

Royal Elm Park

Reserved Matters Application

PROPOSED BLOCK 6, PHASE 5

DESIGN CODE COMPLIANCE STATEMENT

November 2025

Purpose of this Document

This Compliance Document has been prepared by Stantec on behalf of RFC Prop Co Ltd.

The purpose of the document is to demonstrate that the submitted Reserved Matters Application for Block 6 complies with the architectural and landscape design instructions contained within the approved Design Code.

The Design Code.

The Design Code comprises 5 chapters.

1. Site-Wide Context
2. Urban Design Principles
3. Architectural Design
4. Public Realm and Landscape Design
5. Technical Considerations

Sections 1 and 2, summarise the key masterplan and urban design principles that were set out in the original Design and Access Statement relating to the Hybrid Planning Permission (RBC Ref: 160199) granted on 29th November, 2018.

Sections 3 and 4 provide detailed instructions for the architectural and landscape design of Reserved Matters Applications that come forward.

Section 5 summarises the key technical considerations of the design that should be considered when Reserved Matters Applications come forward.

Compliance Document.

This compliance document sets out how the Reserved Matters Application complies with the instructions set out in Chapter 3 and Chapter 4 of the Design Code, and including the following:

- Layout
- Scale
- Appearance
- Landscaping

For completeness, please note that further compliance details of the proposed Access are provided in 333101170 RMA Transport Statement 2025 and Proposed Access Plan dwg.no. 333101170 LN-A-111, both produced by Stantec.

Content

1

Architectural Design

1.1 Compliance with the Design Code 4

2

Public Realm and Landscape Design

2.1 Compliance with the Design Code 34

1. Architectural Design

This section sets out how the proposed detailed design of Block 6 complies with the instructions set out in Chapter 3, Architectural Design of Design Code.

1.1 Compliance with the Design Code

1.1.1 Proposed Layout.

A series of layout design principles for the six residential blocks have been outlined in the Design Code Section 3.1. The proposed Block 6 layout fully adheres to these guidelines.

Design Code: Key Takeaways

- 1 Proposed are two larger 'finger' blocks. *In compliance with 3.1.1 of the Design Code.*
- 2 Smaller elements proposed between 'finger' blocks clearly define the edge to Royal Elm Park and separate the private space of the communal garden from the public space at the southeast and northwest. *In compliance with 3.1.2 of the Design Code.*
- 3 The proposed layout establishes a clear hierarchy of open spaces. *In compliance with 3.1.3 of the Design Code.*
- 4 The proposed width of the courtyard is 23m. *In compliance with 3.1.4 and 3.1.6 of the Design Code.*
- 5 The proposed block is within the block outline shown on Parameter Plans approved under the Hybrid Planning Permission. *In compliance with 3.1.6 of the Design Code.*
- 6 The proposed street to the west is 20m wide and the street to the east is 19.5m. This ensures no excessive shadows are cast on neighbouring properties, as well as allowing sufficient sunlight, parking while creating a comfortable pedestrian experience between the blocks. *In compliance with 3.1.5 and 3.1.7 of the Design Code.*



Proposed First Floor Plan (Typical).

1.1 Compliance with the Design Code

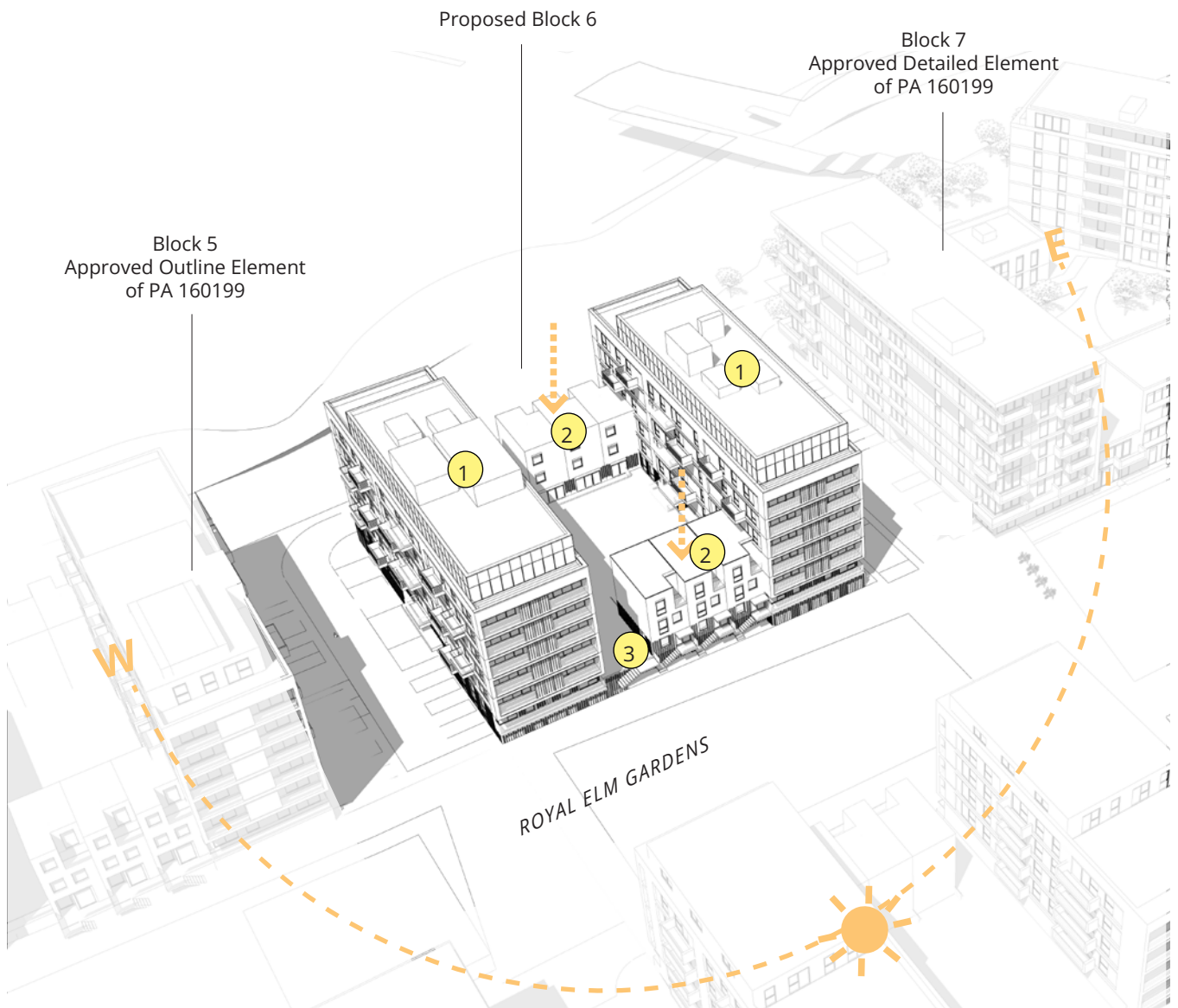
1.1.2 Proposed Scale and Massing.

A series of scale and massing principles have been set out in Section 3.2 with further guidelines noted in Section 5 Technical Consideration: Sunlight and Daylight in Design Code.

The proposed Block 6 fully adhere to these guidelines.

Design Code: Key Takeaways

- 1 Proposed are two 8 storeys finger blocks, oriented northwest to southeast. *In compliance with 3.2.1 of the Design Code.*
- 2 Lower, 3 to 4 storeys massing is proposed between the finger blocks. *In compliance with 3.2.2 to 3.2.3 and 3.2.5 of the Design Code.*
- 3 The gaps between the blocks are provided to enhance sun penetration into the courtyard. *In compliance with 3.2.4 to 3.2.5 of the Design Code.*
- 4 The proposal has been tested for compliance with the Building Research Establishment (BRE) Guidance for daylight, and is achieving very good compliance. A slightly lower compliance in comparison with Block 7 is due to Block 6 being in a denser area of the site, with Block 7 benefiting from the lack of obstructions. *In compliance with 3.2.6 to 3.2.7 of the Design Code.*



Proposed massing diagram. Note: Context and architectural treatment are shown indicative only

1.1 Compliance with the Design Code

1.1.3 Proposed Building Typologies.

Two distinct typologies have been selected for the Block 6 parcel (see Design Code Section 3.3: double loaded linear block and townhouses).
The proposed Block 6 fully adheres to the specific principles outlined for each typology.

Design Code: Key Takeaways

- 1 The proposed two double loaded linear blocks are orientated southeast to northwest and are each 14m wide, 47m long and 8 storeys. *In compliance with 3.3.1 to 3.3.3 and 3.3.6 to 3.3.7 of the Design Code.*
- 2 The proposed townhouse typology is located along the southeast (3 storeys) and northwest (4 storeys) edges of the block and are 16m long. There is a total of 6 townhouses proposed. *In compliance with 3.3.8 to 3.3.10 of the Design Code.*
- 3 Each of the proposed townhouses has a private entrance. *In compliance with 3.3.11 of the Design Code.*
- 4 Each of the proposed townhouses has private rear terraces and small roof top terraces. The townhouses facing Royal Elm Gardens have small front gardens. *In compliance with 3.3.12 of the Design Code.*
- 5 The proposed layout is designed to maximise dual aspect units. Proposal provides 71% dual aspect units and no single aspect north facing units. *In compliance with 3.3.4 of the Design Code.*



Proposed First Floor Plan (Typical).

Key:

- Proposed Linear Block Typology
- Proposed Townhouse Typology

1.1 Compliance with the Design Code

1.1.4 Proposed Building Composition, Elevations and Roofscape.

A clear guidance for the building appearance has been set out in the Design Code Section 3, including building composition, elevation treatment and roofscape.

The proposed Block 6 design follows these detailed instructions and responds to the relevant character areas as defined in Design Code Section 3.5:

- Royal Elm Gardens,
- Royal Elm Mews Streets,
- Royal Elm Terrace.

All the above ensures that the proposed Block 6 fulfils the vision for the site which features pavilion blocks that appear to be suspended within the landscape, unified by a consistent architectural language.

Design Code: Key Takeaways Royal Elm Gardens. Medium Rise Buildings.

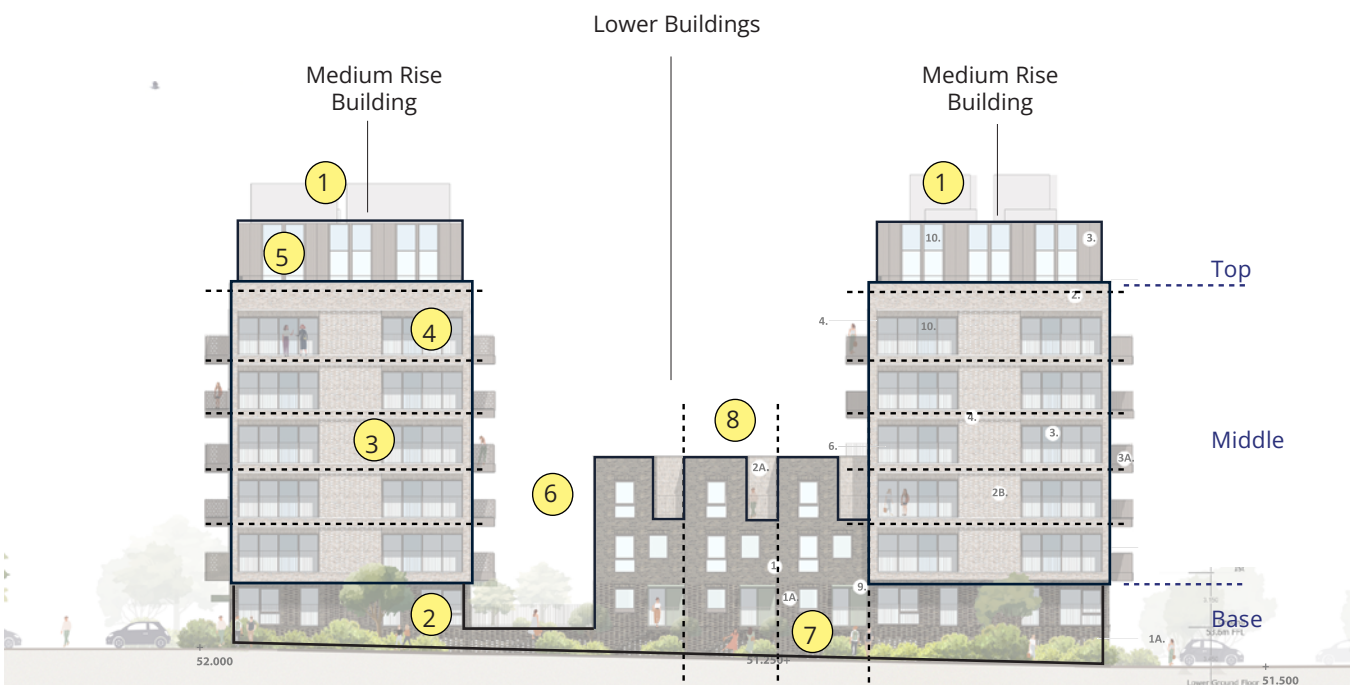
- 1 The same design is proposed for the two medium rise buildings (8 storeys) with clearly distinguished base, body, and top sections. *In compliance with 3.4.1 to 3.4.5 and 3.5.2 of the Design Code.*
- 2 The proposed base is approx. 1.5 storeys and have windows aligned with the upper floor windows. *In compliance with 3.4.2 and 3.5.5 of the Design Code.*
- 3 The proposed body emphasises a horizontal orientation through large horizontal recessed balconies and sill details. *In compliance with 3.4.3/ 3.5.1/ 3.5.3 of the Design Code.*
- 4 The main body is framed by clearly defined edges of recessed balconies and parapet walls. *In compliance with 3.5.6 and 3.5.8 to 3.5.9 of the Design Code.*
- 5 The proposed top section is treated as a subtle element, recessed by 2m. The proposed aluminium panelling and windows arrangement provides a vertical rhythm which further distinguishes the top section from the body. *In compliance with 3.4.4 to 3.4.5 and 3.5.4 and 3.7.1 to 3.7.2 of the Design Code.*

Design Code: Key Takeaways Royal Elm Gardens. Townhouses.

- 6 The same design is proposed for all lower buildings (3 storeys). Through repetitions of typology with identical windows pattern, a vertical rhythm on the elevation is established. *In compliance with 3.4.6 and 3.4.8 and 3.5.10 to 3.5.11 and 3.5.13 to 3.5.14 of the Design Code.*
- 7 The proposed base is integrated within the base of the entire block with visible private entrances and small private steps. *In compliance with 3.4.7/ 3.5.12/ 3.5.21 of the Design Code.*
- 8 A playful castellated roof is proposed for the townhouses, to complement the rigidity and elegance of the linear blocks. *In compliance with 3.4.9 and 3.5.15 to 3.5.16 and 3.7.3 to 3.7.5 of the Design Code.*



Proposed Royal Elm Gardens Elevation.



Proposed Royal Elm Gardens Elevation. Design principle diagram.

1.1 Compliance with the Design Code

1.1.5 Proposed Building Composition, Elevations and Roofscape.

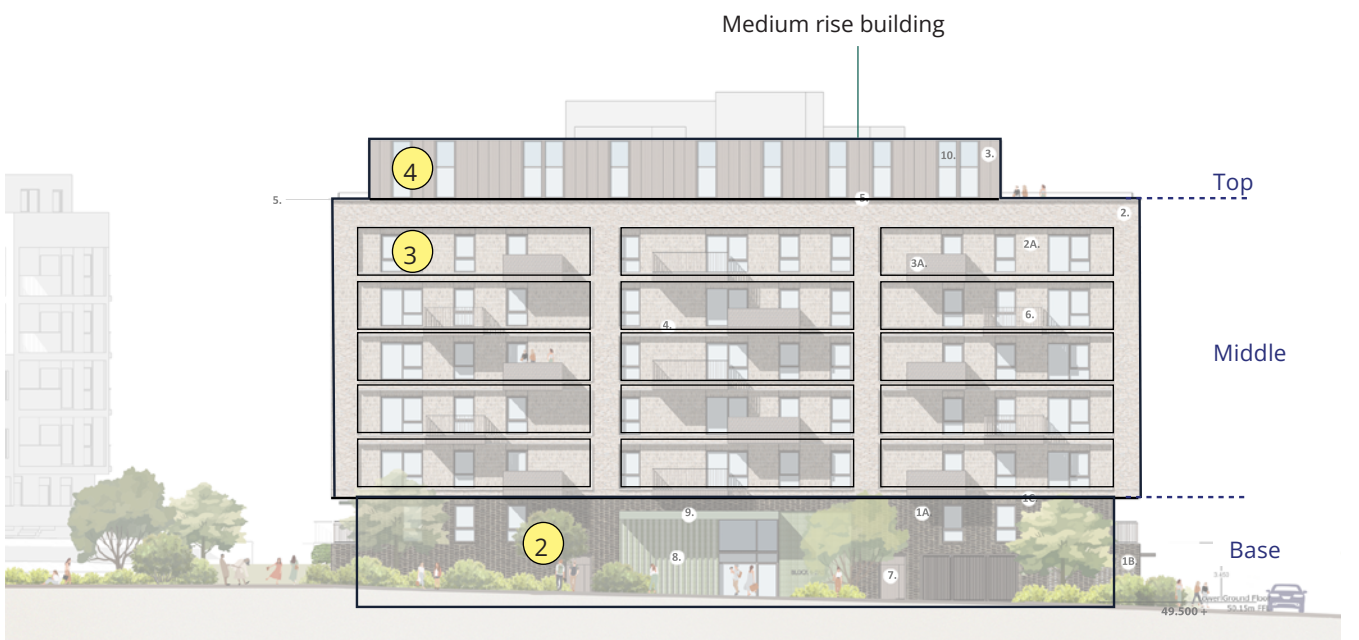
Design Code: Key Takeaways

Royal Elm Mews Street. Medium Rise Building.

- 1 The facade design clearly distinguishes the base, body, and top section. *In compliance with 3.4.1 to 3.4.4 and 3.5.23 of the Design Code.*
- 2 The proposed base varies from 1.5 to 2 stories due to site levels sloping northwest. The proposed windows follow the alignment of the upper floor windows. *In compliance with 3.4.6 and 3.5.26 of the Design Code.*
- 3 The proposed body emphasises a horizontal orientation by applying the “Continuous Surface Approach.” The façade is organised into proportional elements and fenestrations, ensuring ample solid surfaces around the corners. To further reinforce the horizontal emphasis, the sill on the top and bottom is incorporated into the design and soldier coursing brick is proposed for the frame infill. *In compliance with 3.4.3 and 3.5.24 and 3.5.34 to 3.5.35 of the Design Code.*
- 4 The proposed top section is treated as a subtle element, recessed slightly along the Mews Street with a 2m recess where facing Royal Elm Gardens, and more generous recess where facing the outside of the development. The proposed aluminium panelling and windows arrangement provide a vertical rhythm which further distinguishes the top section from the body. *In compliance with 3.4.8 and 3.5.25 and 3.7.1 to 3.7.2 of the Design Code.*
- 5 The proposed base and body windows are limited to two sizes: full height single and full height double width. The same width windows of more vertical proportions are proposed on the top floor. *In compliance with 3.5.29 and 3.5.38 of the Design Code.*



Proposed Royal Elm Mews Street Elevation (West).



Proposed Royal Elm Mews Street Elevation (West). Design principle diagram.

1.1 Compliance with the Design Code

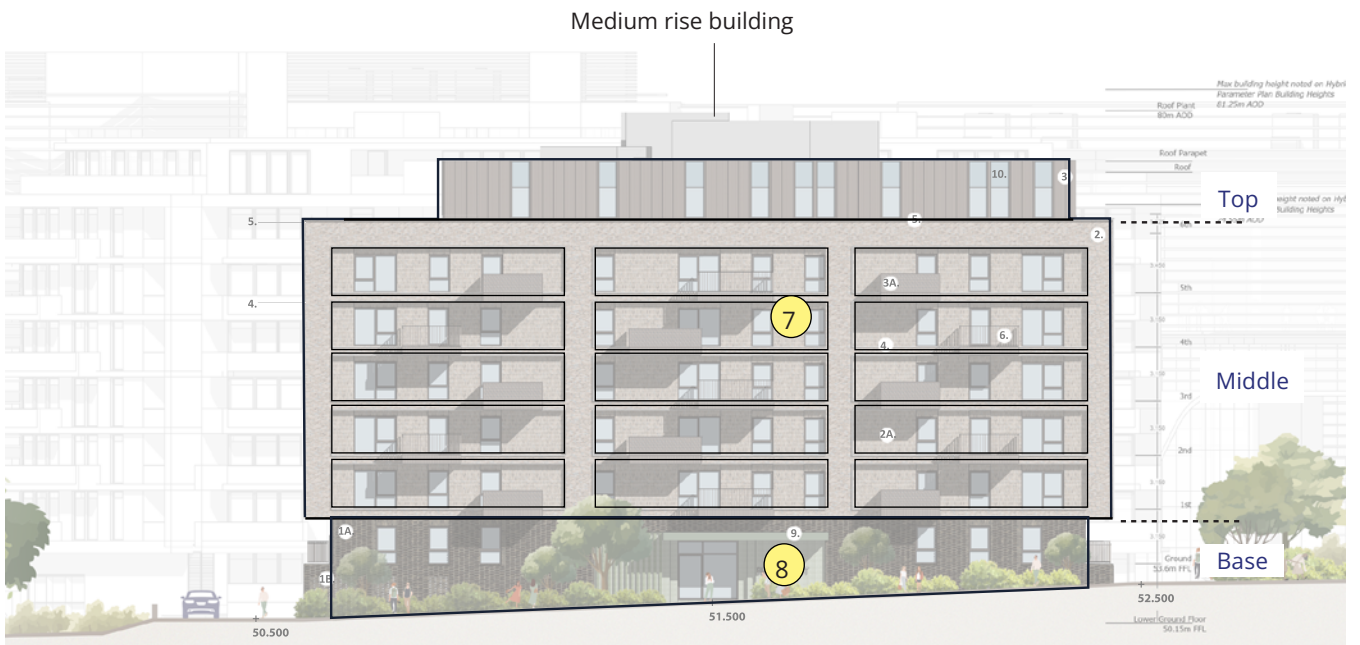
1.1.6 Proposed Building Composition, Elevations and Roofscape.

Design Code: Key Takeaways Royal Elm Mews Street. Medium Rise Building.

- 7 Projecting balconies are proposed in a staggered arrangement to create a dynamic composition and enhance visual interest. *In compliance with 3.5.28 of the Design Code.*
- 8 Each of the proposed Royal Elm Mews Street elevations, have clearly defined and visible entrances at street level. Each entrance features a spacious opening, olive glazed brick detailing and matching canopy, create a welcoming arrival experience. *In compliance with 3.5.27 of the Design Code.*



Proposed Royal Elm Mews Street Elevation (East).



Proposed Royal Elm Mews Street Elevation (East). Design principle diagram.

1.1 Compliance with the Design Code

1.1.7 Proposed Building Composition, Elevations and Roofscape.

Design Code: Key Takeaways Royal Elm Terrace. Medium Rise Buildings.

- 1 The same design is proposed for the two medium rise buildings (8 storeys) with clearly distinguished base, body, and top sections. *In compliance with 3.4.1 to 3.4.5 and 3.5.44 of the Design Code.*
- 2 The proposed base is 2 storeys with windows following alignment of the upper floor windows. *In compliance with 3.4.2 and 3.5.47 of the Design Code.*
- 3 The proposed body emphasises a horizontal orientation through large horizontal recessed balconies and sill details. *In compliance with 3.4.3/ 3.5.43/ 3.5.45 of the Design Code.*
- 4 The main body is framed by clearly defined edges of recessed balconies and parapet walls. *In compliance with 3.5.48 and 3.5.50 to 3.5.51 of the Design Code.*
- 5 The proposed top section is treated as a subtle element, with generous recess. The proposed aluminium panelling and windows arrangement provide vertical rhythm which further distinguishes the top section from the body. *In compliance with 3.4.4 to 3.4.5 and 3.5.46 and 3.7.1 to 3.7.2 of the Design Code.*

Design Code: Key Takeaways Royal Elm Gardens. Townhouses.

- 6 The same design is proposed for all lower buildings (4 storeys). Through repetitions of typology with identical window pattern, a vertical rhythm on the elevation is established. *In compliance with 3.4.6 and 3.4.8 and 3.5.52 to 3.5.53 and 3.5.55 to 3.5.56 of the Design Code.*
- 7 The proposed base is integrated within the base of the entire block with visible private entrances. *In compliance with 3.4.7/ 3.5.54/ 3.5.61 of the Design Code.*
- 8 A playful castellated roof is proposed for the townhouses, to complement the rigidity and elegance of the linear blocks. *In compliance with 3.4.9 and 3.5.57 to 3.5.58 and 3.7.3 to 3.7.5 of the Design Code.*