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for and on behalf of

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SECTION 73 APPLICATION
STATEMENT OF AMMENDMENTS

project no	stage	type	doc.	rev
1515	[A] APPROVALS	S	001	--

PROJECT: CONVERSION OF EXISTING BUILDING AND NEW CONSTRUCTION OF 3 TERRACE HOUSES at 161 TOTTENHAM LANE, N8_Current Approval ref HGY/2014/3139

We submit this statement and amended drawings in application to vary the Approved Drawings away from those approved in Condition 2 of the Planning Permission ref: HGY/2014/3139 for the project at 161 Tottenham Lane, N8.

We believe these amendments are slight but meaningful and that they will be of great benefit, not only to the flats and their future residents but also to the neighbours and the public as a whole.

This statement introduces those changes which are described fully in the accompanying drawings.

1. Proposed Amendments to the Apartment Building

1.1 Retention of the existing rear façade.

The key amendment that we would like you to consider is the retention of the rear façade to the existing building.

The current proposal requires the retention of three of the walls to the existing building and the demolition of the fourth.

We believe that this will cause structural issues that shall need to be resolved with a somewhat heavy engineering solution which will require buttressing and extensive foundations. This will cause unnecessary disturbance and impact on neighbours as well as considerable risk and expense to the project, and we do not believe it to be of benefit to the overall design.

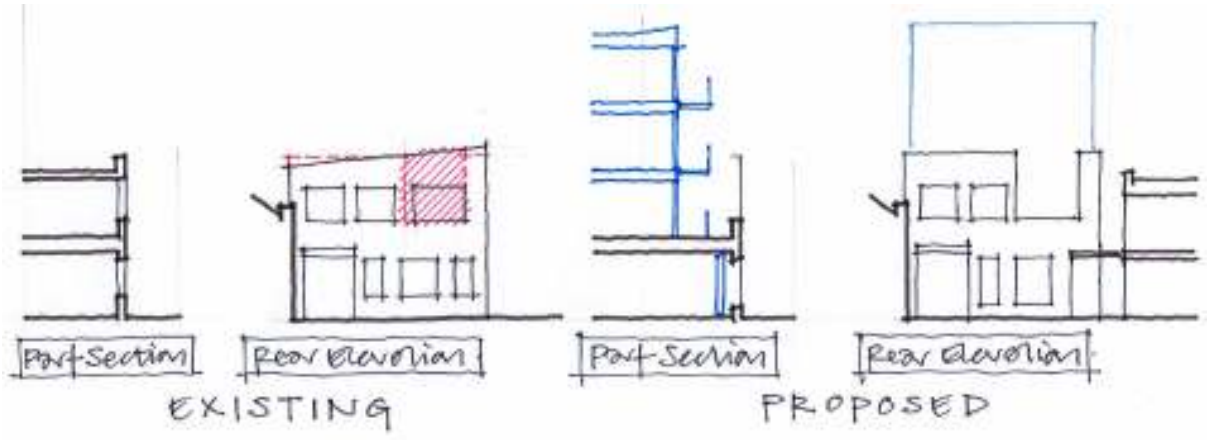


Illustration showing proposal to retain the rear elevation.

We believe that to retain more of the rear façade will be of great benefit to the development. It will aid the screening to and from the apartments minimising the development's visual impact and it will retain its structural integrity further minimising the amount of disturbance caused by construction. Aesthetically we propose the façade to be adapted to tie the development at the rear together by instilling some of the overarching design features of the new houses, whilst allowing the complete existing building envelope to be read as a historical reference point.

The façade is to the North of the site and will not negatively impact the houses on the site nor the neighbours which benefit from being South of this facade.



Architect's model showing the retained and remodelled rear facade

1.2 Retention and re-use of the existing structure.

The existing building, is of sound construction and much of this can be retained and brought up to standard without the disturbance, environmental impact and expense of unnecessary demolition. We suggest that it would make good sense to plan to retain the first floor construction and thereafter to build within the confines of the existing building.

Furthermore, it also seems possible to re-use the structural core of the building and continue this upwards. Whilst the stairs themselves will need to be turned, it will be possible to build within existing structural walls again to minimise structural impact, waste and disturbance.

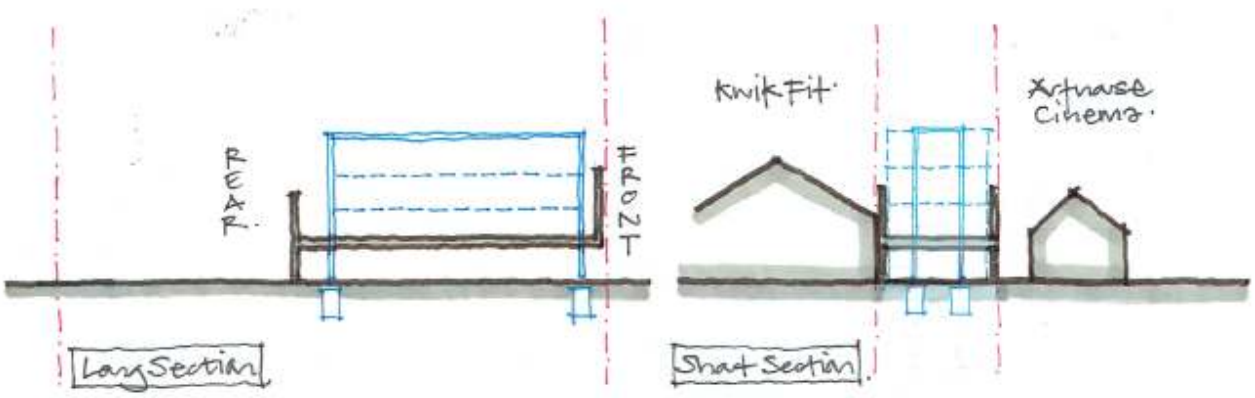


Illustration showing new structure independent of the existing.

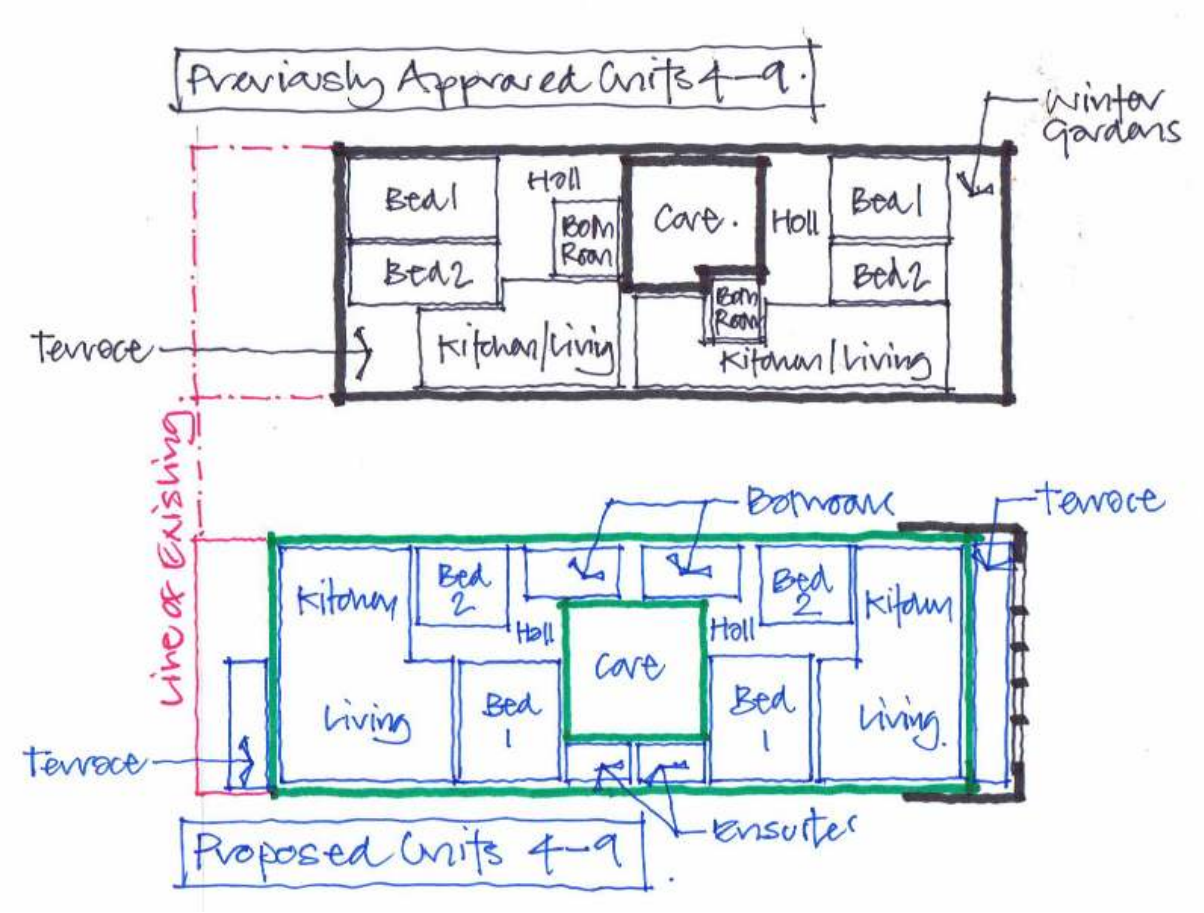
1.3 Resized Floorplate.

The current floorplan suggests spaces which are quirky in design but which shall provide inflexible and uncomfortable living spaces.

Taking advantage of the retained structure we propose an alternative floorplan which gives much better proportioned spaces arrangement for more flexible living.

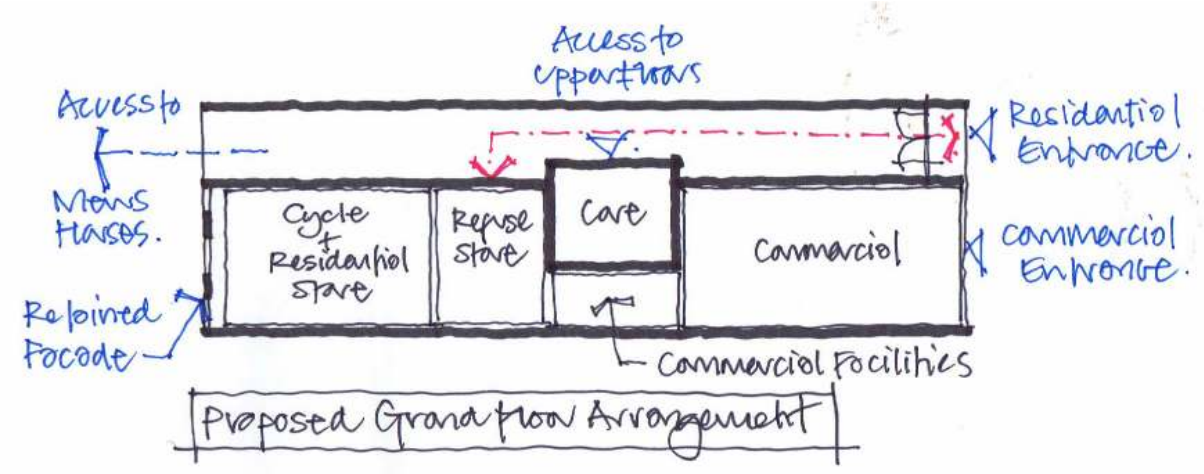
In order to achieve this, we propose a reduced set-back of 3 metres from the rear façade. This is still set markedly back from the existing façade and only 1.5m from the approved application.

The approved size of the stair core, we understand, is not compliant with current building regulations for an apartment block of this size, and to get this to a compliant design we have had to increase the size of the stairs which would additionally increase the demand on floor area.



1.4 Increased space for residential amenities and services.

The current floorplan provides only a meagre space for refuse and cycle storage and the provision of these impacts on the entry condition to the residential units and the layout of the A1/B1 unit on the ground floor.
By rearranging the floorplates above we can re-allocate the rear of the ground floor to the benefit of the development as a whole. We can provide generous refuse and cycle storage areas, good plant spaces and provide individual ground level additional storage lock-ups for the flats (perhaps for prams, tools, etc.). We have shown this increase on the accompanying documents.



UNIT	FLOOR	POSITION	DESCRIPTION	NSA SQ M	OUTSIDE AMENITY	AMENITY AREA SQ M
Commercial	Ground		A1/B1 Commercial Unit	56		
COMMERCIAL TOTAL				**56**		

1	Ground & First		3 Bedroom House	135	Garden	65
2	Ground & First		3 Bedroom House	125	Garden	50
3	Ground & First		3 Bedroom House	125	Garden	50
4	First	Front	2 Bedroom Apartment	73	Terrace (+6m store)	10
5	First	Rear	2 Bedroom Apartment	78	Terrace (+6m store)	6
6	Second	Front	2 Bedroom Apartment	73	Terrace (+6m store)	10
7	Second	Rear	2 Bedroom Apartment	78	Terrace (+6m store)	6
8	Third	Front	2 Bedroom Apartment	73	Terrace (+6m store)	10
9	Third	Rear	2 Bedroom Apartment	78	Terrace (+6m store)	6
RESIDENTIAL TOTAL				**838**		**213**

Table showing the revised schedule of accommodation

1.5 Change the materiality of the extension to the existing building away from Glass Curtain Walling.

The current proposal for glass curtain walling will make compliance with the Building Regulations very difficult to achieve. A well-performing curtain wall may achieve a U-Value no better than 0.9 W/m2K which falls well short of the normal basic requirement for Building Regulation compliance. The building on the boundary walls implies fire requirements which make this even more difficult to achieve.
However, the aesthetic of a Curtain Wall suits this building well. The use of a light coloured or reflective material shall lessen its visual impact. The grid that a curtain wall achieves also sits well alongside the robust brick frame.

We would like instead to propose alternative materials which could be specified to replicate as far as possible the appearance of the curtain wall. We would suggest a light-coloured, and possibly gloss-finished cladding board which would be installed in a well-proportioned grid. This solution would be similar in concept and form to the curtain walling but with added benefits of opacity and a better thermal performance.



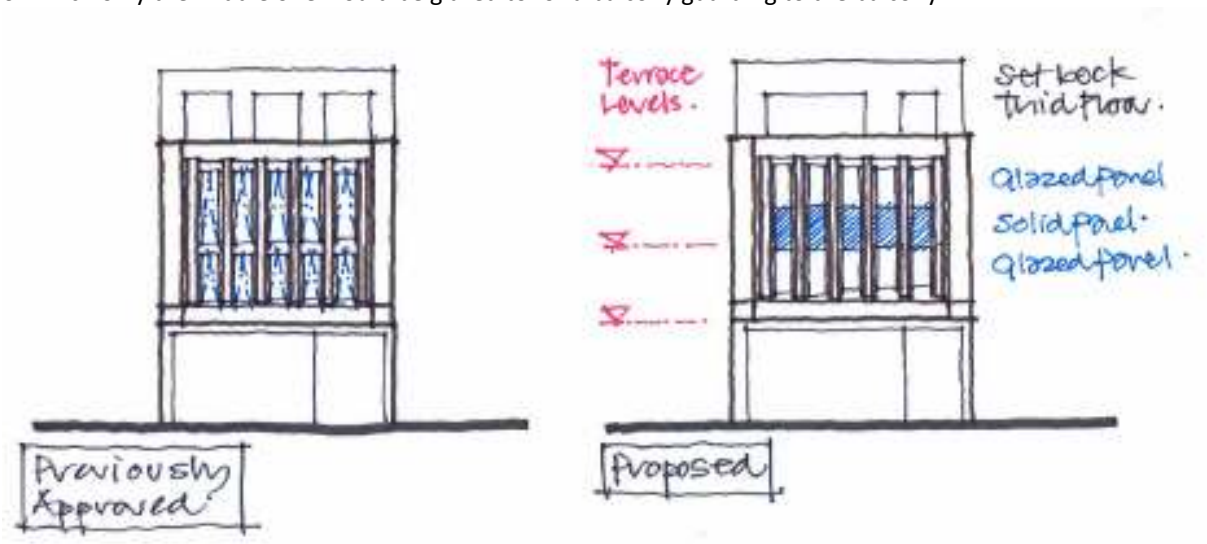


Images showing the architectural cladding board used in a grid to illustrate working with/as curtain walling

1.6 Change the enclosed Winter Gardens to the front to Terraces.

Currently to the front, the consented scheme shows Winter Gardens, but these stacked internal/external spaces are very difficult to design effectively, especially into an existing building. The climate control of them is difficult, prone to condensation and generally they are unpredictable in performance.

We suggest therefore that these spaces to the front become more simply balconies. In doing this we shall retain the solid features of the external wall and re-distribute the glazing within the frame into 3 equal vertical panels of which only the middle one would be glazed to for a balcony guarding to the balcony.



1.7 Man-Safe systems and lift overrun

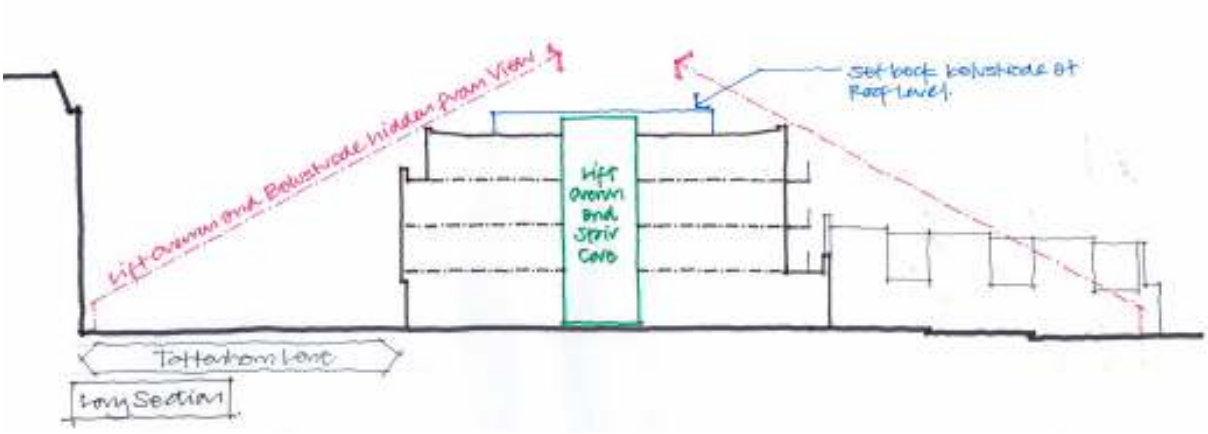


Illustration showing impact of set-back lift overrun and man-safe balustrade.

The previous design did not make an allowance for guarding system on the roof or the lift overrun. The simplest way of allowing for guarding would be a simple rail, which we would set back from the front and rear façade so that it would not read as part of the elevation.

There are other systems on the market such as a latchway system but these need regular/annual maintenance and are not as fool-proof a system as a physical guard. The inclusion of this might raise the actual high point of the roof by around 1m, albeit in without any increase in impact.

The lift overrun and guarding is now shown in our drawings.

Regarding the man-safe system would be of a minimalist design featuring vertical bars at some 2metre centres and only two horizontal rails.

Both are inset from the edges of the building and should not be visible from any normal viewing angle such that it may impact on the environment of either the public or the neighbours of the site.

2. Amendments to the design of the houses

2.1 Change of the Internal Layout

It is proposed to change the internal layout of the houses to better utilise the footprint that has been permitted.

By re-planning the staircase we can increase the allocation of Bedrooms from 2 to 3 which makes up for the loss of the 3-bedroom duplex apartment in the other amendments previously described.

By re-planning the Winter Gardens to the houses we can make better use of the space provided to include a more spacious living arrangement suitable for family living. In doing this we solve maintenance issues associated with the Winter Gardens and provide a much more robust building and living environment.



2.2 Inclusion of a front balcony to Unit 1

We would like to include a balcony to Unit 1, which is in keeping with the other 2 terrace houses in the run. The omission of it in this one instance compromises the terrace and unnecessarily impacts on the enjoyment of that unit.

By including the balcony, we suggest also to elongate the bedroom wall to provide a solid edge against the neighbouring gardens. This will improve the neighbour's privacy generally as the wall will blinker the view from the bedroom.

The view from the edge of the balcony will bear no more impact than is currently allowed from the bedroom itself, and it shall be viewed less often.

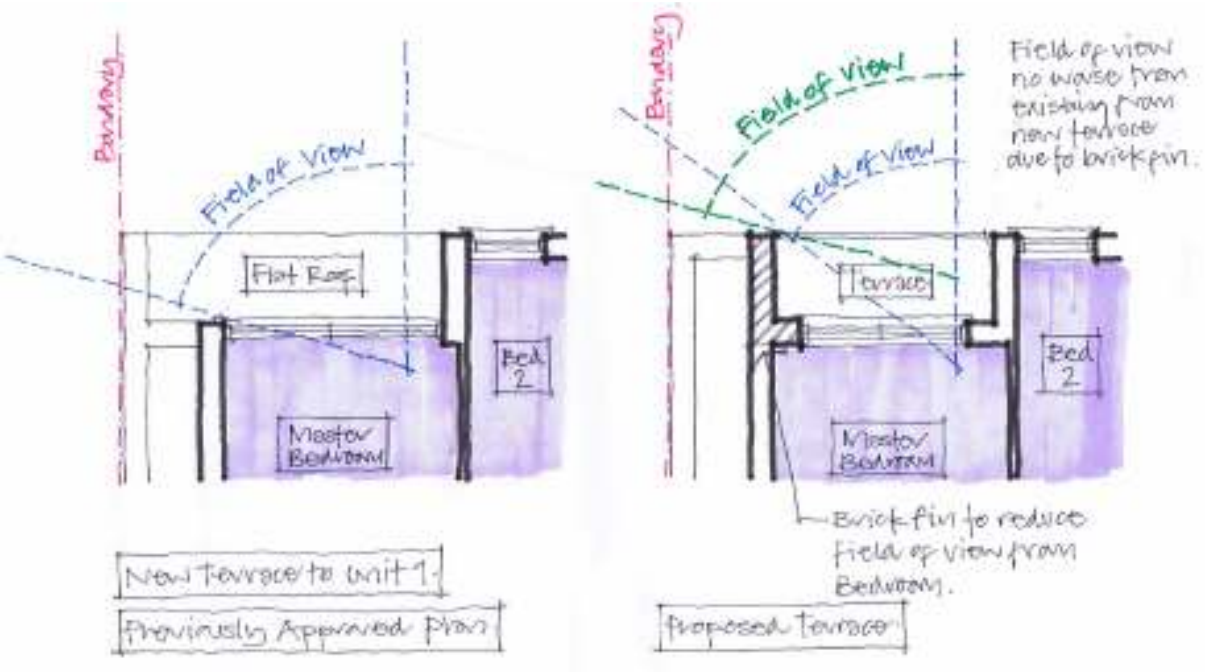
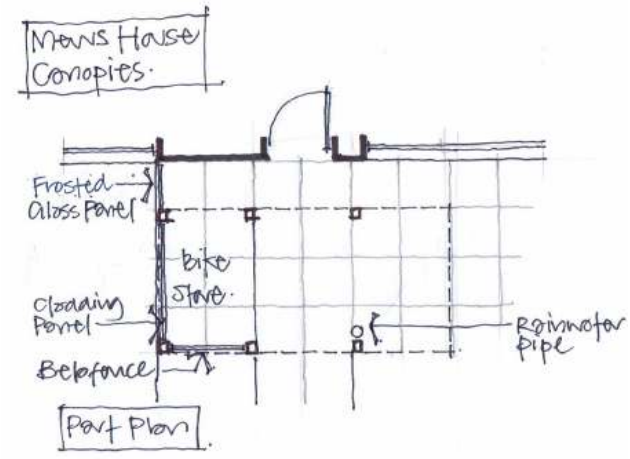


Diagram explaining the lack of impact made by insertion of the Unit 3 Terrace

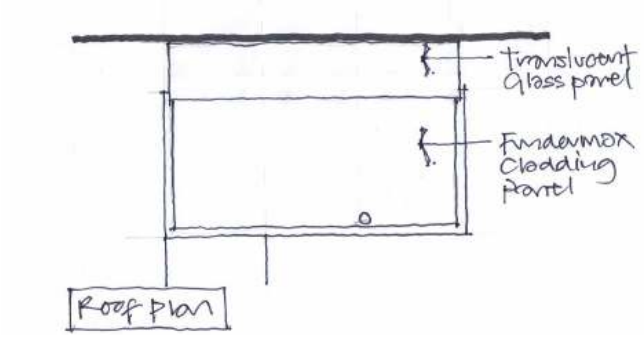
2.3 Detail added to the House Entrance Canopies.

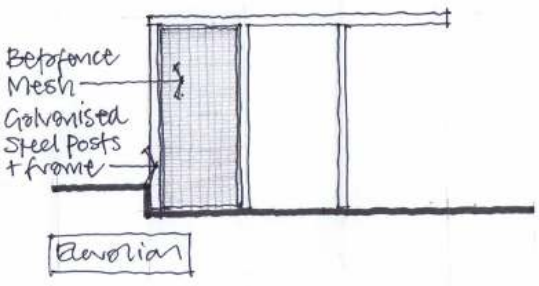


We have taken this opportunity to develop the design to the canopies at the entrance to the houses.

The canopies are designed to be lightweight in aesthetic and use materials referenced from the rest of the development, glass, galvanised steel, cladding board and mesh fencing.

We have also taken the opportunity to co-locate individual cycle stores for the house residents, each capable of taking 2 cycles side-by side.





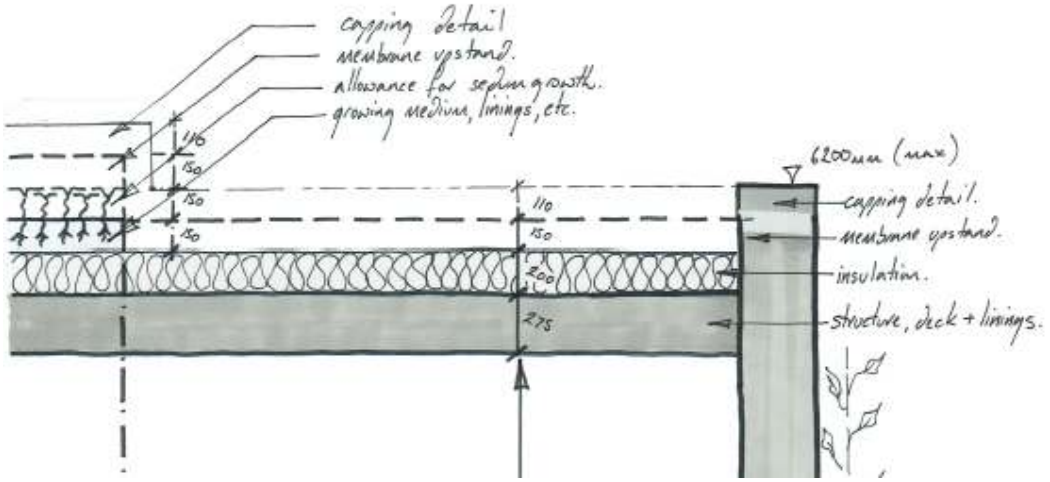
2.4 Amendment to the Green Roof.

Due to the technical requirements of the roof and the environmental requirements for the project we are not able to provide green roofs to both halves of each terrace house.

Where the roof steps down to the lower level in each of the houses it is not possible to provide a robust solution for a green roof as the upstand is reduced by the amount of the step down. We cannot lose this internally as the floor to ceiling heights are already at the minimum amounts given by the London Plan for this type of housing, which we think is entirely appropriate to provide.

Instead we propose to ballast this roof using gravel on the lower half which demands a much slimmer roof depth and yet provides a good aesthetic when viewed from above and also protects the roofing membrane from damage and wear.

The roofs are not publically viewable and this does not impact on the public or the neighbours.



End Note

We are proposing amendments which are largely in-line with the previously approved application. We are not seeking to fundamentally question matters which we know have been of notable and passionate debate.

We believe that the amendments that we are proposing shall have no detrimental impact on the neighbours and the public whatsoever – rather we see this as a purely beneficial opportunity.

By allowing us to retain the existing structure as a whole we will be able to reduce impact and disturbance and also to ensure the shortest possible construction programme.

Additionally, by slightly resizing the floorplan we are able to provide less constrained spaces which will provide better and more flexible living spaces for the future residents. This not only increases their appeal to a more diverse market but will also support the residents' needs through the changing stages of their lives to encourage longer lasting occupancies, which in turn shall encourage a community within the development and add to neighbourhood cohesion and stability outside of it.

Thank you for your due consideration of this application.