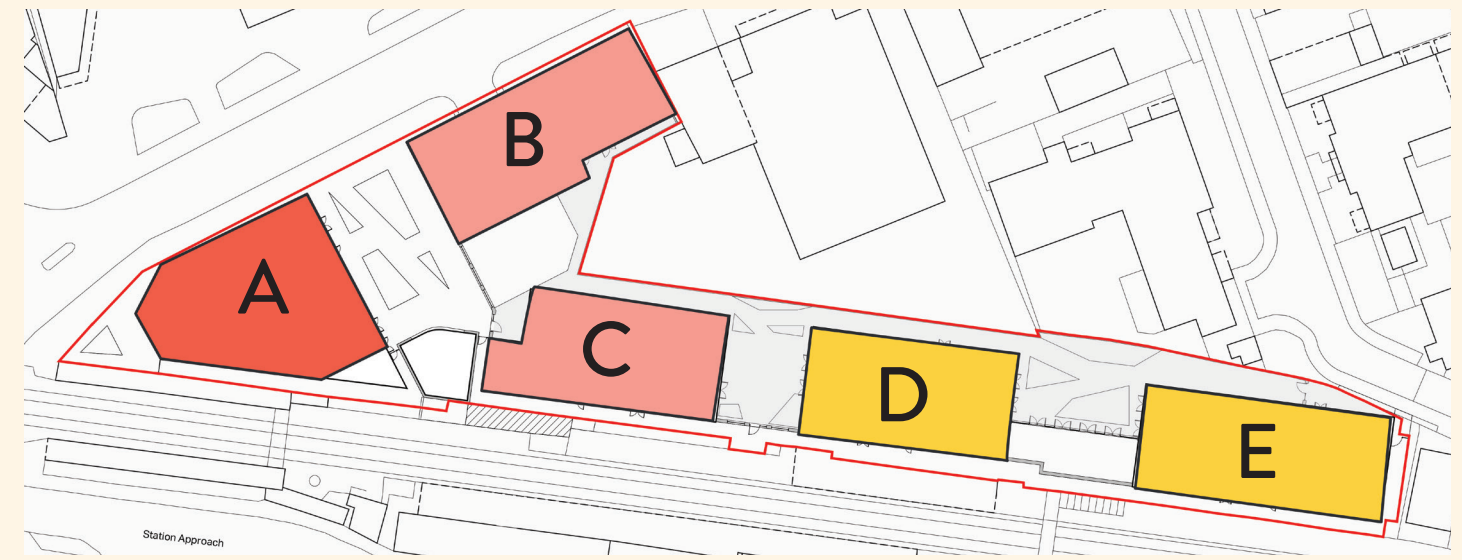


The design creates a cohesive family of five buildings that have the same material palette. It has been carefully worked to complement the nearby listed buildings. The heights are in line with the consented schemes.



The primary Larkshall Road elevation presents a rational gridded façade. Blocks A and B frame the new Station Square public space which is activated with generous ground floor commercial spaces.



The view from the junction of Hale End Road and The Avenue illustrates how Buildings A, C, D and E together present a carefully composed and architecturally considered frontage towards Highams Park town centre.

Façade Strategy

The design reflects a distinct hierarchy in the buildings which stems from role and position on the site.

CIVIC BLOCK

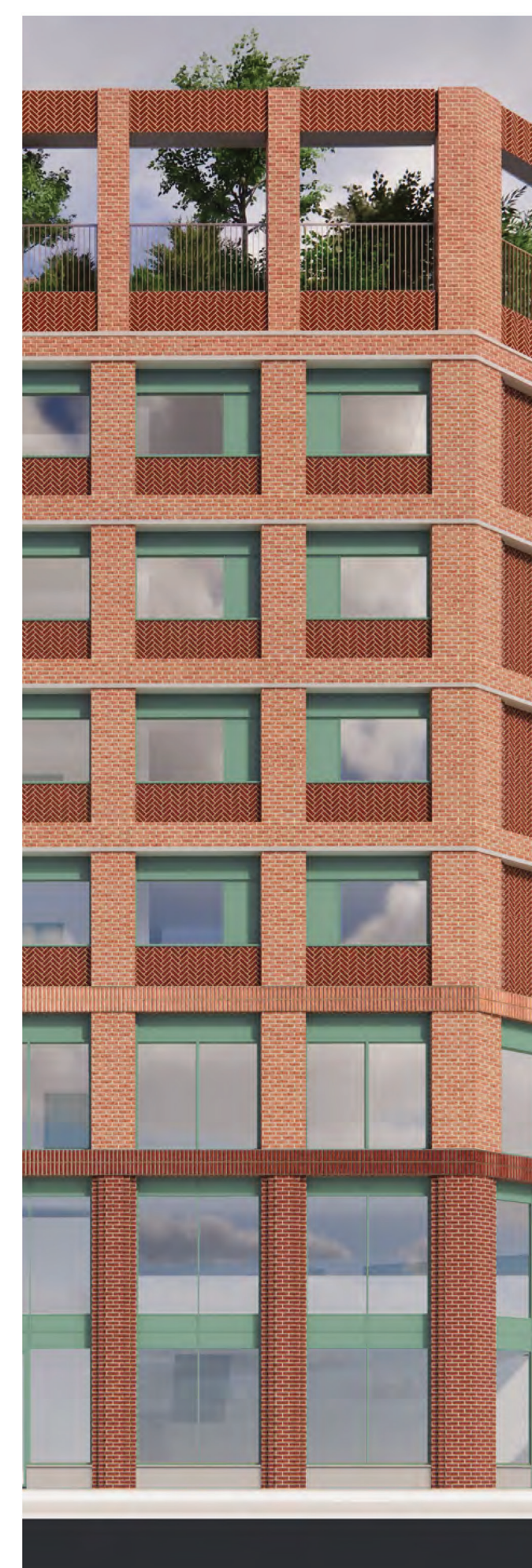
Block A sits at the prominent corner adjacent to the railway level crossing. It creates a clear civic presence to the town centre location. Its ground floor is predominantly commercial uses creating an active presence that continues along Larkshall Road. The building is also the location for the main residents' concierge and contains some shared internal amenity spaces and rooftop garden.

STREET FACING BLOCKS

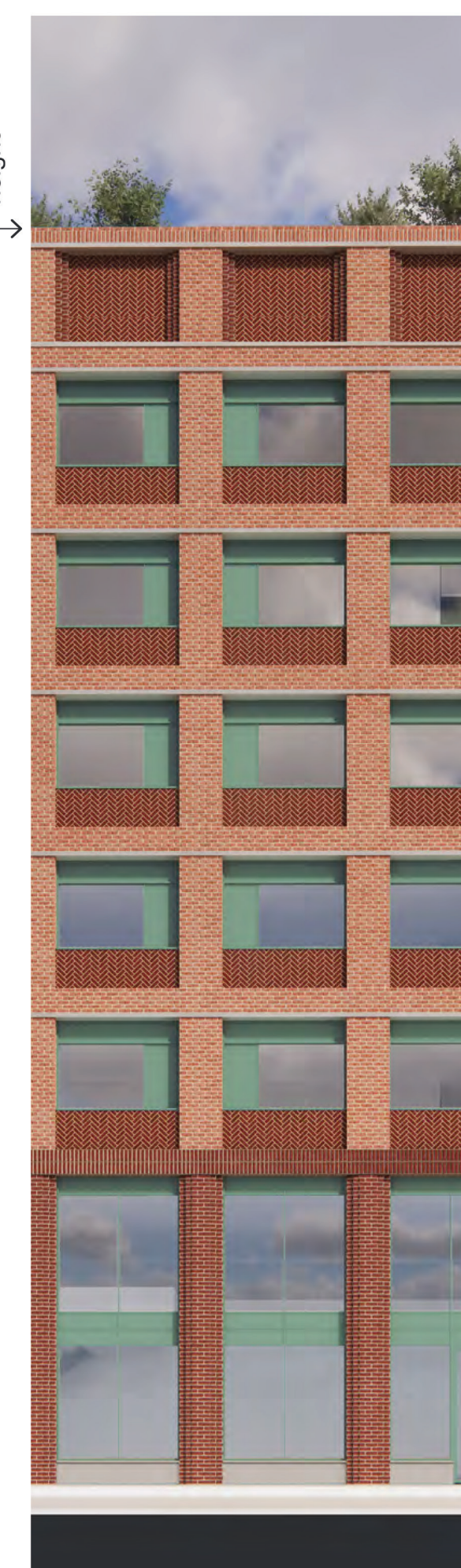
Blocks B and C provide primary frontages onto the new Station Square so retain a similar civic character to Block A. Here the top of the building still provides articulation and picks up on the local context, but sits second in hierarchy to the primary Block A.

TRANSITION TO DOMESTIC SCALE

Blocks D and E sit alongside the railway at the northern end of the site. These two buildings have a closer interface with the residential context of Highams Park, both directly to the north with houses and apartments on Wilton Place, but also to the traditional houses on



BLOCK A
CIVIC SQUARE SCALE



BLOCKS B/C
STREET SCALE



BLOCKS D/E
DOMESTIC SCALE

the east of the railway line on The Avenue. Rather than a flat roof approach, these two buildings adopt a mansard roof to incorporate the top storey into the roof form and discretely screen rooftop plant equipment. This means the aesthetics of the buildings begin to transition through to the pitched roof properties of the immediate context.