

# WELCOME TO THE EXHIBITION

GRAND  
UNION



**WELCOME TO THE PUBLIC EXHIBITION  
FOR THE REVISED PROPOSALS FOR GRAND UNION**

Please take a look through the information on the revised masterplan for Grand Union and don't forget to fill out the feedback form so that your thoughts can be considered as part of the design development. The feedback form is provided in a separate link on the webpage.

If you would like to hear more about the project or simply be kept updated with the scheme, please contact Soundings using the details below.

**THE ONLINE EXHIBITION IS AVAILABLE FOR  
YOU TO VIEW AND PROVIDE FEEDBACK ON  
UNTIL SUNDAY 16TH AUGUST**

**SOUNDINGS CONTACT :**

Email : [info@futurenorthfields.com](mailto:info@futurenorthfields.com)

Tel. : 020 7729 1705

# INTRODUCTION TO THE DEVELOPMENT



## THE SITE

- 21 acre former industrial site.
- Within 7 minutes' walk from Stonebridge Park Station and 14 minutes' walk from Alperton Station.
- Framed by the River Brent and the Grand Union Canal

CANAL EDGE LOOKING WEST



VIEW ACROSS THE SITE LOOKING SOUTH-EAST



THE RIVER BRENT

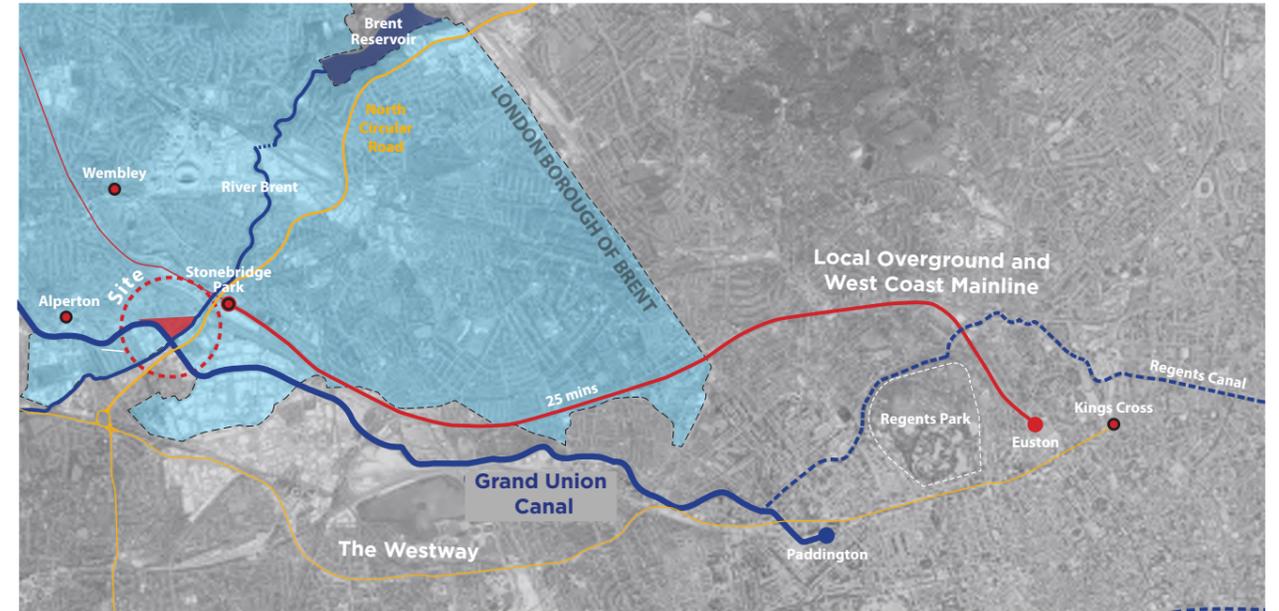


SITE CHARACTER

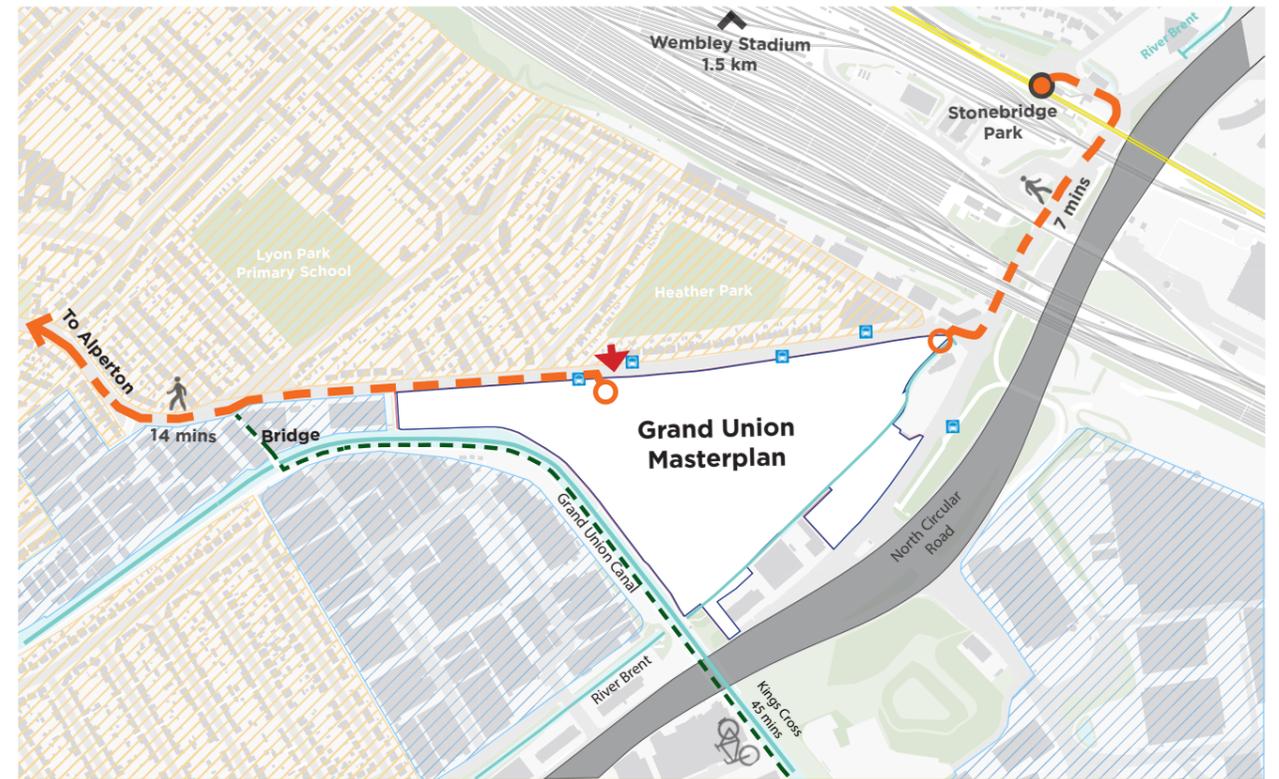
CANAL EDGE LOOKING WEST



HISTORICAL CONTEXT



CITY CONTEXT



SITE CONTEXT

# INTRODUCTION TO THE DEVELOPMENT



Grand Union will be a thriving canal and riverside development which will include a new Waterside Piazza offering cafés, pubs, bars a brand new community centre.

Planning approval was granted in 2018 for 3,030 homes and following the successful design of Phases 1 and 2, St George are seeking planning consent for improvements to the design.

## KEY FACTS



3,030 new homes  
(35% affordable)



11 acres - half the site  
as public open space  
(2.42 acres in Phase 1)



5,000 ft<sup>2</sup>  
community centre



Over 48,000 ft<sup>2</sup>  
shops, restaurants,  
community and  
leisure facilities



Over 200,000ft<sup>2</sup>  
of workspace



650 jobs in  
the completed  
development



Over 200  
Apprenticeships



C. 500 jobs a year  
during construction



Over 600 active and  
passive charging  
spaces



Over 4,670  
Cycle spaces



£63m CIL  
contributions



540 new trees  
planted

## PHASE 1 - CANAL SIDE PIAZZA



# 2018 CONSENTED MASTERPLAN



In September 2018, St George obtained outline planning permission and detailed consent for Phase 1 to redevelop the former Northfields Industrial.

The approved development secured the delivery of 2,900 homes (35% affordable homes), over 210,000sqft of employment floorspace, community, retail and leisure uses such as a community centre, nursery, health centre, shops and restaurants, and significant public open space.

In March 2019, consent was given to increase the total number of homes to 3,030. Detailed consent for the Generator was obtained in June 2019 and for Phase 2a in December 2019.

## BENEFITS OF THE DEVELOPMENT

The development will bring forward a number of benefits for the whole community, creating a place for all to live, work and enjoy. These are just some of the benefits. In addition to this, a S106 legal agreement requires St George to deliver around £8million of local infrastructure improvements.



VIEW OF CANAL-SIDE PIAZZA - PHASE 1&2

ILLUSTRATIVE MASTERPLAN

# WORKING WITH THE COMMUNITY



The Grand Union Community Liaison Group (CLG) is a panel of some of Grand Union's most immediate neighbours. The group met regularly and worked closely with the project team as part of the consultation process for the consented scheme. We recently held a series of further meetings with the group to discuss the revisions that are being made to the masterplan.

The purpose of the recent CLG meetings was to have open discussions with the design team around how the proposals could be enhanced to ensure they achieve the maximum community benefit. We have looked at the mix of spaces and uses that are being provided within the masterplan and have worked collaboratively to explore a range of ideas.



NON-RESIDENTIAL USES

## FEEDBACK FROM THE CLG

- 1 **COMMUNITY CENTRE AREA** : Any further community facilities that are provided in addition to the community centre will be welcomed as there is currently a lack in the area. Hold an after-school for local schools and provide a computer hub for those who don't have access to the internet.
- 2 **CANAL SIDE LEISURE BLOCKS** : Canal side location is perfect for introducing a rowing club or school
- 3 **CANAL SIDE - COMMERCIAL** : Camley Street Nature Reserve at Kings Cross is a good example of a canal-side garden and café.
- 4 **CENTRAL GARDENS PARK AREA** : An outdoor facility would be welcomed here, you can encourage people to use the space by providing concrete chess tables or table tennis.
- 5 **RIVERSIDE MEADOWS** : We could look into providing educational opportunities and allowing local school children to learn more about the River Brent. This area can have a new name, chosen by the local community
- 6 **TERRACED GARDENS** : Amphitheatre seating can be used to host a variety of community events such as: sport screenings, Christmas light services or theatre/ band performances



DESIGNING WITH THE COMMUNITY

# THE STORY SO FAR



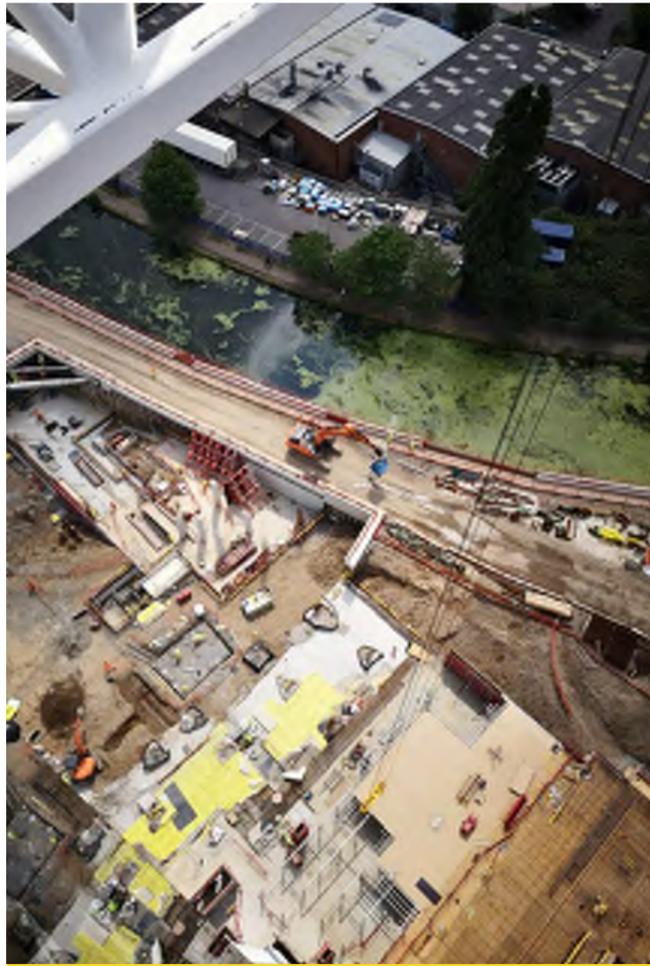
We will be improving the overall quality of the scheme and introducing further community benefits.

The delivery of the remaining phases of the masterplan are being revisited due to constraints on the site.

Revisiting parts of the masterplan provides the opportunity for us to re-engage with the local community, to build on the positives of the consented scheme and also look at ways the proposals can bring further benefits.

A Thames Water tunnel runs underneath the site, to ensure the scheme can be delivered on time we would need to avoid building over this piece of land. This means parts of the masterplan will need to be re-configured. However, this is also an opportunity to turn these constraints into a great opportunity for the scheme.

Construction on site has been progressing and we have been able to complete the foundations for Building A. Meanwhile, work on the foundations for other buildings in Phase 1 continue.



CONSTRUCTION ON SITE



CONSTRUCTION ON SITE

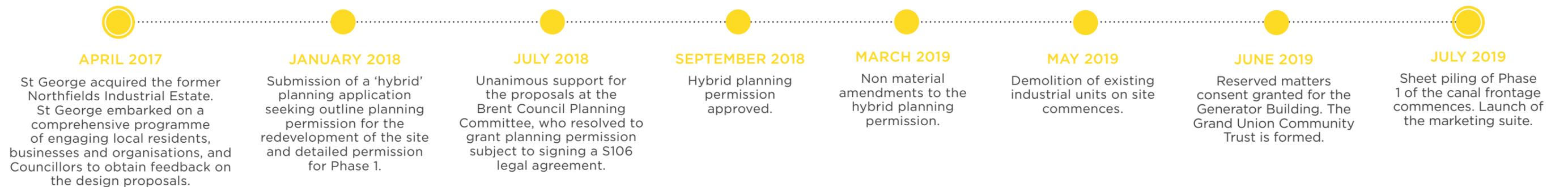


PHASES 1-2



DESIGNING THE MASTERPLAN WITH THE COMMUNITY

## TIMELINE (SO FAR)



# COMMUNITY BENEFITS



## THE CONSENTED DEVELOPMENT INCLUDES A WIDE RANGE OF COMMUNITY BENEFITS, INCLUDING:

- Community Centre to be delivered in phase 1.
- Grand Union Community trust set up in July 2019.
- Over 50% of the site will be open to the public to use and enjoy.
- Landscaped gardens, a waterfall, large landscaped public park.
- Offsite improvements to Beresford Avenue and North Circular Road.
- Commercial uses including convenience store, cafés and a pub. 19,000sqm of employment floorspace and 4,500sqm of A and D uses.
- Contribution to TfL for increasing capacity at Stonebridge Park Station.
- Improvement to the natural assets including the River Brent and Grand Union canal.
- Public Art.
- Health Centre and nursery to be delivered in phase 1.
- Affordable work space to be delivered in phase 2a with rents capped at 50% of market rent.
- Playspace.
- £63m in CIL contributions.



CANAL SIDE PIAZZA



BERESFORD AVENUE & NORTH CIRCULAR ROAD IMPROVEMENTS



COMMUNITY FESTIVALS INCLUDING THE ALPERTON SUMMER FESTIVAL



OUTDOOR EVENT SPACE AND SEATING



COMMUNITY CENTRE AND CAFE

# HYBRID APPLICATION

St George is committed to delivering high quality places and as part of this, we continually strive to see how we can make things better. There is an opportunity to improve the design of the part of the masterplan that does not yet have detailed consent. This is the area edged in red on the plan.

St George will be submitting a planning application for these changes. Like the planning permission that was granted in September 2018, this planning application will seek outline consent for this area edged in red and detailed consent for the first phase of it to be delivered.



**KEY:**  
 Phase 1-2 - consented  
 Detailed component - phase 3  
 Outline component - phase 4-7

## MASTERPLAN DETAILED COMPONENTS



### THE CHANGES WE ARE LOOKING TO MAKE INCLUDE:



**APPROXIMATELY 300  
ADDITIONAL HOMES**



**15% MORE PUBLIC OPEN SPACE  
(ROUGHLY HALF THE SIZE OF A FOOTBALL PITCH)**



**IMPROVED QUALITY OF DESIGN FOR HOMES  
INCLUDING MORE DUAL ASPECT HOMES**

# KEY PRINCIPLES AND APPROACH



A number of key principles have underpinned the revisions to the masterplan to create excellent spaces for the community and high quality homes for residents.

## THESE PRINCIPLES ARE AS FOLLOWS:

**Access To Assets** - Increase permeability and access to the Grand Union Canal and the Brent river.

**Expansive and Diverse Landscape** - Create a variety of generous public and communal spaces for the community.

**Responsive Character** - The scale and language will create a clear identity and respond to the distinctive characters of each edge of the site.

**Active Streetscape** - Create vibrant streets maximising the residential, commercial and community spaces that open onto the streets and minimising frontages from the parking and service areas.

**Strategic distribution of Uses** - Non-residential uses are positioned to enliven the key civic spaces and entrances to the site.

**Design for Sunlight** - The massing and dominant east-west orientation of buildings ensures good environments for public spaces and homes.



REVISED MASTERPLAN OVERVIEW

ACCESS TO ASSETS



EXPANSIVE AND DIVERSE LANDSCAPE



RESPONSIVE CHARACTER



ACTIVE STREETScape



STRATEGIC DISTRIBUTION OF USES



DESIGN FOR SUNLIGHT



# A LANDSCAPE-LED MASTERPLAN



Landscape sits at the heart of the Grand Union Masterplan, providing valuable open space for the enjoyment of future residents and the wider community.

The existing context of Northfields, the proximity of the Grand Union Canal and River Brent and form of the architectural design have collectively informed and influenced the character and style of the landscape proposals for Grand Union.

- ### KEY COMPONENTS OF THE LANDSCAPE
- A new landscape which promotes the beneficial environmental opportunities offered by the Site (sun, fresh air, light, access to nature and water) and protects against the negative (noise, pollution, strong cold winds);
  - Creation of new flexible, public spaces, including a new linear park at the centre of the Masterplan, providing access to high quality green space and creating opportunities for recreation, play, relaxation and places for people to meet and socialise.
  - The celebration of the Grand Union Canal as a focus for the development and defining feature for the character of the Masterplan;
  - Quality streetscapes and a pedestrian/ cycle friendly circulation network which facilitates site accessibility, connectivity and permeability;
  - Promotion of biodiversity and sustainability throughout the Masterplan, responding to climate change issues, providing benefits for wildlife and encouraging healthy outdoor living.
  - Provision of additional residential amenity space through the inclusion of communal podium and terrace gardens; and
  - A safe and secure environment.



ILLUSTRATIVE LANDSCAPE PLAN FOR PHASES 3-7 OF THE REVISED MASTERPLAN

# LANDSCAPE CHARACTER AREAS



The Masterplan identifies a number of distinct landscape character areas. The individual character areas will create variety in the landscape, responding to the specific locations and intended functions and enabling a variety of experiences to be enjoyed.

The main public landscape areas will be composed of the Terraced Gardens, Central Gardens and Riverside Meadows.

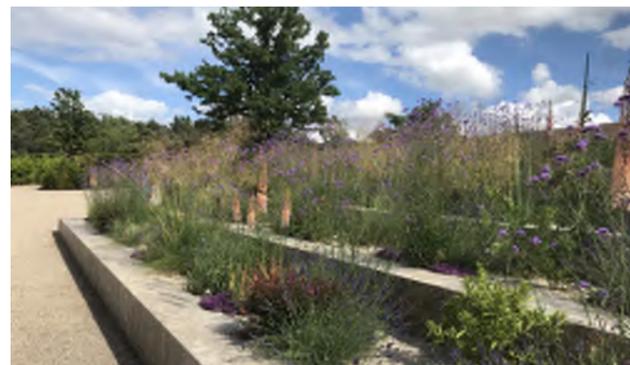
Other landscape features (podium gardens, green fingers etc.) focus on enhancing the street-scape and private residential amenity spaces.

## LANDSCAPE CHARACTER AREAS

- The Terraced Gardens
- The Central Gardens
- The Meadows and River Brent Corridor
- The Green Fingers
- The Tree-Lined Green Streets
- Podium Gardens and Roof Terraces



THE TERRACED GARDENS



THE CENTRAL GARDENS



THE RIVERSIDE MEADOWS



# LANDSCAPE - MASTERPLAN



## THE CENTRAL GARDENS

The Central Gardens forms a nodal green amenity space for residents and public users with key access and links from the wider landscape.

The gardens host a series of amenity lawns and nature inspired play space. Meandering through the gardens, a water-rill connects and activates the landscapes and provides the opportunity for informal play during the summer months. Bridges over the water-rill ensure legible access routes for controlled service and emergency vehicular and pedestrian movement. Taking the Thames Water constraints into consideration; the gardens will host a variety of native tree species with mixed understorey planting to create a rich and floral landscape space.



### LANDSCAPE ELEMENTS

1. Water-rill
2. Amenity lawns
3. Play opportunities
4. Vehicular and pedestrian access routes
5. Seating opportunities



NATURALLY-INSPIRED PLAY AREA



SPECIMEN MULTI-STEM TREES WITH MIXED UNDERSTOREY PLANTING



WATER RILL WITH A TEXTURED SURFACE TO CREATE WATER AGITATION



OPEN GREEN SPACE FOR INFORMAL ACTIVITY

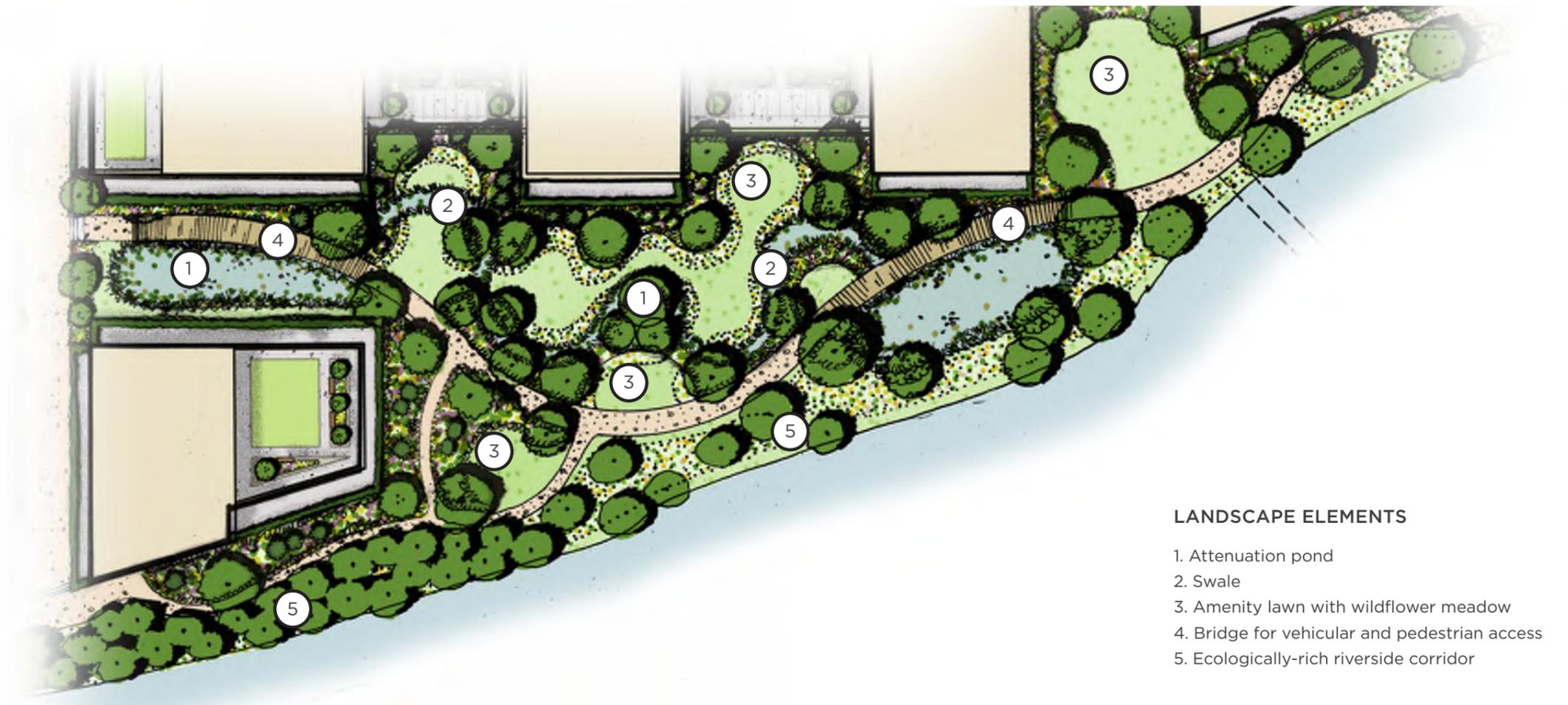


LOCATION PLAN

ILLUSTRATIVE LANDSCAPE PLAN - CENTRAL GARDENS

## THE RIVERSIDE MEADOWS

The Riverside Meadows will be a biophilic and naturalistic landscape encouraging biodiversity and an abundance of flora and fauna. The meadows will include a meandering swale and attenuation pond forming part of the sustainable urban drainage system (SuD's) for the wider landscape. The banks to the swale and pond will be established with marginal planting providing habitats for small mammals and waterfowl. Where possible, water-associated and native trees will be planted in the meadows, including; Willow, Alder and Birch. A series of bridges provide legible access for vehicular and pedestrian movement and allow for panoramic views over the water bodies. Enclosed spaces allow for rest, relaxation and recuperation surrounded by nature and wildlife.



### LANDSCAPE ELEMENTS

1. Attenuation pond
2. Swale
3. Amenity lawn with wildflower meadow
4. Bridge for vehicular and pedestrian access
5. Ecologically-rich riverside corridor

ILLUSTRATIVE LANDSCAPE PLAN - RIVERSIDE MEADOWS



LOCATION PLAN



BRIDGE OVER A SWALE WITH MARGINAL PLANTING



ECOLOGICALLY-RICH RIVERSIDE CORRIDOR



FLUVIAL PATH WITH GRASS VERGES AND BOULDERS



WILDFLOWER GRASS MIX WITH WATER-ASSOCIATED TREES

# LANDSCAPE - PHASE 3



- The Phase 3 landscape includes a desirable green corridor, a terraced garden and large civic space; and two residential terraces to Block G and H.
- The green corridor provides pedestrian friendly access through the site and includes open green space to encourage outdoor living.
- The terraced gardens host a number of key landscape features including a Pavilion with panoramic views, a vertical waterfall and meandering water-rill and a large amphitheatre overlooking a large civic lawn.
- The residential terraces are designed to encourage social and community engagement through the inclusion of doorstep play features, raised beds for food production and seating opportunities.

## PHASE 3 - DETAILED ILLUSTRATIVE LANDSCAPE PLAN



- LANDSCAPE ELEMENTS**
1. Pavilion with water rill and viewing deck
  2. Waterfall
  3. Planting pockets
  4. Terraced planters
  5. Water rill with boulders / stepping stones
  6. 'Pop-up' event and market space
  7. Alfresco dining terrace
  8. Planted amphitheatre
  9. Civic Lawn
  10. Residential gardens
  11. Nature inspired play
  12. Interactive water play fountains



PHASE 3 LOCATION PLAN

PHASE 3 LANDSCAPE PLAN



RAISED PRODUCTIVE BEDS FOR RESIDENTS-USE



WATERFALL AND PAVILLION

# ENHANCING A COMMUNITY HEART

Creating a place where people want to live, work and play is important. Delivering somewhere with a sense of place, and a community feel is key to achieving this. Grand Union will already deliver homes, places to work, places to eat and drink, and places to socialise – both indoors and outside.

The community centre being delivered as part of Phase 1 will be a hub of activity for the community. In July 2019 a community trust was formed to help shape how the community centre will respond to the needs and aspiration of all local residents. This will play a key role in helping to create a sense of community at Grand Union.

**We have identified some areas where we can incorporate further commercial, community and leisure uses as illustrated on the plan below :**

- KEY
- Site boundary
  - Phase 3-7 application boundary
  - Residential
  - Commercial
  - Community/ Leisure
  - Riverfront plaza - phase 1-2
  - Workspace
  - Pedestrian access
  - Public open space
  - Vehicular access
  - River Brent
  - Opportunity for non-residential uses phases 3-7



NON-RESIDENTIAL USES



COMMUNITY CENTRE & CAFE



# THE TERRACED GARDENS

View looking down into the terraced gardens at the heart of the revised masterplan.

# CHARACTER AREAS

## BUILDING CHARACTER PRECEDENTS

BERESFORD AVENUE



CENTRAL GARDENS



RIVERSIDE MEADOWS



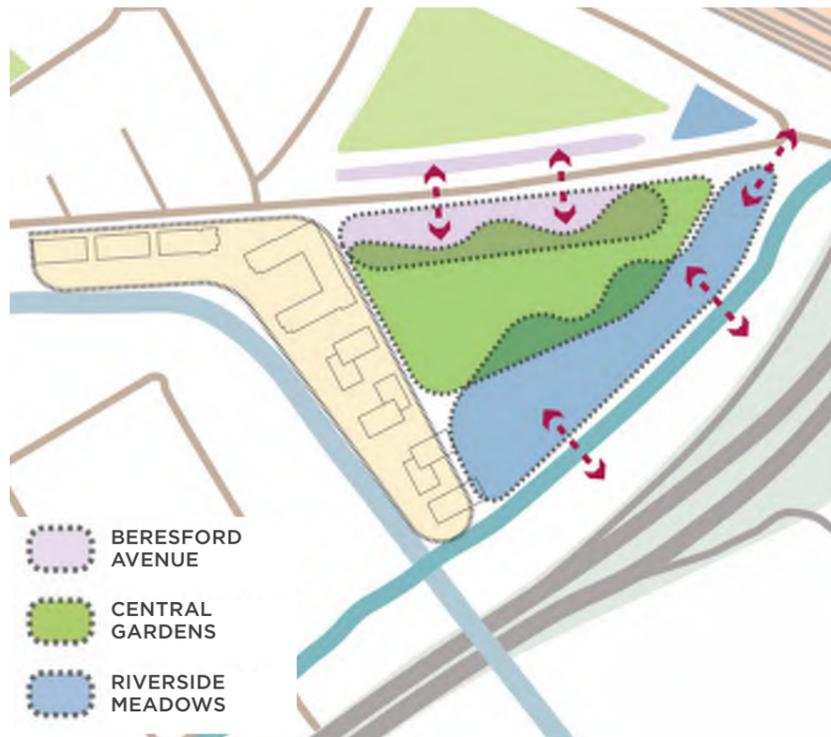
The three character areas of the masterplan develop the concepts embedded in the approved masterplan. The zones respond to the distinctive characteristics of the north and southern edges whilst creating a clear identity at the sites core.

### THE AREAS ARE AS FOLLOWS:

**Beresford Avenue** - Low rise homes with regular front doors and landscaped thresholds opening onto the enhanced avenue to compliment the existing homes.

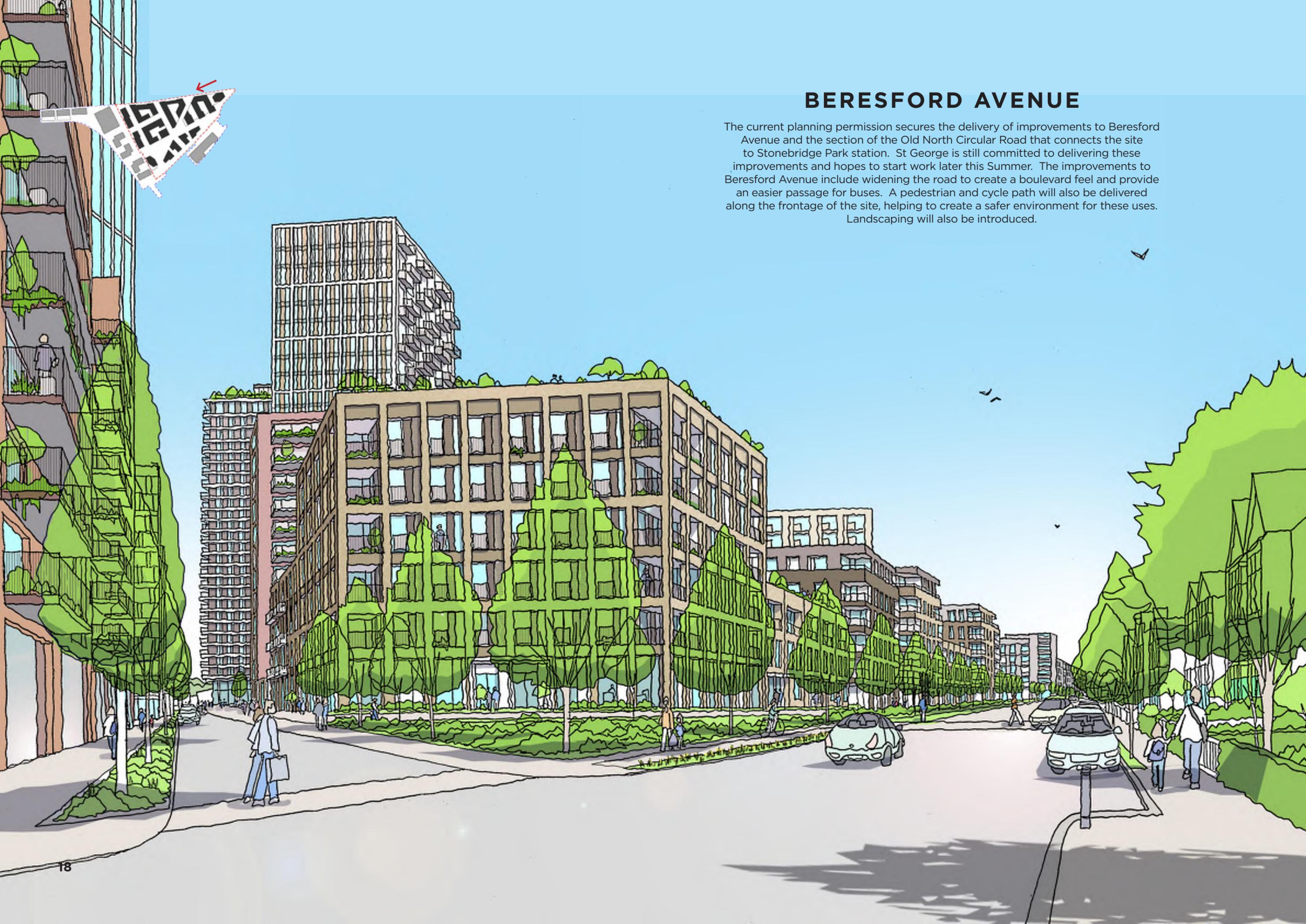
**Central Gardens** - Mansion blocks with simple, balanced, brick façades. Varied upper levels create terraces and interest in the streetscape.

**Riverside** - Taller buildings enliven the central gardens and open up views to the riverside. These lighter buildings will have distinctive identities which may include varied palettes of materials and feature balconies.



## BERESFORD AVENUE

The current planning permission secures the delivery of improvements to Beresford Avenue and the section of the Old North Circular Road that connects the site to Stonebridge Park station. St George is still committed to delivering these improvements and hopes to start work later this Summer. The improvements to Beresford Avenue include widening the road to create a boulevard feel and provide an easier passage for buses. A pedestrian and cycle path will also be delivered along the frontage of the site, helping to create a safer environment for these uses. Landscaping will also be introduced.



## RIVERSIDE MEADOWS

This view illustrates the riverside meadows framed by mansion blocks. This area includes the restoration of the natural landscape incorporating replacement tree planting and a pond as part of the sustainable drainage strategy.



# BUILT FORM

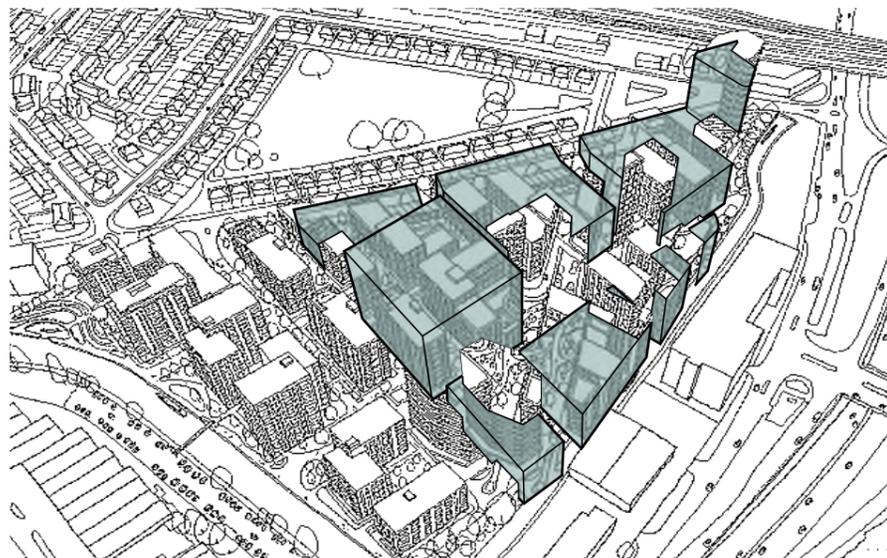
The revised masterplan has included the redistribution of building heights across the site.

In some areas, heights have increased allowing us to provide more high-quality homes. We envisage there will be a 10% uplift in the number of homes in the scheme, that's about 300 homes.

The form, orientation and location of taller buildings has been designed to create an interesting skyline, to enliven the park and to guide visitors from the eastern prow to the canal to the west.

The blue zones in the image below illustrate the approved massing superimposed on the proposed illustrative massing. The additional height and density is concentrated centrally giving residents great access to the expansive park and to avoid impacting on existing residents.

The building closest to Stonebridge Park Station has also been moved further away from the homes on Beresford Avenue in order to reduce the impact of the building on existing residents.



COMPARISON WITH 2018 MASTERPLAN PARAMETERS

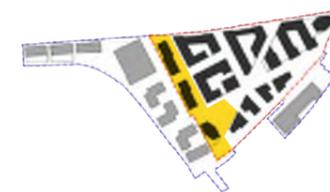


REVISED MASTERPLAN OVERVIEW



**MASTERPLAN OVERVIEW**

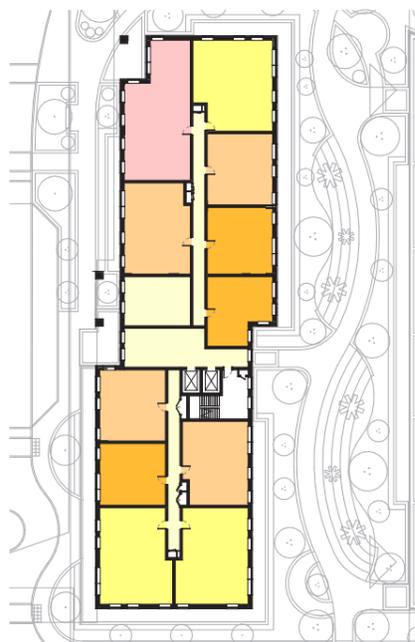
# PHASE 3 - BLOCKS G & H - PROPOSED LAYOUT AND MATERIALS



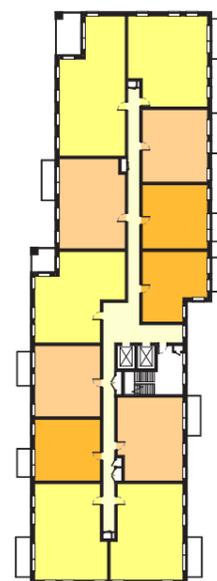
Blocks G & H form the northern section of Phase 3. They will frame the main entrance to the development from Beresford Avenue. They consist of 2 mid-rise 'mansion-block' buildings that step up in height from 6 floors at Beresford Avenue to 14 at the edge of the main park. The predominantly residential blocks include a commercial unit in the north west corner of G, adjacent to the entrance to the site.

On the western side of the buildings will be a green landscape 'street' restricted to pedestrians including planted, play and seating areas. The buildings are staggered providing more interest to the streetscape and articulation to the roof terraces. The material pallet and architectural language is based on a predominance light brickwork with care to the craftsmanship of the detailing.

## GENERAL ARRANGEMENT

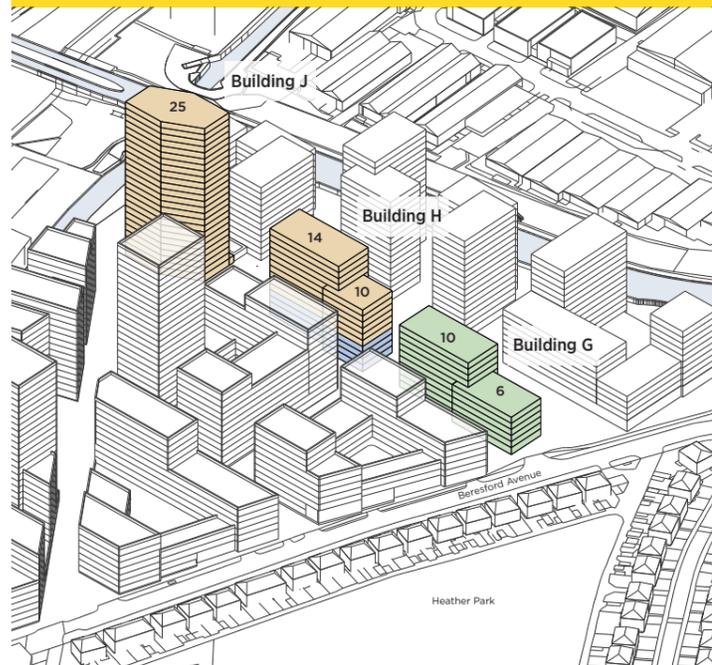


BLOCK G - GROUND FLOOR



BLOCK G - TYPICAL FLOOR

## TENURE ALLOCATION

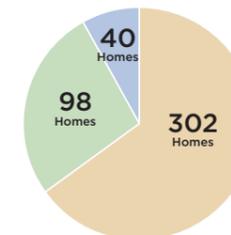


### Tenure split by habitable rooms:

|                   |                  |
|-------------------|------------------|
| 65% Market Sale = | 302 Homes        |
| 35% Affordable =  | 138 Homes        |
| <b>Total =</b>    | <b>440 Homes</b> |

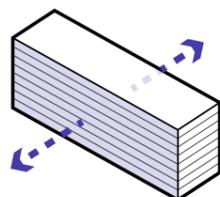
### Affordable split by habitable rooms:

|                        |          |
|------------------------|----------|
| 77% Affordable Rent =  | 98 Homes |
| 23% Shared Ownership = | 40 Homes |

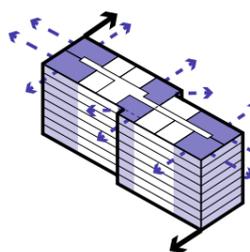


**440**  
Total number of Homes

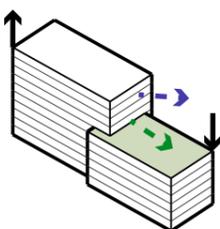
## MASSING CONCEPT



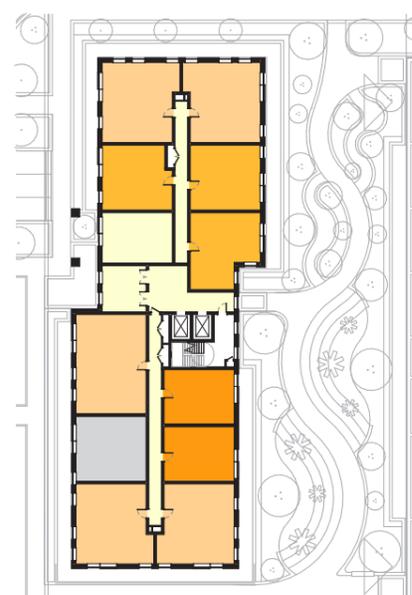
1. The homes are predominantly oriented to the east and west.



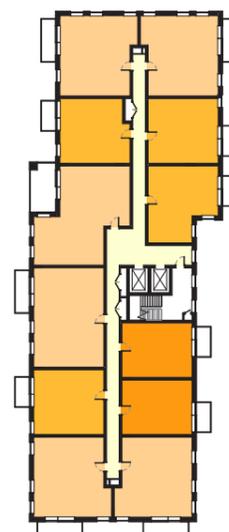
2. The plan is staggered to break up the massing and to increase the number of dual aspect homes.



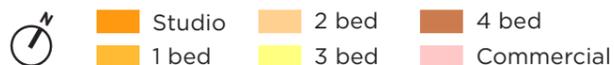
3. The blocks have stepped heights to create a varied roofline and roof terraces.



BLOCK H - GROUND FLOOR



BLOCK H - TYPICAL FLOOR



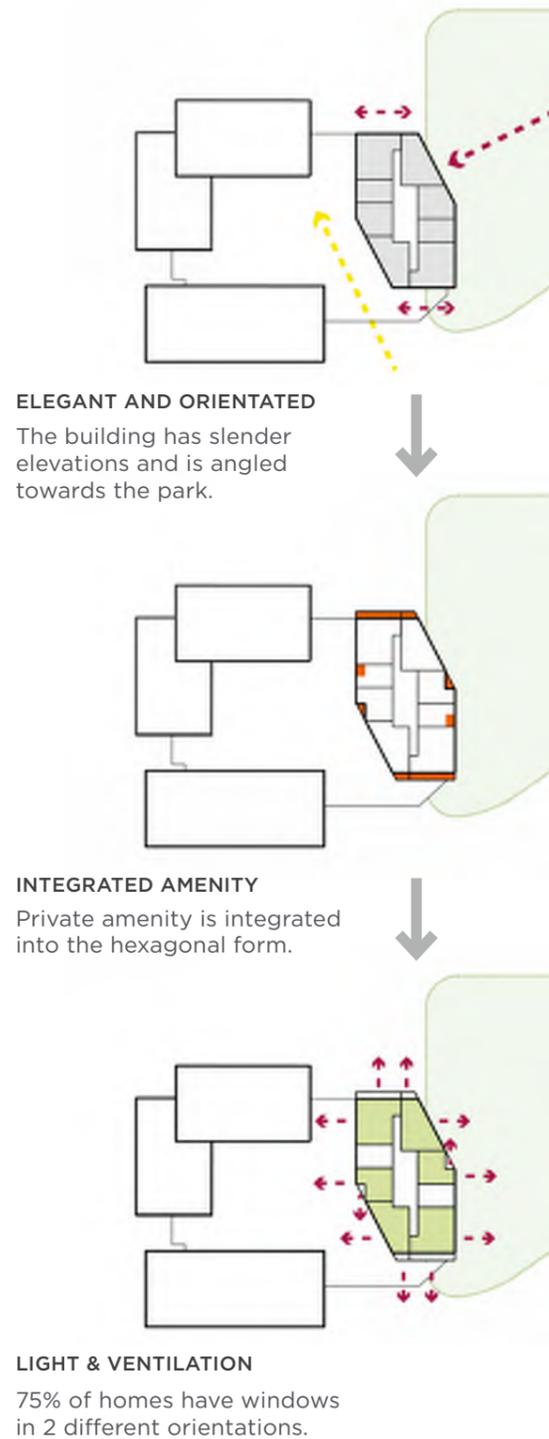
## ARCHITECTURAL EXPRESSION



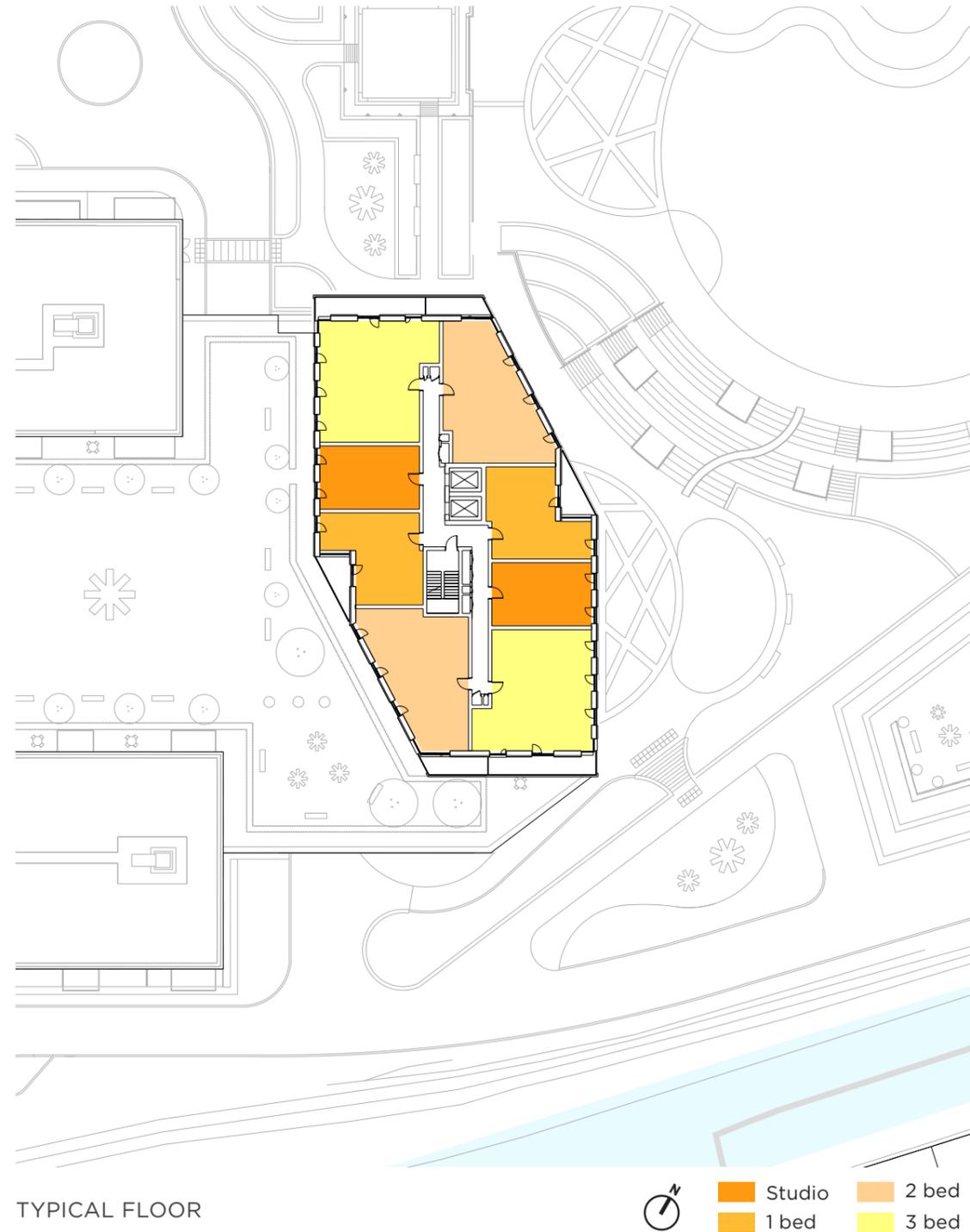
# PHASE 3 - BLOCK J - PROPOSED LAYOUT AND MATERIALS



## MASSING CONCEPT



## GENERAL ARRANGEMENT



Block J will be a new landmark building that demarks the key features of the main park sitting adjacent to the new amphitheatre and waterfall.

The architectural approach is derived from its relationship with the park and the angles of the key townscape views across the masterplan. The hexagonal form helps provide generous balconies and a high proportion of dual aspect homes. The building rises to 25 storeys and will include commercial facilities at its base and a generous green roof terrace at the roof level.



SKETCH OF BLOCK J & THE CENTRAL GARDENS

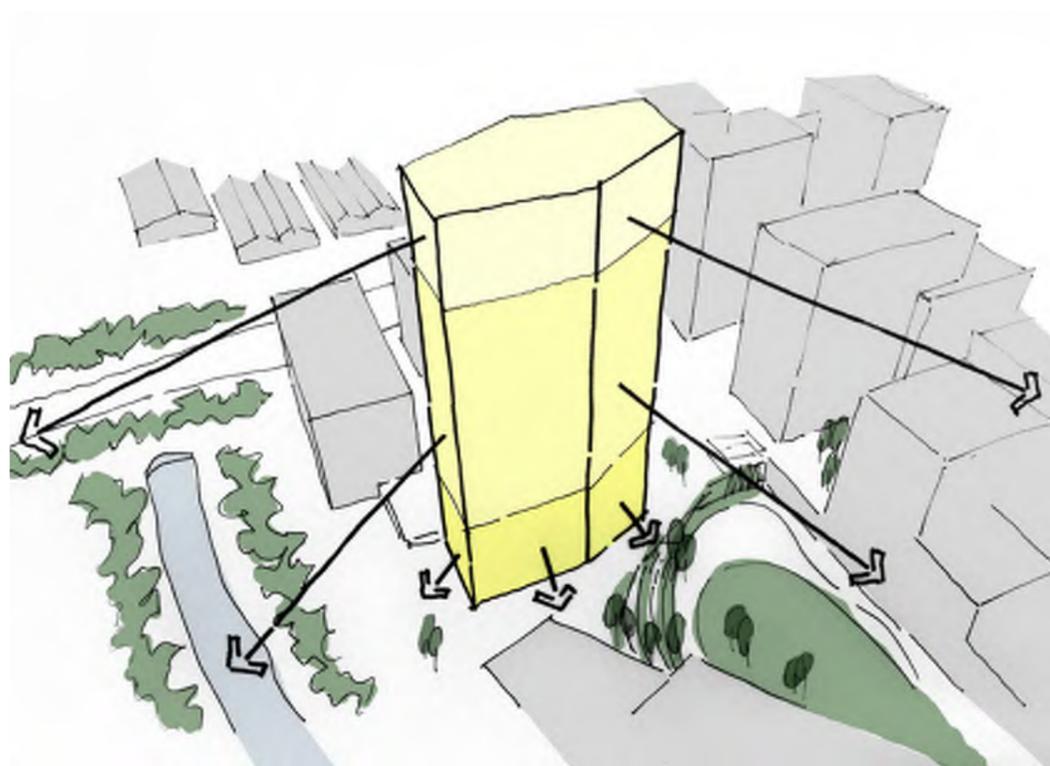
# PHASE 3 - BLOCK J - PROPOSED LAYOUT AND MATERIALS



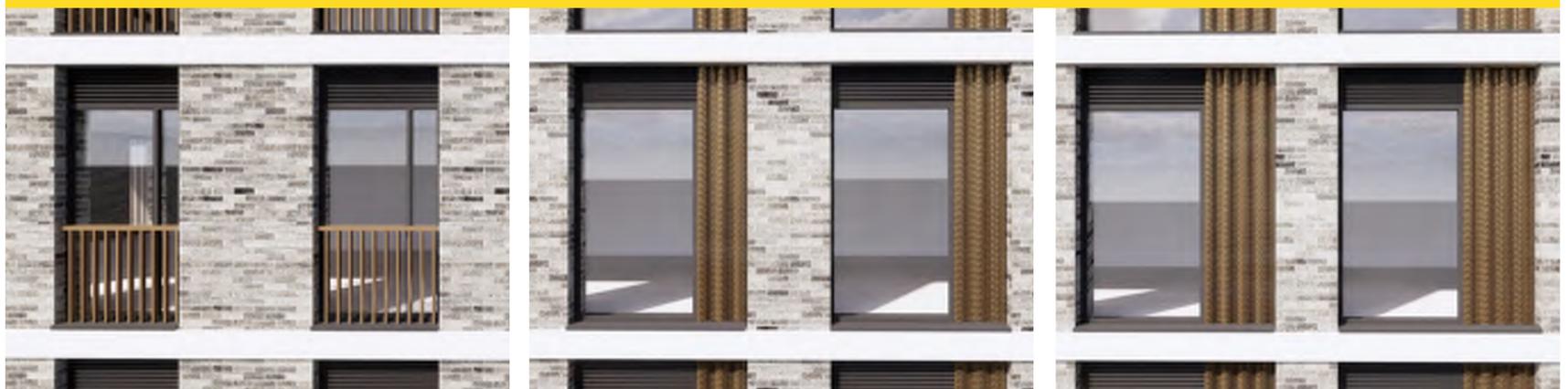
## ARCHITECTURAL EXPRESSION

The Architectural expression is characterised by a distinct horizontal banding that relates to the terracing of the landscape and the amphitheatre at its base. The banding is complimented with light brickwork panels and naturally toned metalwork. Subtle variance is proposed in the different vertical sections of the building with the introduction of juliet balconies or side vent panels that lighten the building and respond to longer distance views towards the top.

## VIEW LOOKING DOWN INTO THE TERRACED GARDENS & BLOCK J



## VERTICAL VARIATION



BASE

MIDDLE

TOP

### VERTICAL VARIATION

The facade responds to the varied views and environment in different heights

# ENSURING GOOD, SAFE DESIGN

We take the safety of all residents and wider community in our developments very seriously, below are some measures that we take to ensure our buildings are protected against fires, many of these go above standard regulations.

- All buildings are designed with a 2 hour fire rated structure
- Each home has its own fire-rate box meaning it can withstand fire engulfing it for up to 90 minutes (the industry standard is 60 minutes)
- Sprinklers fitted in all buildings, including the basement car park
- All façades built using non-combustible products
- Fire stops provided using only accredited installers and suppliers
- Mechanical smoke extracts are provided which help to reduce smoke in the event of a fire
- Fire fighter access is provided within at least 18m of the access to each building
- Fire hydrants are provided
- Fire lifts are provided in all buildings



PHASE 1 - BRICK CLADDING SAMPLE PANEL

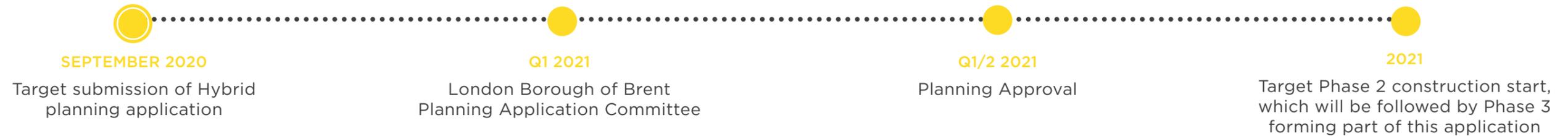


INDICATIVE INTERIOR VIEW - PHASE 1

# NEXT STEPS



## TIMELINE



### OUR VISION

St George is proud to be a member of the Berkeley Group. As part of this, St George is committed to the Berkeley Group 'Our Vision' commitments which are set out in order for us to deliver quality places. Part of this commitment is to deliver new places with a low environmental impact, which starts during construction. Below are some of the measures we are already implementing on site to help achieve this.



### CONSIDERATE CONSTRUCTOR SCHEME

St George is committed to delivering Grand Union in a way that results in the least impact possible. To demonstrate this, St George has joined the Considerate Constructors Scheme (CCS), which aims to ensure that construction activity respects the community within which it is taking place, protects the environment and secures everyone's safety. Over the years, St George have won a number of awards for their commitment and collaboration with the Scheme, and Grand Union are proud to be showing its support throughout the project.

### COMMUNITY LIAISON OFFICER

St George makes every effort to mitigate the impact of construction on our neighbours and keep the community informed of works that might affect the local area. As part of this commitment, we are delighted to introduce our Community Liaison Officer, Natalie Clark. Natalie is a Project Secretary at Grand Union and will be on hand to answer any questions you may have in relation to construction works on site.

**You can contact Natalie on the number below:  
020 3 040 9410**

## THANK YOU FOR COMING

WE HOPE YOU FOUND THE EXHIBITION USEFUL AND INFORMATIVE. WE WILL BE COLLATING ALL OF THE FEEDBACK RECEIVED AND WHERE POSSIBLE, INCORPORATING THIS INTO THE DESIGNS.

WE THEREFORE ENCOURAGE YOU TO COMPLETE A FEEDBACK FORM WHICH YOU CAN FIND A LINK TO ON THE MAIN EXHIBITION WEBPAGE.

### CONTACT US

SOUNDINGS

Email : [info@futurenorthfields.com](mailto:info@futurenorthfields.com)  
Tel. : 020 7729 1705

### SUSTAINABILITY DURING CONSTRUCTION

- The site team have helped a local allotment group by providing them with suitable materials from the site waste streams which they recycle to use for new sheds, planters and other facilities.
- The project offices have been recycled from other project sites.
- Site lighting incorporates features such as LED bulbs and timers in order to keep energy usage to a minimum.
- All utility supplies are monitored with smart meter systems to ensure that an efficient use of energy.
- All timber will be responsibly sourced from FSC or PEFC certified suppliers who have a full chain of custody.
- We are targeting to recycle at least 95% of waste produced on site.
- Water will be recycled for construction vehicle wheel washing. Water will also be harvested for the toilets in the project office. Low flow push taps will be installed in the site welfare facilities.
- Electric vehicle charging points are provided in the marketing suite and site visitor car park.

