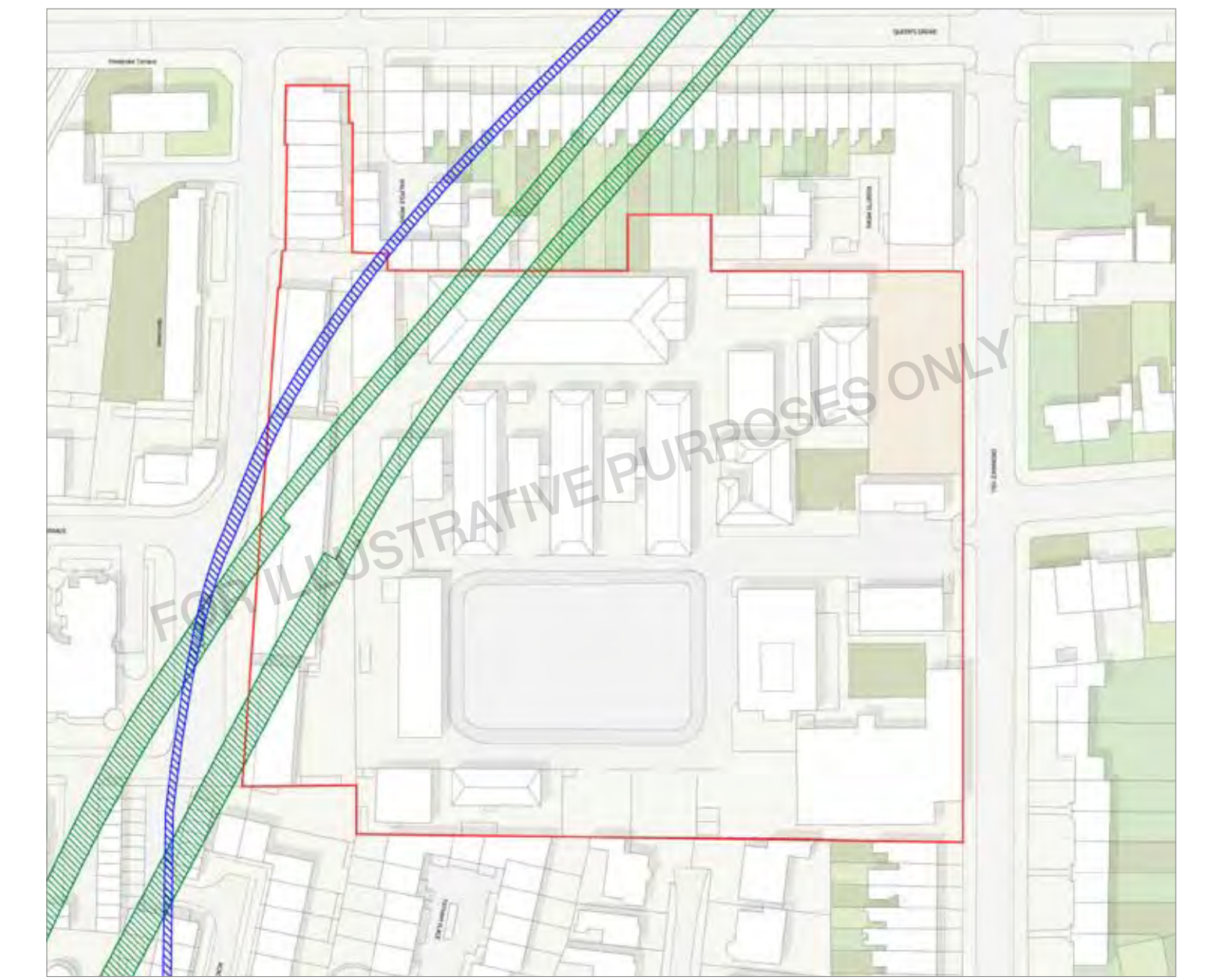


8. Shared and private amenity

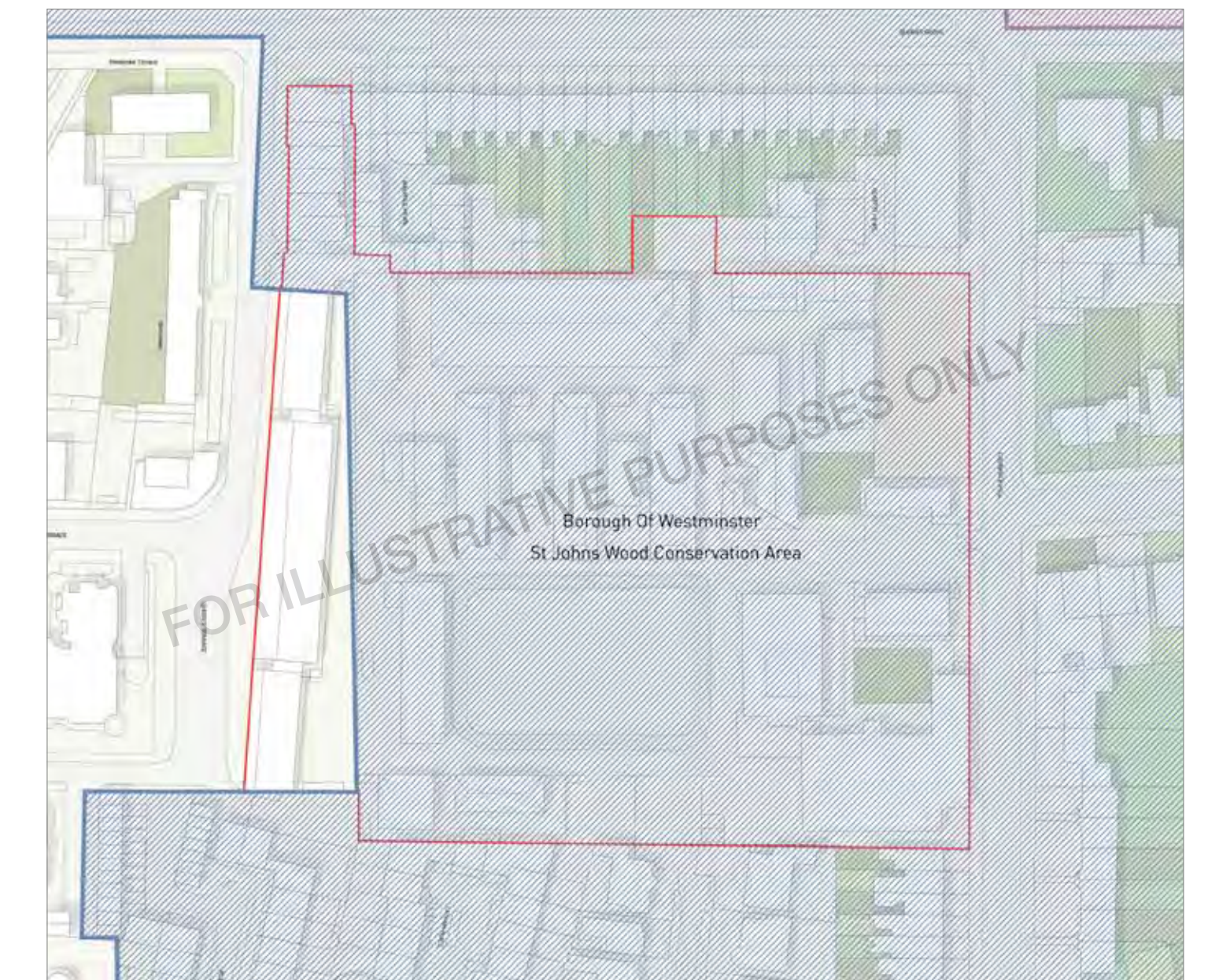


9. Public access across the site

## UNDERSTANDING THE AREA - SITE CONSTRAINTS



Subterranean site constraints LUL Tunnel Sewer



Conservation area



Listed buildings



# Design proposals - Overview

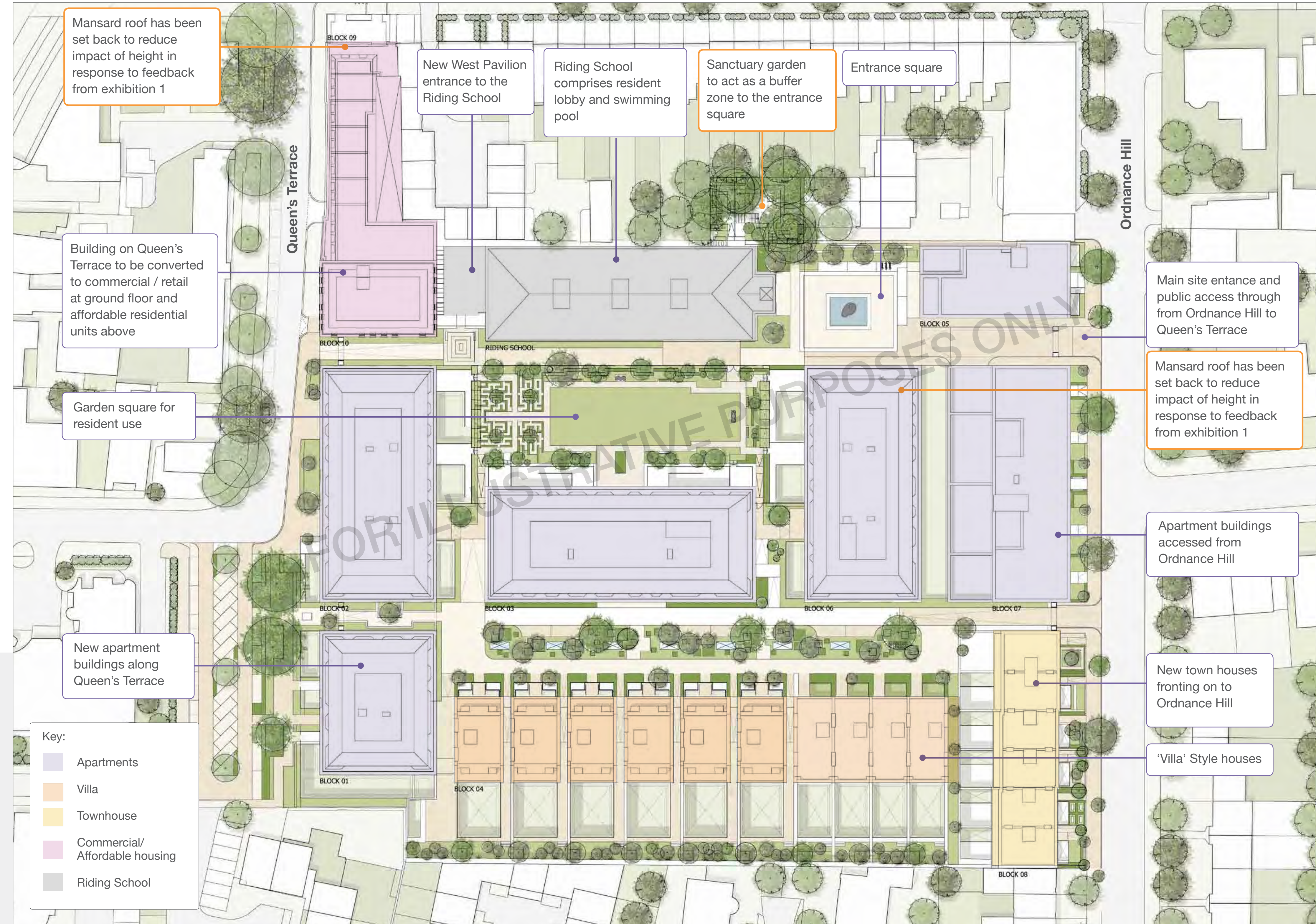
## PROPOSED SCHEME

The proposed scheme is predominantly residential and consists of a mix of apartments and houses. Proposals for the site include:

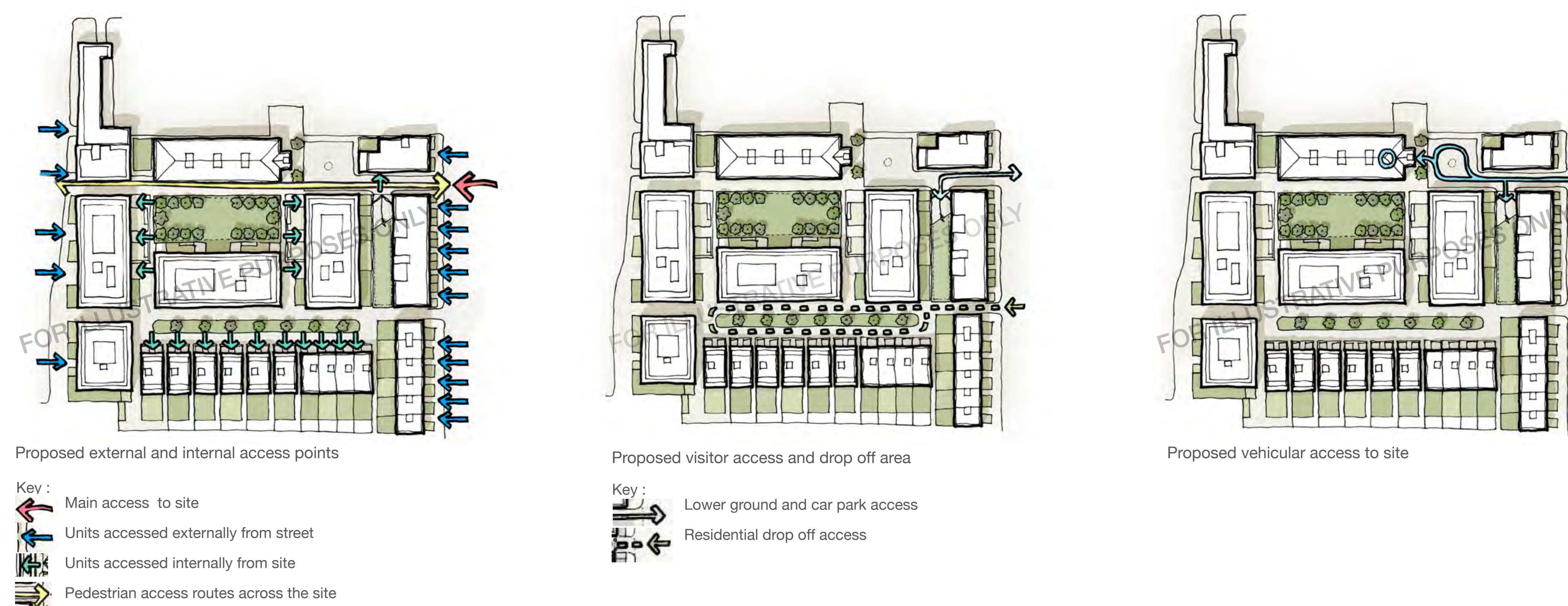
- 163 new residential units comprising of 7 apartment blocks and 16 individual houses
- Refurbishment of the northern part of Queen's Terrace to provide retail uses at ground floor and apartments on the upper floors
- Below ground accommodation for ancillary use, leisure and parking
- Refurbishment of the existing Riding School to provide leisure use
- Garden Square for residents (approx. 75m x 35m)
- Entrance square at the Riding School for vehicular drop-off and access
- Public right of way connecting Queen's Terrace and Ordnance Hill past the Riding School and Garden Square

The Grade II listed Riding School building provides an entrance pavilion for the development as a whole. The garden square creates the enhanced setting for the Riding School and also provides a visual amenity to the public. Apartment buildings are set around the square and a new 'linear garden' to the south of the square provides access to villas sitting on the southern boundary of the site. A public, pedestrian access route across the site, enjoys significant visual amenity, connecting Ordnance Hill with Queen's Terrace.

## PROPOSED MASTERPLAN



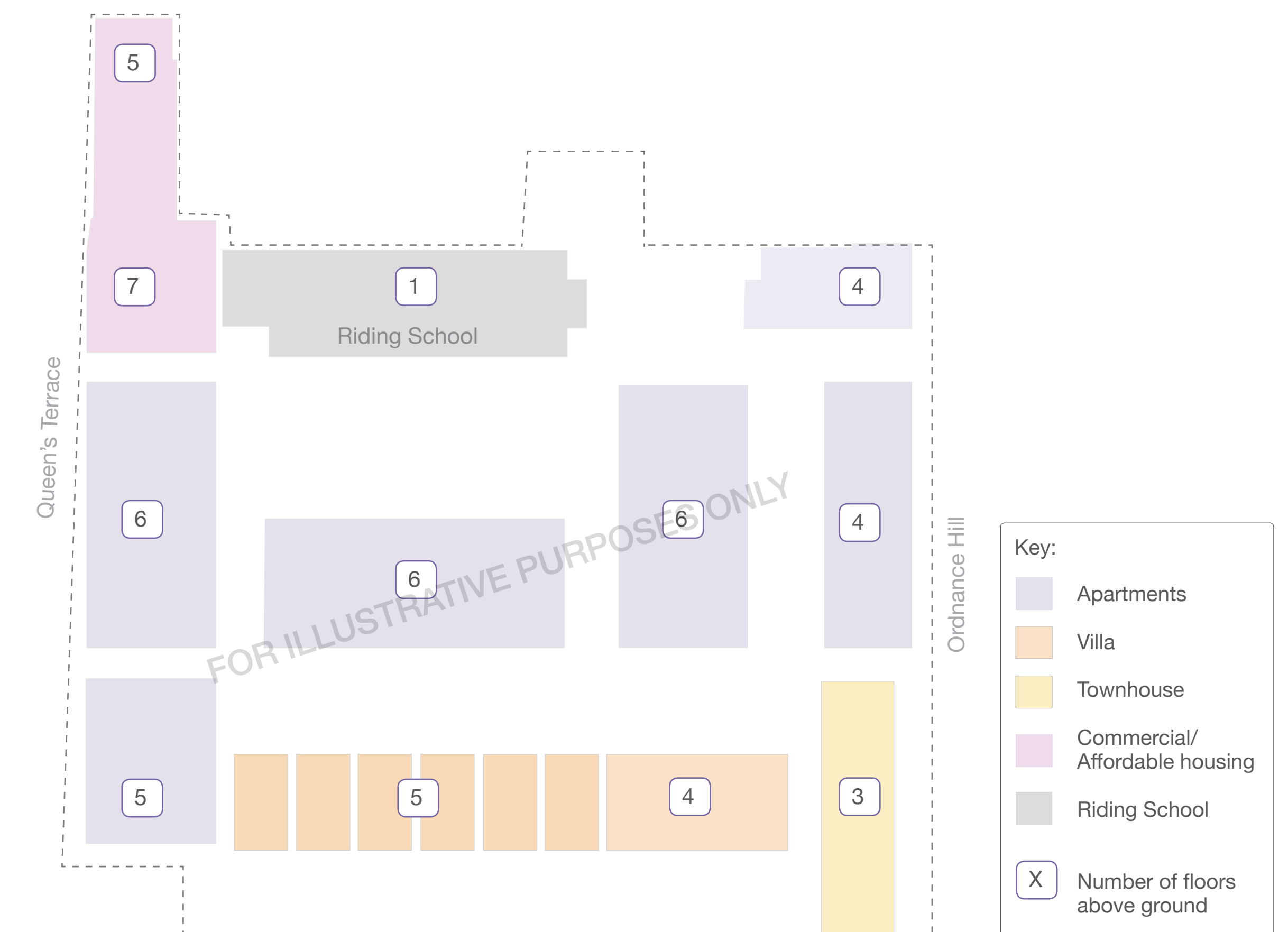
## PROPOSED ACCESS



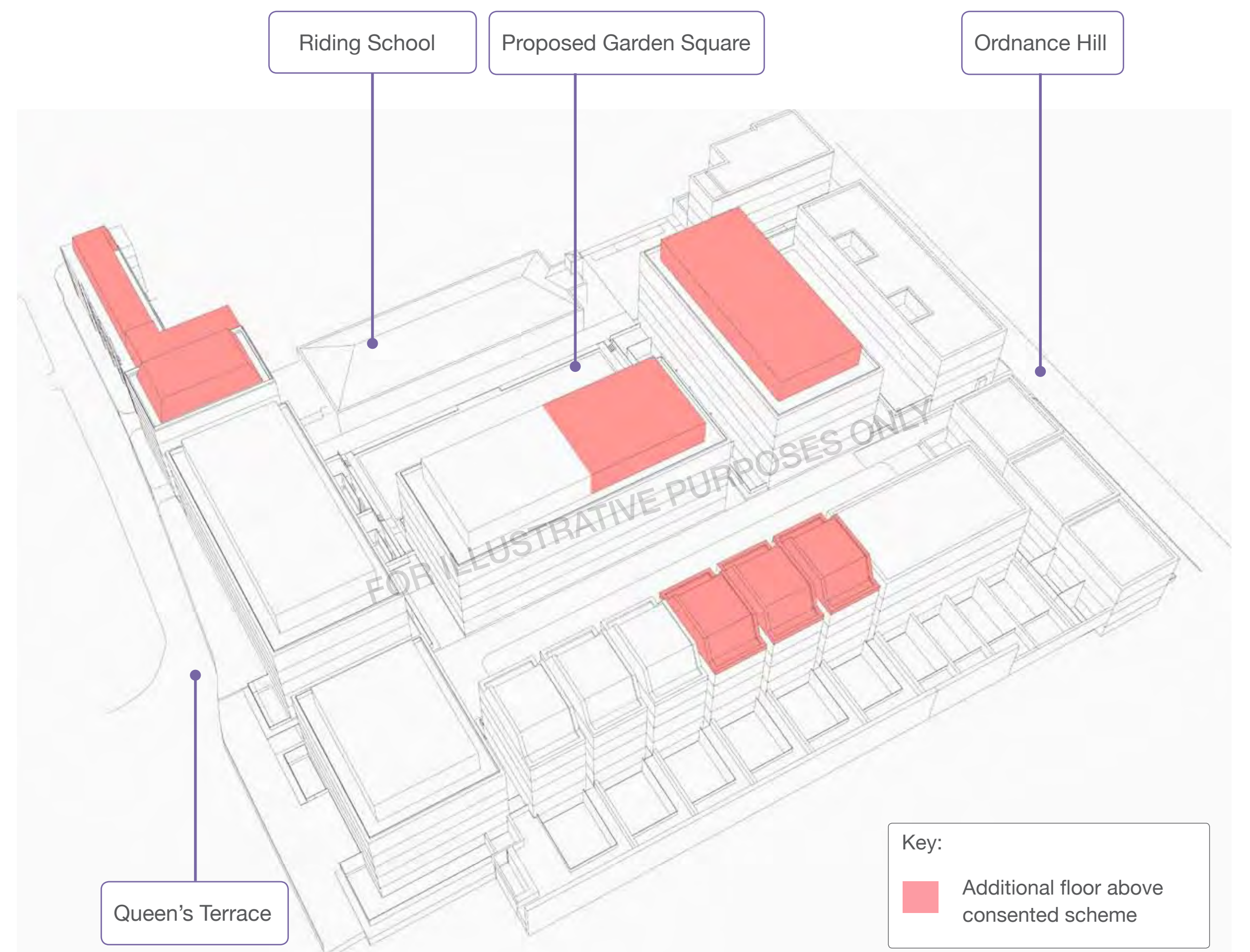
## HEIGHT AND MASSING

The proposed scheme seeks to be in keeping with the local area and responds to the scale of the surrounding context, with lower buildings along Ordnance Hill, rising towards Queen's Terrace.

Revisions have been made to the upper floors of some buildings following comments at the previous consultation events, and where possible, roofs have been set back to reduce the impact of certain buildings from key views.



Plan showing proposed storey heights



3-D view showing heights, indicating where the proposed scheme is taller than the consented scheme in number of storeys



# Design proposals - Architectural character

## APPROACH TO DESIGN

The architecture for both the individual houses within the scheme and the apartment buildings has been informed by the local character of St John's Wood. This has influenced areas of design such as building and facade proportions and proposed combinations of materials.

The intention is to complement and enhance this through using references to the heritage and history of the site in some of the details of both the architecture and the landscape.



Garden square precedent - Alma Square



Design precedent - Houses on Queen's Grove



Design precedent - Houses on Ordnance Hill



Local villa precedent - Clifton Gardens

## APARTMENT TYPOLOGIES



Ordnance Hill apartments



Garden Square apartments

## TOWN HOUSE TYPOLOGY



Ordnance Hill town houses

## VILLA TYPOLOGY



Villas



## Heritage

### CELEBRATING THE RICH HERITAGE OF THE FORMER BARRACKS

Heritage is an important consideration for the redevelopment of the former St John's Wood Barracks. A Heritage Initiatives Group will be formed in order to ensure the history of the site will be celebrated in the new development.

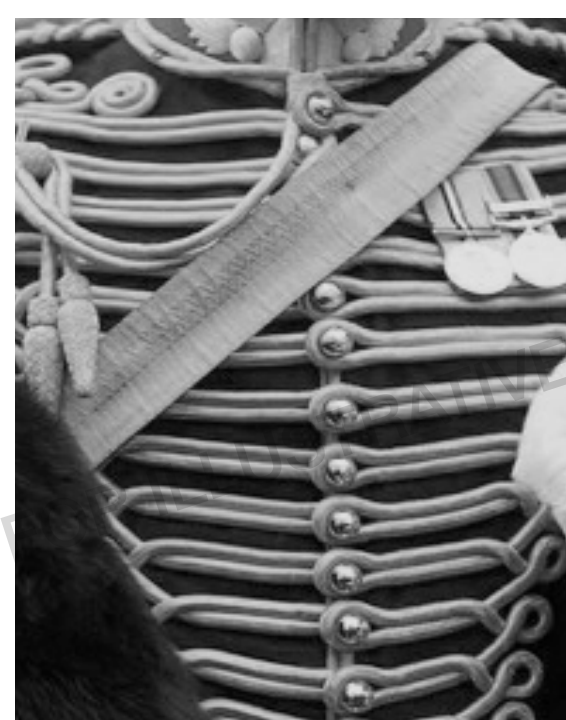
Currently, it is proposed that heritage will be celebrated through various design aspects, including:

**Paving** - Interpretations of the sites history may be used to inspire design details to serve as a permanent reminder of the occupation of the site and the day the horses left the Barracks in 2012 for the last time.

**Railings** - Railings along the garden square will be used to create a contemporary London Square feeling that frames the space. The design detail of these railings and other metalwork such as balconies, could be inspired by the site's history and will aim to create a link between the history of the site, architecture and landscape.

**Entrances** - May form a platform upon which to celebrate the heritage of the site on arrival.

**Art and sculpture** - Art and sculpture will be used to create a sense of place, with larger pieces being particularly prominent, giving the proposal a strong identity within the neighbourhood. Some of the art may therefore relate to the history of the site. A site wide art strategy will be developed.



Potential to use historical references within the scheme



Detail inspiration - the Troop's leaving parade



Possible paving details and precedent



Detail inspiration - Royal Horse Artillery uniform



Possible garden square railing design



Possible railing detail



Illustrative view of entrance threshold which could incorporate reference to the site history



Detail precedent



# Design proposals - Illustrative views

## PROPOSED VIEWS



View 1 - Proposed view from Kingsmill Terrace



View 2 - Proposed view from Norfolk Road



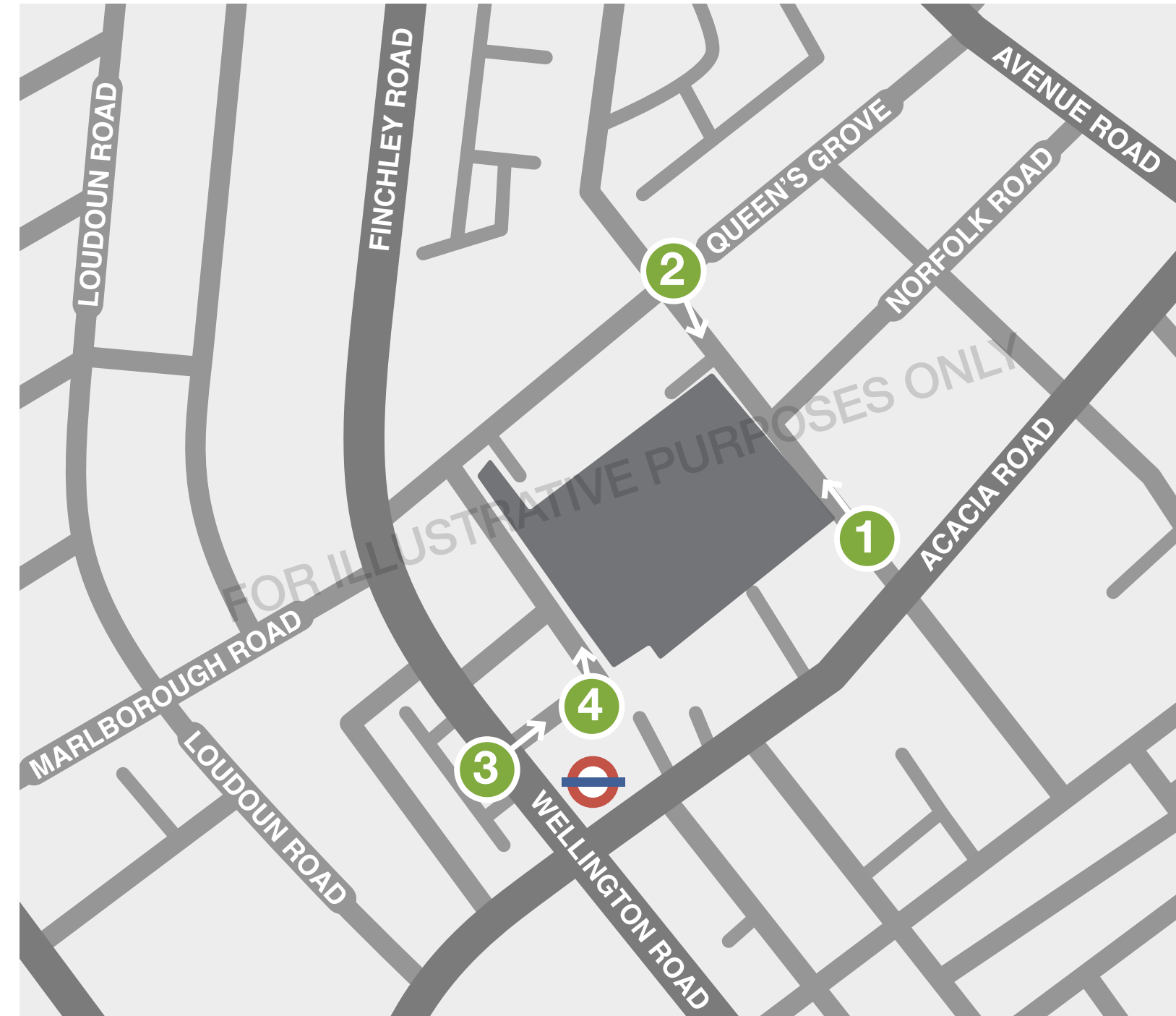
View 3 - Proposed view from Acacia Place



View 4 - Proposed view of Queen's Terrace from Queen's Grove



# Design proposals - Illustrative views



View 1 - Proposed view looking north west on Ordnance Hill



View 2 - Proposed view looking south east on Ordnance Hill



View 3 - Proposed view from Finchley Road (proposed improvements to Queen's Terrace omitted)



View 4 - Proposed view of Queen's Terrace (proposed improvements to Queen's Terrace omitted)



# Landscaping - Design Concept

## VISION

There are four key spaces within the masterplan: the Garden Square, the Linear Gardens, the Riding School Square and the public routes. It is intended that each space will have different qualities, with a clear identity and function.

**1 - Garden Square** - The priorities for the primary residents' communal space within the scheme comprise of:

- Identifying with the character of a typical London Square
- Providing a meaningful amenity space that contributes to a family orientated community
- Providing a safe place for children to play
- Creating an appropriate setting for the Riding School

**2 - Linear Garden** - The linear garden is envisaged as one of the more private spaces within the masterplan and will:

- Have the character of a quiet residential street
- Provide an opportunity for interesting planting and trees
- Provide visual amenity for residents

**3 - Riding School Square** - This square will be the arrival point for visitors to the site and should:

- Provide a welcoming setting for residents and visitors
- Provide a visual connection to the wider area and link with Ordnance Hill

**4 - Pedestrian routes & thresholds** -

- The link between Ordnance Hill and Queen's Terrace will be the primary route through the development
- It will provide access to the Riding School
- It will be predominantly pedestrian and publicly accessible

Landscaping will also play an important role on Ordnance Hill, through the introduction of front gardens, and on Queen's Terrace through possible public realm improvements.

## THE GARDEN SQUARE



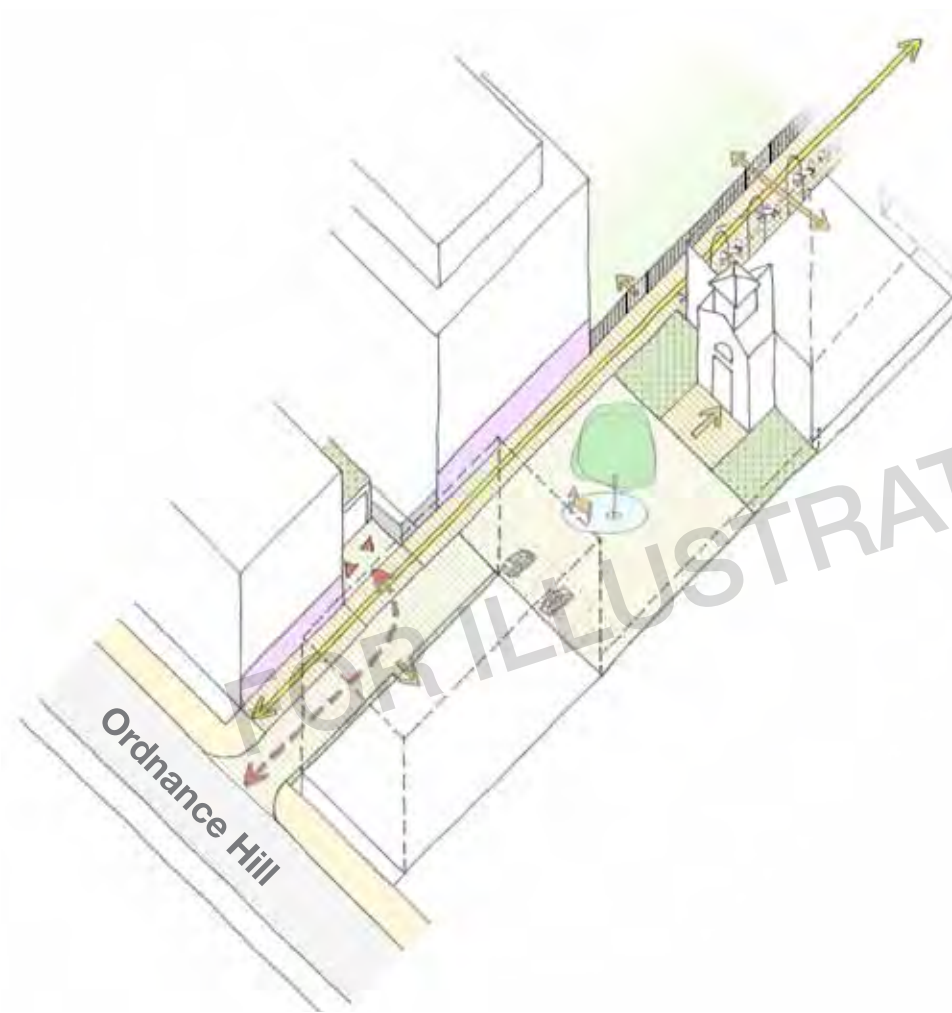
1 - Garden Square - movement routes concept sketch and precedents

## LINEAR GARDEN



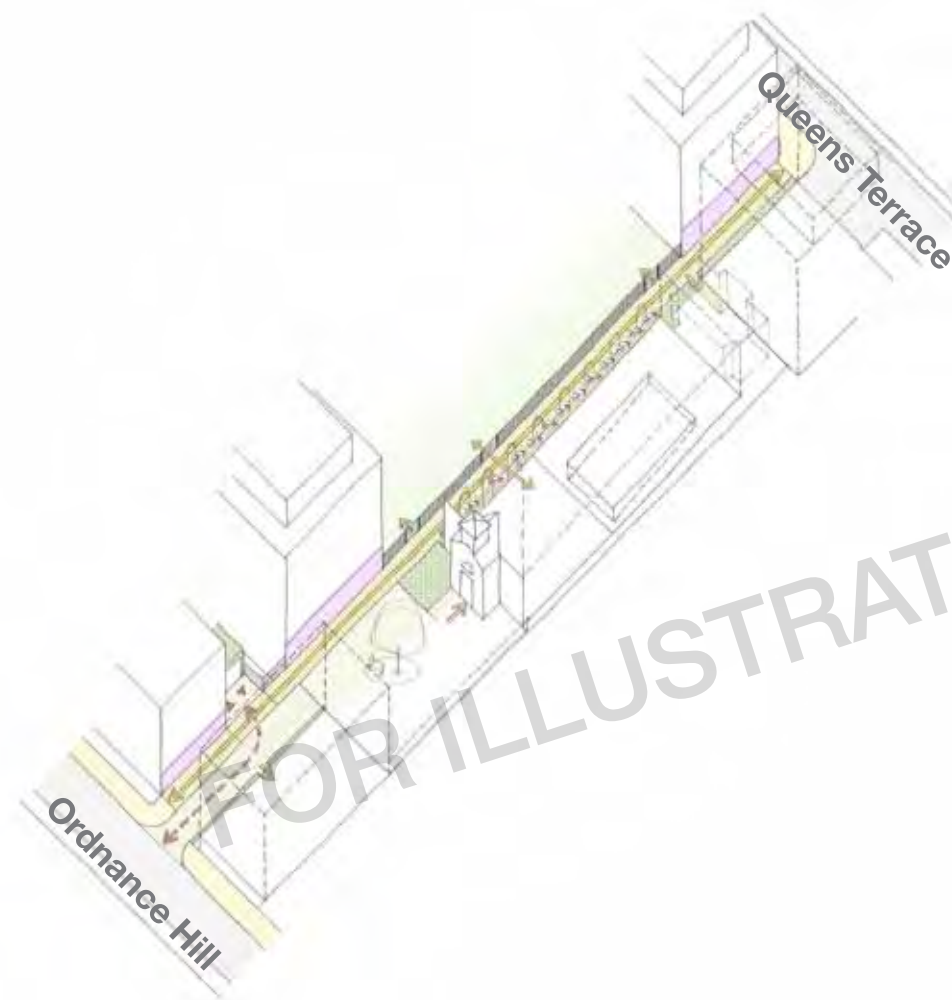
2 - Linear Garden - movement routes concept sketch and precedents

## RIDING SCHOOL SQUARE



3 - Riding School Square - movement routes concept sketch and precedents

## PEDESTRIAN ROUTES & THRESHOLDS



4 - Pedestrian routes & threshold - movement routes concept sketch and precedents



## Landscaping - Key Spaces



Proposed landscaping plan

### KEY SPACES

Landscaped areas within the masterplan are:

- 1 - Riding School Square
- 2 - Garden Square
- 3 - Public Route
- 4 - Villas & front gardens
- 5 - Linear Garden
- 6 - Improvements to Queen's Terrace
- 7- Sanctuary garden

### SANCTUARY GARDEN

St John's Wood Square Ltd have recently acquired an additional piece of land. It is proposed this space will be a sanctuary garden. The space will serve as an area for quiet reflection, additionally providing a buffer zone between the proposed Riding School entrance square and the properties on Queen's Grove.



View 1 - Illustrative view of the Garden Square



View 2 - Illustrative view of the Linear Garden



View 3 - Illustrative view of the Riding School Square



# Landscaping - Ordnance Hill

## ORDNANCE HILL

Ordnance Hill front gardens will be the main connection between the proposed development and its wider landscape setting.

The proposal for the townhouse front gardens is for low walls and piers along the edge of the street with planting set behind the walls. The planting will be unique for each property to provide variety and character to the streetscape and will include hedges, feature trees and shrubs, that will create filtered views to the small lightwells. The walls will terrace along the slope of Ordnance Hill with each property and have a pier either side of entrances and at property boundaries.

The street will be enhanced through additional street tree planting of traditional London street tree species. The tree species choices will blend with the surrounding area, blending the edges of the development into the surroundings.



Front garden design precedents - Queen's Grove



Proposed Ordnance Hill garden variation - plans



Proposed Ordnance Hill garden variations - 3D view



Illustrative view of Ordnance Hill front gardens and street enhancement



## Landscaping - Queen's Terrace

### QUEEN'S TERRACE

As part of the scheme, it is proposed that improvements will be made to some of the existing streets on the edges of the site.

An area of Queen's Terrace, which currently serves as a parking area for local residents, has been identified as an area which might benefit from landscape improvements to the street scene.

This area is outside the boundary of the site, however St John's Wood Square Ltd have an aspiration to provide these improvements as part of their commitment to the wider area, should they receive planning consent.

The proposed improvements will seek to benefit existing and new residents and the improvements will not effect the number of parking spaces currently provided on Queen's Terrace.



Planting precedents



View 1 - Illustrative view of Queen's Terrace public realm improvements



View 2 - Illustrative view of Queen's Terrace planting detail





# Riding School - Design proposals

## THE RIDING SCHOOL

The Riding School is a celebrated anchor to the history of the site and is presented to the scheme within the setting of a garden square. The Riding School will be visible from the main entrance to the development on Ordnance Hill and, together with the garden square, will create the key first impression to this new part of St John's Wood.

## DESIGN APPROACH

The principal objectives for the refurbishment and restoration of the Riding School are :

- To preserve the heritage of the building and provide an imaginative design that engages with its past
- To provide a physical and symbolic focal point for the development
- To create an interior space where the beauty of the timber-framed roof is preserved
- To create an active hub at the heart of the site

## PROPOSED USE

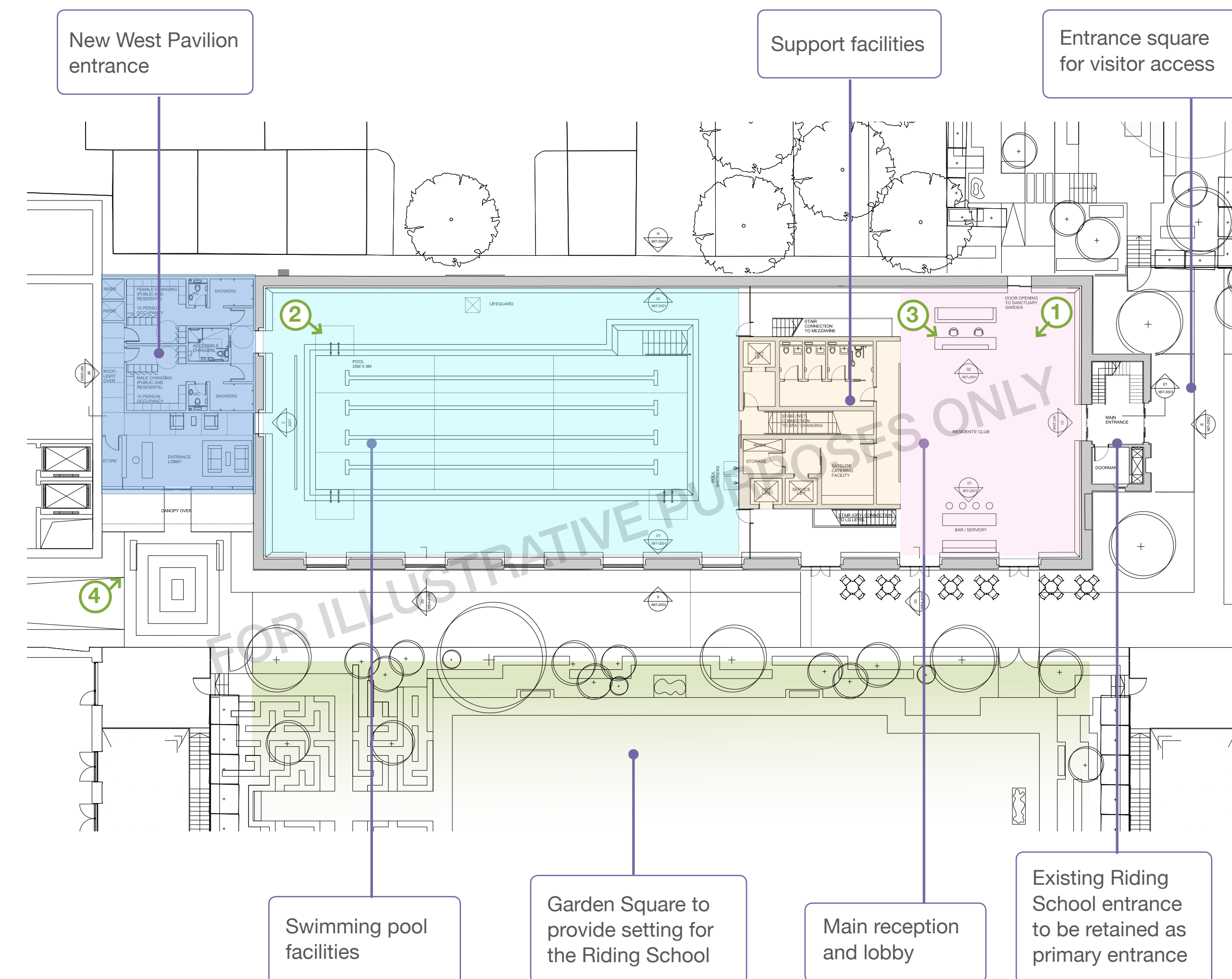
The new proposals for the Riding School include:

- Central concierge and reception facilities for the whole site
- Lobby area
- Private rooms for business meetings
- Indoor swimming pool
- Spa
- A West Pavilion swimming pool entrance and changing facilities
- Public access to the Riding School will be retained as per the previous consent

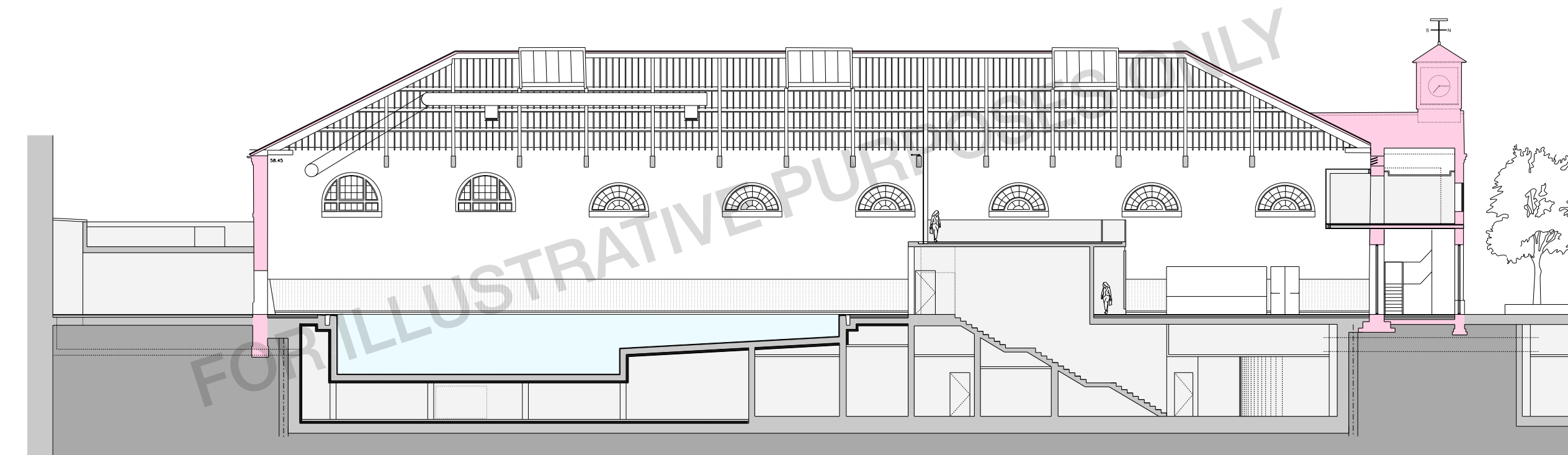
A sensitive approach will be taken to the refurbishment of the Riding School interior. New elements and alterations will be designed in collaboration with heritage experts.

## FACADE TREATMENT

The existing external walls of the Riding School are to be retained. Subject to testing, the current proposal is to remove the existing pebbledash render to reveal the original brickwork below. This proposal will depend on whether or not the removal of the render will damage the brickwork behind and that the quality and appearance of the existing brickwork is acceptable. If exposing this is not feasible, a lime render option is also being considered.



Proposed Riding School plan



Approach to use of existing and proposed structural elements

Key:  
█ Existing structure to be retained █ Proposed structure



View of the Riding School on entry to the Riding School Square

## PROPOSED INTERIOR VIEWS



View 1 - Illustrative view of interior view from inside entrance



View 2 - Illustrative view of swimming pool



View 3 - Illustrative view of meeting space at mezzanine level



View 4 - Illustrative view of new West Pavilion and external canopy



# Considerate Construction Management



Proposed indicative timescales

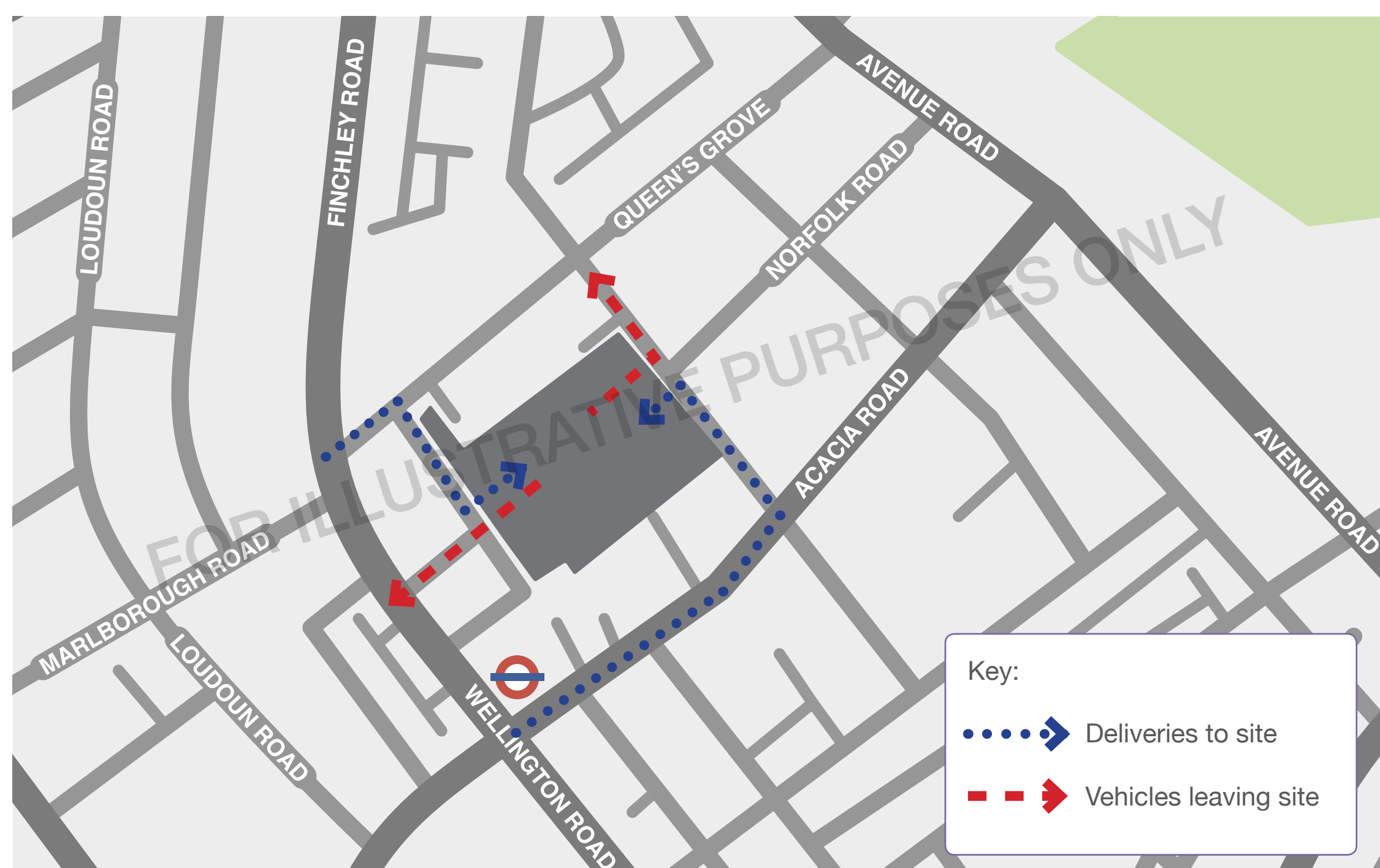
**Enabling works** - this will be mainly site preparation, including maintenance and protection works to the Riding School

**Demolition** - this will be the demolition of existing buildings excluding the Riding School and the retained facade on Queen's Terrace

**Basement works** - this will include excavation and construction up to ground floor level

**Shell & core** - construction of structure, facade and base infrastructure

**Fit out** - internal fit out of the scheme



Proposed construction traffic routes

## CONSTRUCTION MANAGEMENT

Strategies to mitigate potential disruption generated during the demolition and construction phases have been developed with consideration of local residents and neighbours whilst maintaining a safe, sustainable and efficient construction methodology. Strategies include:

- Direct communication channels for local residents
- Clear management of construction traffic
- Management of noise and vibration
- Dust and dirt control, e.g. water spray solutions to suppress dirt and wheel wash facilities

Pending planning permission, it is anticipated that the development would be built over a 3.5 - 4 year time period. It is expected demolition will take approximately 5 months.

## CONSTRUCTION TRAFFIC

Initial access to the site will be via the existing entrance gates situated on Ordnance Hill.

After demolition of the residential block on Queens Terrace, vehicular access will become available from the west side of the site, allowing quicker access to the A41 and reducing construction traffic flows to the main entrance.

## HOURS OF WORK

Prior to the commencement of works on site, the contractor will agree working methods and hours with the council.

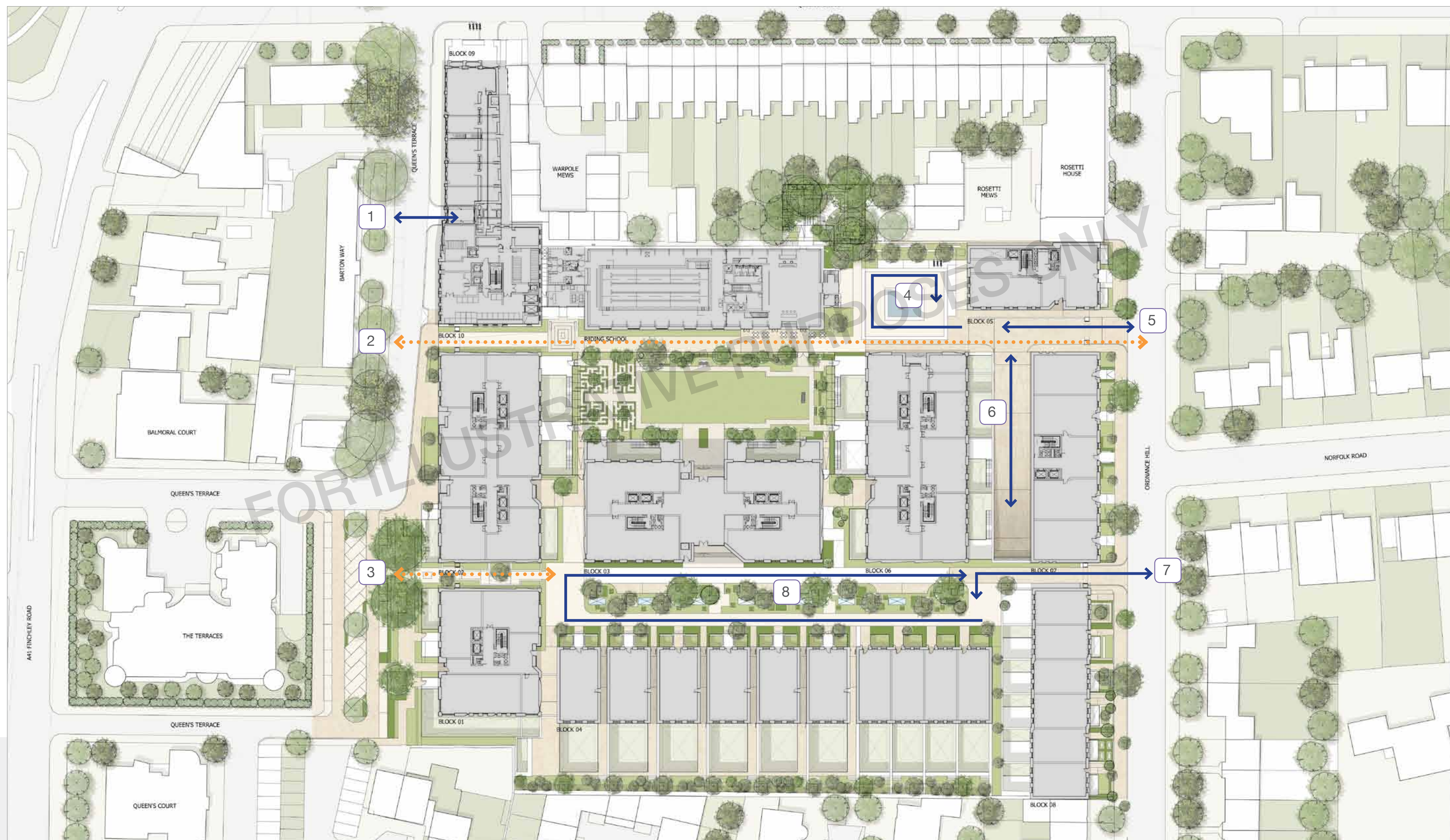
## COMMUNICATION

Liaison with local residents is to be achieved through direct channels by employing a Community Liaison Officer to provide additional information regarding upcoming construction works.

A liaison group, made up of neighbours and stakeholders near to the site, will be established to provide a forum for concerns during the construction period to be discussed and addressed on a regular basis



## Access & Parking



Proposed vehicular access and routes

### ACCESS

The approach to access and parking is to minimise the impact of vehicular traffic both within the site and in neighbouring streets. The proposals for access include:

- Primary vehicular access from Ordnance Hill
- Secondary access to parking for affordable units from Queen's Terrace
- Drop-off area provided within the site
- Public pedestrian route from Queen's Terrace to Ordnance Hill
- Service vehicles will be able to access lower ground levels

### PARKING

The proposals for parking include:

- All residents will have access to on-site car and cycle parking
- 144 private residential parking spaces provided below ground
- 20 affordable parking spaces provided below ground
- New residents within the site to be excluded from the existing Controlled Parking Zone (CPZ)
- A new private CPZ will be created within the site and managed by on-site staff
- 16 spaces in the CPZ will be available to visitors (comparable to 16 visitor spaces in consented scheme)
- 9 additional spaces will be available to on-site management and service vehicles (comparable to the consented scheme)

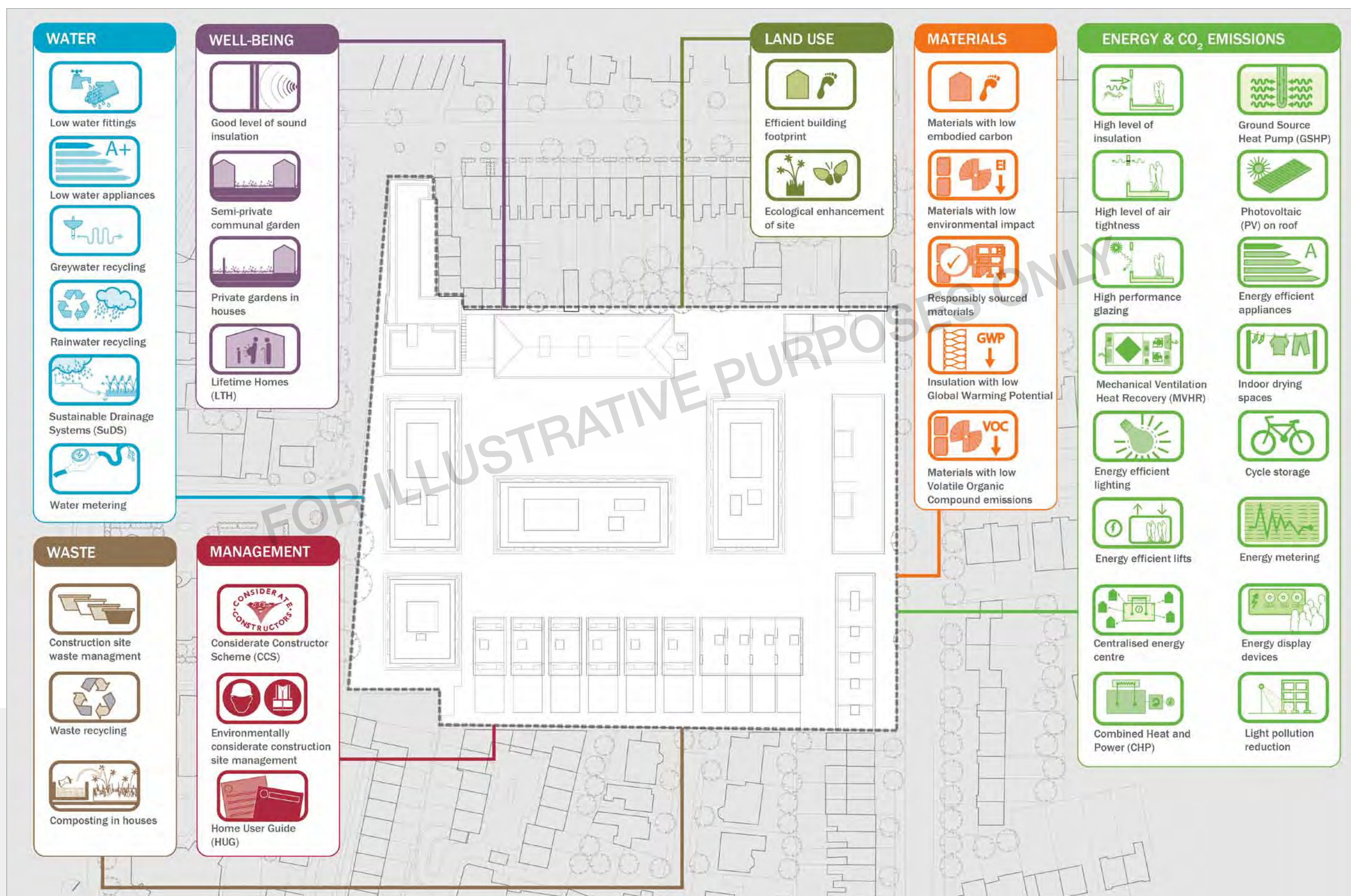
Key :

- ◀.....▶ Pedestrian routes
- ↔ Vehicular routes

- 1 - Access to underground parking for Queen's Terrace residential units
- 2 - Public pedestrian access from Queen's Terrace to Ordnance Hill
- 3 - Resident pedestrian access
- 4 - Drop off area
- 5 - Main access to site
- 6 - Ramp access to underground residential parking
- 7 - Resident access
- 8 - Drop off



# Sustainability



Key environmental issues addressed

## KEY ENVIRONMENTAL ISSUES

Sustainability considerations will be integral to the design of all aspects of the scheme. Some of the key features currently being considered are:

**Energy & Co2 Emissions** - Passive design measures will be adopted, such as efficient built form and high levels of insulation and airtightness. Active energy efficient systems will also be integrated into the design.

**Waste** - Waste sent to landfill will be minimised during the buildings' construction and operation through the development and implementation of a Site Waste Management Plan.

**Water** - The consumption of potable water will be minimised through the adoption of low water use fixtures and fittings, greywater recycling and rainwater harvesting. Surface water run-off storage and attenuation measures will be adopted to reduce the discharge of rainfall run-off to public sewers and watercourses.

**Sustainable Transport** - Dedicated cycle storage spaces will be provided and a green travel plan will be developed to encourage the use of alternative means of transport to the development other than the private car.

**Pollution** - Insulating materials with low global warming potential will be specified.

**Ecology & Land Use** - The proposed design, in particular the landscape design, aims to enhance the existing site.

**Construction** - The use of construction materials with a low environmental impact over the full life cycle of the buildings will be used, wherever feasible.

**Code for Sustainable Homes** - Is the national standard for the sustainable design and construction of new homes, which aims to promote higher standards of sustainable design above minimum standards set out in current building regulations. Level 4 will be achieved across the site, except for 5 units on Queen's Terrace, where level 5 will be achieved.