

SECTION D PROPOSED SCHEME



View of the new proposal looking south/east on Bounds Green Road

Following the design process described in the preceding section and the consultant reports commissioned Haringey Council are proposing a new residential block to develop the site at Partridge Way, containing 23 new build apartments to be let at council rent.

The total site area is: 0.1274ha
The development area (including footpaths around the building and to the parking area) is: 0.0483ha
The triangular amenity area is: 0.0791ha
The density per hectare of 23 units on 0.0483ha is: 476.19

GROUND FLOOR PLAN:

The ground floor consists of a main entrance hall, bin store, cycle store, plant-room, cleaner’s store, post room, lift, and staircase to the upper floors. There is a separate entrance for waste removal which is locked and accessed by a waste removal company. The plant room entrance is locked and is accessible on request when required by Homes for Haringey. A separate cycle entrance is proposed.

1ST FLOOR PLAN:

This level will contain two residential units. These will consist of two x wheelchair adaptable units.

Unit 1:

Unit 1 is a 2 bed 3 person unit. It has an entrance area, cloakroom/store, bathroom, a double bedroom, single bedroom, open plan living/kitchen/ diner, and a private built in balcony.

Unit 2:

Unit 2 is a 2 bed 4 person unit. It has an entrance area, cloakroom/store, bathroom, a double bedroom, twin bedroom, open plan living/kitchen/ diner, and a private built in balcony.

2ND TO 8TH FLOOR PLAN:

These levels will contain 3 units per floor. These consist of two x one-bed two-person units and one x two-bed four-person unit. Each of the units will have an entrance area, cloakroom/store, bathroom, a double bedroom, (the two bed unit will have a double bedroom and a twin room), open plan living/kitchen/diner, and a private built in balcony.

UNIT SIZE:

Unit 1 is a 2B3P wheelchair adaptable unit- 82.02m2.

Unit 2 is a 2B4P wheelchair adaptable unit- 96.81m2.

Units 3,6,9,12,15,18,21 are 1B2P units- 51.92m2

Unit 4,7,10,13,16,19,22, are 2B4P units- 72.61m2

Units 5,8,11,14,17,20,23 are 1B2P units- 51.08m2

MIX:

14 x one-bed two-person flats
7 x two-bed four-person flats
1 x two-bed three-person wheelchair flats
1 x two-bed four-person wheelchair flats
Total = 14 x one-bed units and 9 x two-bed units (23 units in total)

DESIGN & MATERIALS:

The proposal is positioned adjacent to No. 2 Partridge Way, and is set away from the boundary to reduce the impact to the neighbouring property. The ground floor plan does not contain any habitable accommodation, and will be used to service the building.

The scheme is designed with a two- storey plinth at a similar height to the neighbouring properties to tie in visually with the adjacent row of terrace houses. The upper floors are designed so that they do not exceed the heights of Newbury and Finsbury House and so do not compete with the existing tower blocks. The proposed scheme has its own distinct character and proportions, and as a medium rise block defines its own scale within the street scene.

The main materials proposed are buff modern stock brick, and black powder coated aluminium framed windows.

LANDSCAPING:

The existing site has concrete paving and a small circular planter with grass which will be removed. A new landscaping strategy is proposed introducing a natural play area and improved landscaping. The wider side site proposal introduces additional trees on the grass verges between Bounds Green Road and Trinity Way.

TRANSPORT & PARKING:

The area has a PTAL rating of 5 which is considered good. There will be one secure communal cycle store with space for 39 cycles. Visitor cycle storage is also provided. There are 2 disabled parking bays proposed for the wheelchair accessible units. The rest of the scheme is proposed to be car-free.

SUSTAINABILITY:

The following elements are proposed in order to meet the energy saving targets:

- High performance thermal envelope with very good air-tightness
- No gas boilers
- Primary heating from Air Source Heat Pumps (ASHP) and underfloor heating
- 64% reduction over Buildings Regulations Part L

WASTE:

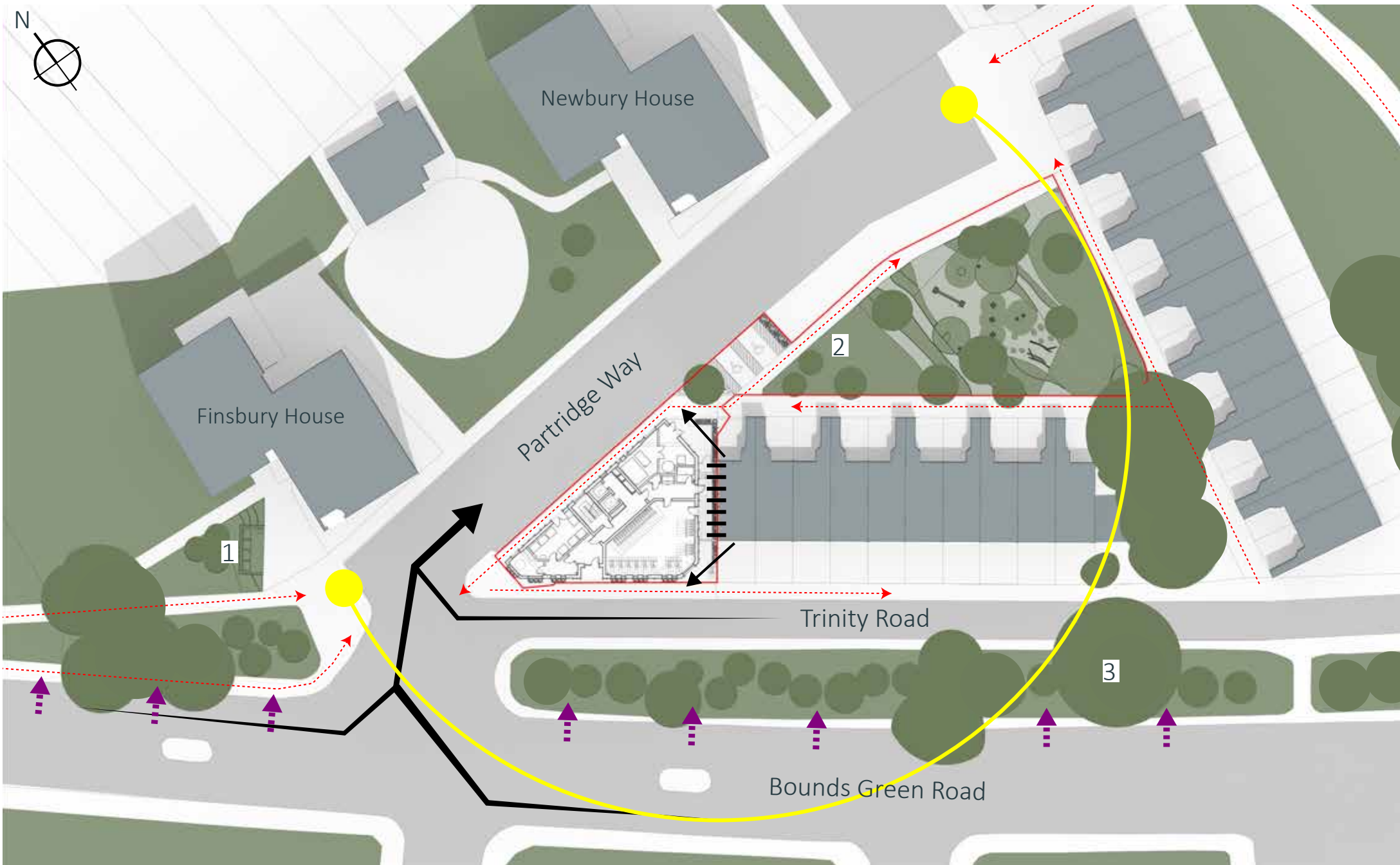
There will be one communal secure bin store for seven Euro-bins for both general and recyclable waste. There will also be a smaller food-waste bin. The amount of storage proposed is in accordance with Haringey design guidance. Access to the bin store for residents will be via the internal corridor at ground floor level. Waste removal will be via a locked external door, accessed from the pavement on Partridge Way.

Following our initial analysis and massing investigations our proposal responds to the surrounding site in a contextual way and seeks to complements the local area in several ways.

The building form reduces the impact on the neighbouring terraces by chamfering the edges on the Eastern and Southern corners. This reduces the visual impact of the building and overshadowing.

We are also proposing new high-quality landscaping and tree planting to enhance the setting of the development and improve the environmental quality and attractiveness of the area including local ecology.

The plan outlines these responses and provides more information in the key below..



Key

- New screening to reduce road impact
- Sunpath
- Separation from existing terrace

- Chamfered edge to reduce impact on existing terrace
- Vehicle Access to site maintained
- Pedestrian routes around the site

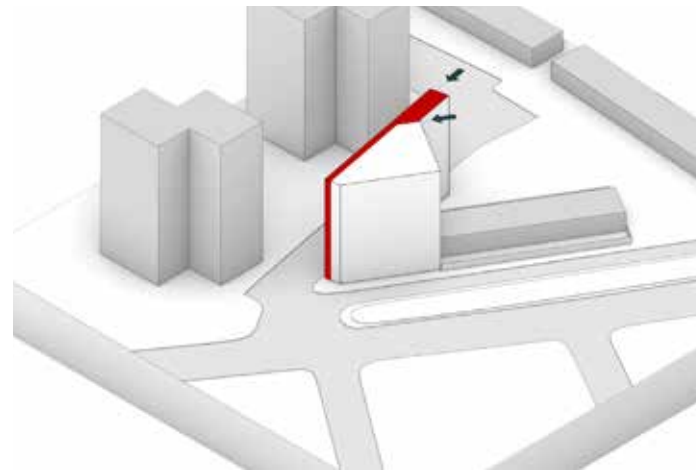
- 1- New bin store proposed outside Finsbury House to create a tidy and secure place for the residents refuse and recycling.
- 2- Enhancement to existing amenity which will provide a play area and wildflower meadow areas to improve the biodiversity and outlook for existing residents.

- 3- Additional trees will be added throughout the wider site which will help improve the biodiversity and will enhance the setting of the development.



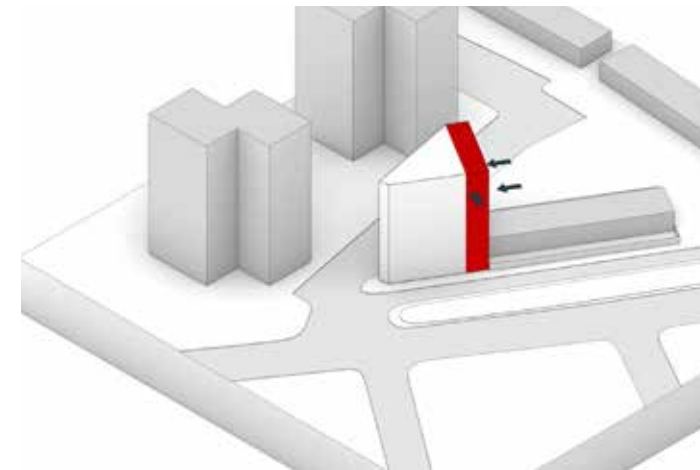
1. Extruding site to acceptable height

The height of the proposal is defined by respecting sunlight and daylight to the neighbouring buildings. 9 storey height is considered acceptable in relation to the amount of sunlight and daylight being received by neighbouring buildings.



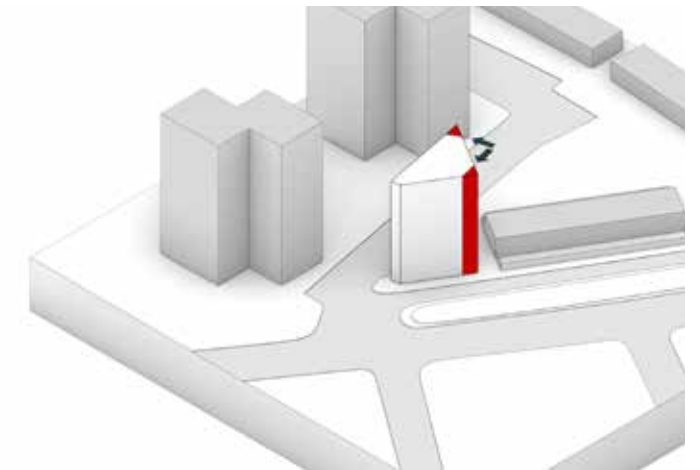
2. Improving view for terraces, and safe access

The existing garages restrict views for the terrace properties. Removing this area will allow an improved outlook and the location can be used for amenity. The mass is set back so that a safe pedestrian access is provided along Partridge Way.



3. Respecting terrace properties

The massing is set back from the terrace properties so that the proposal is independent within the landscape. The step also helps respect the neighbouring properties right to natural daylight.



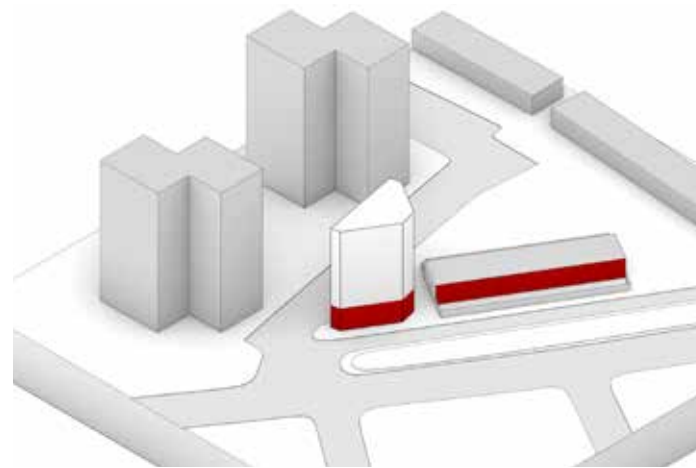
4. Chamfered edges

The massing is chamfered using the 45 degree rule so that there is an improve outlook, and privacy to the terrace properties. The chamfer also improve the natural daylight being received. Th angular edges generate an interesting form and reduces the bulk and mass.



5. Balconies all three corners for views out

Private amenity on the corners provide dual aspect balconies for all apartments and adds additional visual interest to the elevations. The consistent treatment of balcony design on the corners allows the built form to look elegant and homogeneous.



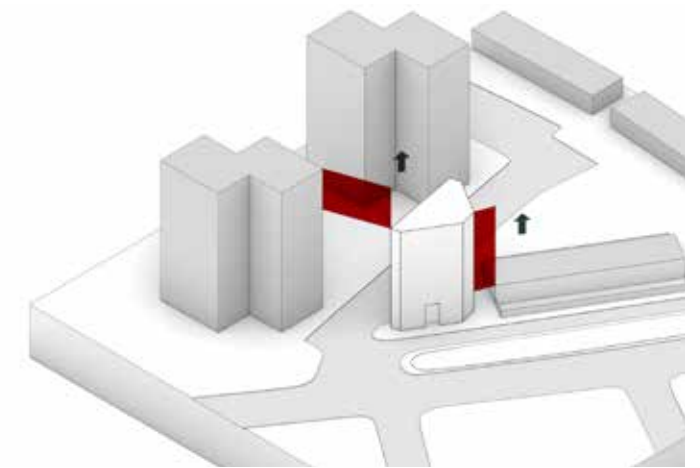
6. Two-storey plinth to align with terraces

The two-storey plinth echoes the two-storey neighbouring terraces. The details and window design of elements within the plinth zone are treated differently to the upper floors so that the plinth is independent.



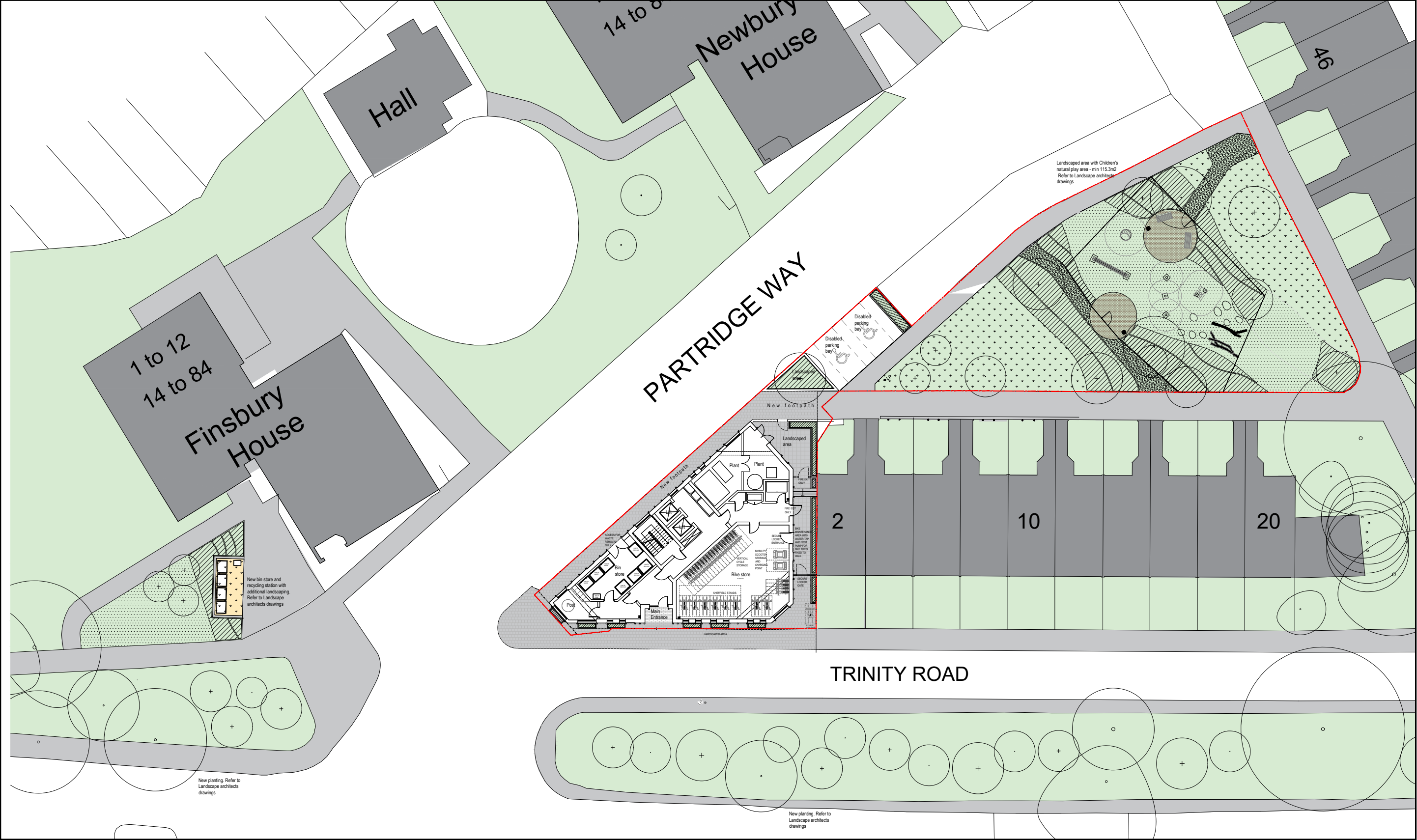
7. Large double height entrance

A double-height main entrance portico provides a clear and distinctive entrance to the building at street level. The portico allows for a covered entrance as well as grandeur, prior to entering the building. The scale of the entrance is considered appropriate for the scale of the building.



8. Height difference

The proposal is not intended to compete with the height of both Finsbury and Newbury House. The proposal sits six-storeys below Finsbury and Newbury House, and seven-storeys above the terrace properties.



44.1 Proposed Site Plan

There are a number of different types of housing in the vicinity and so the new building needs to relate and to respond to these as well as relate to the specifics of the site and the surrounding spatial context. This is a unique site in that it sits adjacent to a low-rise block of 2 storey post-war housing and is located to the south of Newbury House and Finsbury House, both 15 storey tower blocks. This post-war estate and the proposal site are located on the convergence of Partridge Way and Trinity Road as they both meet Bounds Green Road. This results in multiple roads, verges and pavements forming the spatial context to the new proposal. This addition of public space in the form of roads, verges and footpaths contributes to the space around the proposal site and has allowed us to enlarge the proposal in terms of its height relative to its footprint. In other words, the wider context allows for a taller building to be acceptable in planning terms. It is generally further away from its neighbours and therefore overlooking and overshadowing impacts are lessened and visually it can inhabit the wider townscape.

These physical, site and locational factors have led the design team to create a building that responds and relates to its surroundings and yet represents a departure from the post-war housing. The new proposal provides an emphasis point to the end of the low-rise blocks, better engaging with and defining the corner. The new building marks the convergence of the streets with a prominent built form that creates a stronger massing logic and streetscape hierarchy.

The triangular plan shape is derived from the shape of the site and forms a truncated point towards the North West. This angular profile creates a dynamic corner frontage to people travelling along Bounds Green Road setting up the building as a distinct marker point on this busy route in and out of Wood Green.

The relationship between the new proposal and the tower blocks is one where we have tried not to compete with them in terms of height or bulk but have rather made a modern intervention into the streetscape rather than an assimilation. Our building is 6 storeys lower than Finsbury House and Newbury House which are 15 storeys in height. The new mid-rise block is also 7 stories higher than the adjacent low-rise housing and so in terms of number of storeys, sit approximately halfway between both existing typologies.



45.1 Corner frontage created along Bounds Green Road



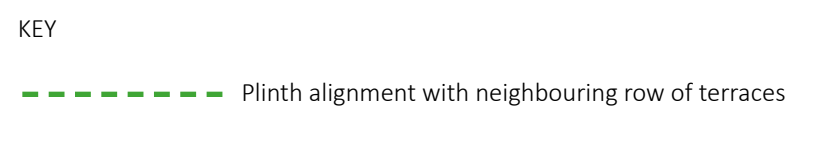
KEY	
	15 Storey height
	9 Storey height
	2 Storey height

45.2 Storey heights within immediate context

We have further aligned our proposal with the low-rise block by creating a 2 storey plinth to the base of the building. The plinth is expressed with a band of stacked brick headers at the floor plate between first and second floor and is further defined with a projecting brick course. The differing elevational treatment for the lower 2 floors is similar in approach to that employed by mixed-use buildings where a commercial or public use is employed on the ground floor and then the proposal reverts to a residential arrangement of windows above. This treatment can be seen with corner pubs where the public bar downstairs has a different windows treatment and a rendered or tiled facade that is clearly different to the punched window openings serving the residential floors above. In a similar way our communal main entrance space and shared bike stores and service areas require a different approach to the fenestration than that of employed in the upper floors. We have followed this approach up to the first floor so that the wheelchair units also share the same long slot windows. This establishes a 2 storey plinth that aligns with the roofs of the low rise block connecting the base of our building to the immediate context.



45.3 The Price Pub with lower plinth detail distinguished from upper part



45.4 Plinth alignment schematic diagram

The main elevation of our proposal, which contains the entrance into the building for the residents, is divided centrally by linear windows that run down from the roof line to the main entrance creating prominence and providing elevational direction to the main entrance. The double height portico surrounding the entrance contains signage and provides cover as people enter the ground floor entrance hall and further strengthens the two base storeys as a plinth for the upper building.



45.5 Main entrance with double height portico

On the upper floors, windows and openings are grouped either side of the central entrance and are paired to represent house sized modules, making reference to the regularity of the low-rise block and other surrounding Victorian properties. Brickwork detailing is used to create subtle horizontals on the facade of the building. This follows brick banding and header courses found on more traditional properties where flank and primary elevations are stratified with brickwork of differing tones, textures or projection.

KEY

Window alignment to elevation

Subdivision of windows with masonry column on ground and first floor

45.6 Vertical alignment schematic diagram

Brickwork Choice and Colour

The choice of brickwork is one based on a mixed contextual palette. We are aiming to strike a balance between the more prominent and unusual elements of the context which generally use grey or contrasting materials in order to mark prominence or difference. This can be seen on the front of the Braemar Avenue Church, just to the south, where a grey flint is used for elevational relief and interest, and also in the grey brick banding of Victorian properties on the streets opposite and in the memorial obelisk within Trinity Gardens. These unusual, and special elements sit within a wider palette of red and yellow stock brick, the red brick and white stucco detailing is widely used on the Victorian streets to the south of Bounds Green Road and more and yellow stocks generally in the streets to the north. Immediately adjacent to the site the tower blocks and low-rise housing are built using a rather bland and uniform yellow / buff brick with white rendered banding between floor levels and at ground floor and roof level. As we sit to the north of Bounds Green Road we have chosen to fit more closely with the yellow stock and grey / white feature elements palette and so have selected a brick that uses these colours in a modern combination but one that references these tones and textures.

The Majestic brick by BEA has been chosen as the brick that our contractors will need to match. This is a varied and interesting modern, thrown stock brick that uses yellow and brown clays in a lively texture. The brick also contains areas that look almost grey / white and contains firing marks and dark spots that relate to those found in traditional London stocks. We think that this brick therefore supports the new modern form of this contemporary housing block and assimilates with its context without resorting to copying the poor quality yellow bricks in the immediate vicinity.

We will then use black-framed windows and doors to contrast the lighter buff brick composition creating depth to the reveals. These areas of detail also reference the black rainwater goods, railings and occasional black painted windows on the Victorian houses to the south. The combination of these modern aluminium windows, the vertical stacked brick headers and projecting brick details (creating shadow lines), make subtle references to existing housing by using traditional brick details in a modern way, using course direction, projections and reveals to create elevational depth and interest.



45.7 Majestic brick by BEA



45.8 Red brick Victorian property on the corner of Cornwall Avenue with stucco banding



45.9 Obelisk memorial light coloured stonework



45.10 Front view of St Barnabas church on Finsbury Road in yellow brick and painted white



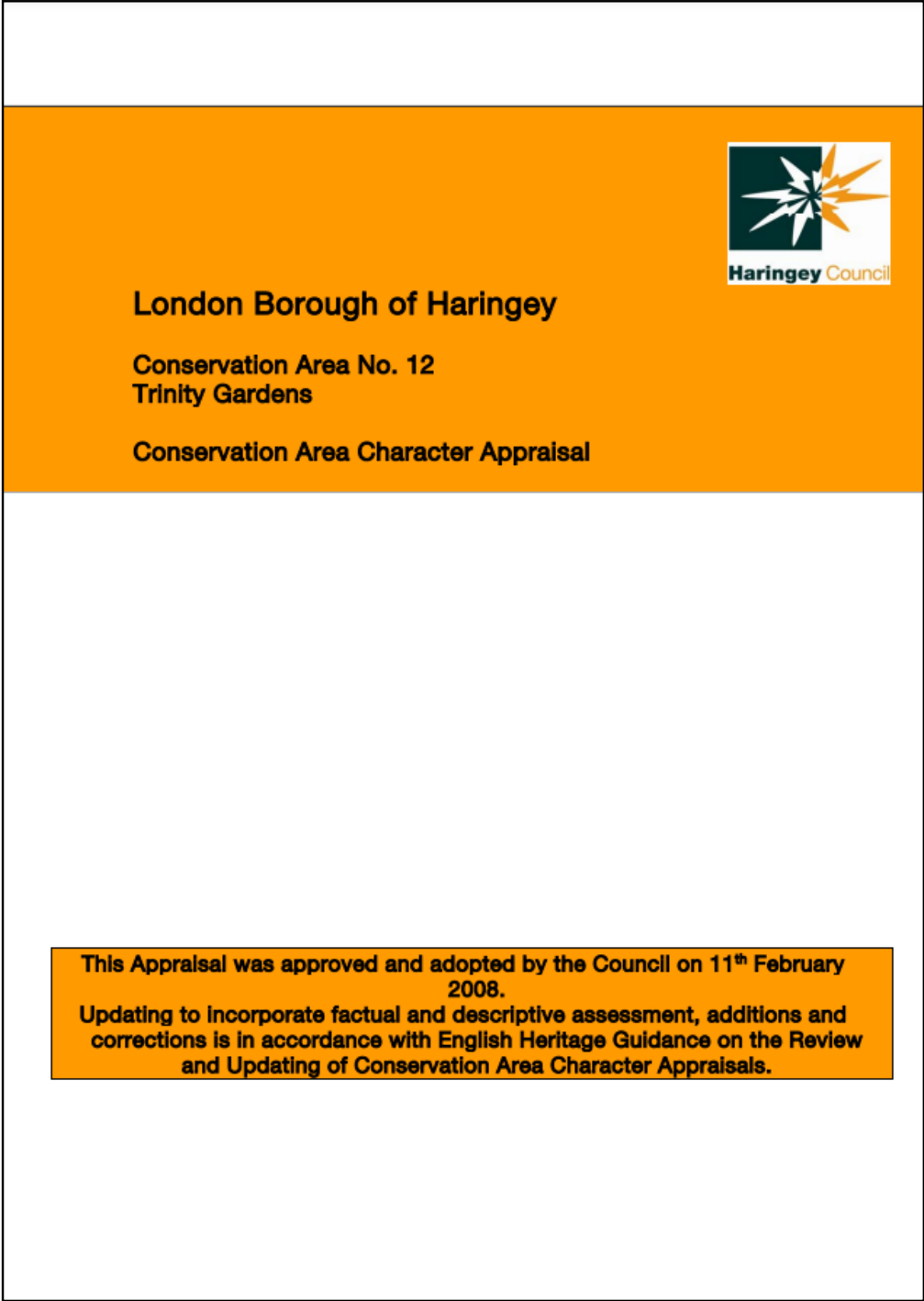
45.11 Braemar Avenue Church with white and grey flint detailing

There are two Conservation Areas located in the wider area surrounding the application site. The Bowes Park Conservation Area covers an area to the north and north-east of the application just beyond the boundary of the Council development forming Partridge Way. The Conservation Area was designated on 29 November 1994 and covers an extensive and predominantly traditional residential area interspersed with more modern residential developments and green open spaces. It does not currently have an adopted appraisal.

Trinity Gardens Conservation Area is situated to the east and south-east of the application site and was designated on 22 September 1978 and is covered by a Character Appraisal adopted on 11 February 2008. The Conservation Area is defined principally by the openness provided by the chain of linked landscaped green spaces comprising Trinity Gardens, Nightingale Gardens and Crescent Gardens, adjacent to the area’s main roads; Wood Green High Road and Bounds Green Road which bisect north-south and east-west. These open spaces are bounded and overlooked by a range of properties of domestic scale, which are interspersed with larger religious, educational and institutional buildings. Whilst this is the character for the majority of the conservation area, it is contrasted by the residential streets to the east of Crescent Gardens, which are narrower and of higher density, of domestic scale and a more enclosed nature.

As highlighted in Haringey’s Local Plan, Haringey’s Conservation Areas play an important role in shaping local character and creating sense of place and the Council has a duty to preserve the character of Conservation Areas. Whilst the application site is located outside the Conservation Areas, it is recognised that it is possible to affect their significance, through changes to their setting, due to the height of the proposed building. The new building will be nine-storeys high and it could be visible in views from and towards the Conservation Areas. As described earlier, there are two post-war tower blocks, both of which are substantial 15 storeys high Adjacent to the application site, to the north. These tower blocks have already eroded the setting of the conservation areas to some extent. It is not expected that the new building will have a significant impact on the significance of the conservation areas, however, we need to understand how key views might be affected.

Having regard to the proximity of the two Conservation Areas to the application site, we have considered how the proposed development might appear from key parts of both Conservation Areas. In so doing we have taken a number of short and longer distance photographs, as set out in this section to demonstrate that the proposed new building will not feature unduly prominently nor inappropriately in the townscape given the surrounding context nor have a significant impact on the character of either Conservation Area.



46.1 Conservation Area Character Appraisal

Trinity Gardens Conservation Area



46.2 Trinity Garden Conservation Area map



View - 1
Long-range view from Nightingale Gardens looking north-west towards application site – Finsbury House and Newbury House partially visible. New building will sit between and forward of the existing blocks and be highly visible. As it will be significantly lower in height and smaller in scale however, it would not break the skyline nor appear overly prominent in the townscape. Limited visual impact.



View - 2
Long-range view taken from back of Trinity Gardens looking north-west towards application site – Newbury House partially visible. New building will not be seen but will be visible during winter months. Given its scale and height in relation to existing blocks however, it will not appear unduly prominent in the townscape. Limited visual impact.

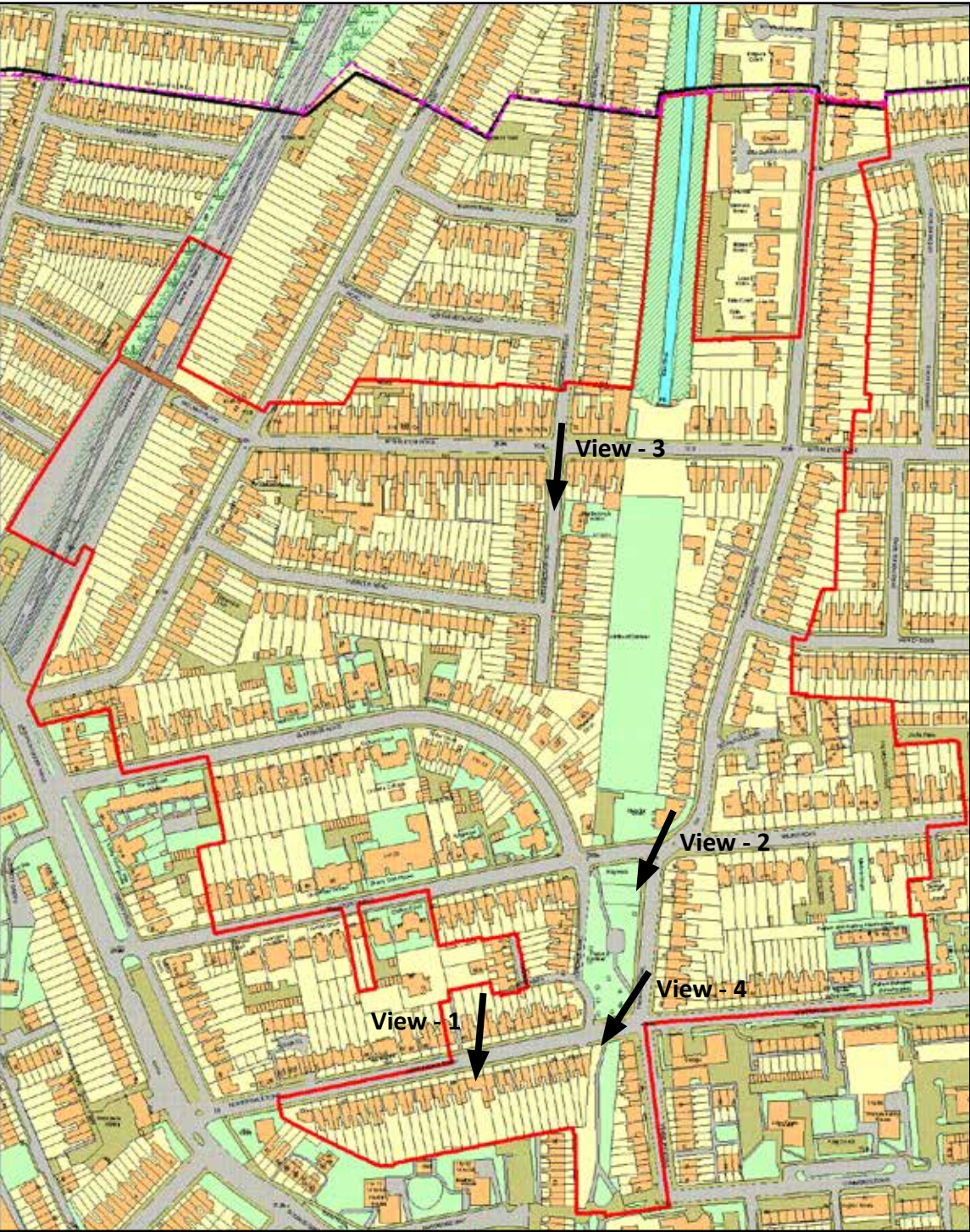


View - 3
View from Trinity Road looking west towards application site – existing development not visible adjacent site. No visual impact.



View - 4
View from Bouds Green Road looking north-west towards application site – Finsbury House and Newbury House partially visible. The new building would not be seen through the street trees present but will be visible during winter months. Given its scale and height in relation to existing blocks however, it will not appear unduly prominent in the townscape. Limited visual impact.

Bowes Park Conservation Area



46.3 Trinity Garden Conservation Area map



View - 1
Short range view from Nightingale Road looking south towards application site – Finsbury House and Newbury House shown rising over existing terraces. Proposed building would be located beyond these existing blocks and six storeys lower. Visual impact limited



View - 2
Long range view from corner of Finsbury Gardens and Truro Road looking south towards application site – Finsbury House and Newbury House partially visible. Proposed building would be located beyond the existing blocks and six storeys lower. Visual impact limited.



View - 3
Long range view from corner of Myddleton Road and Malborough Road looking south towards application site – Newbury House partially visible. Proposed building would not be visible. No visual impact.



View - 4
Long range view from corner of Finsbury Gardens and Nightingale Road looking south-west towards application site – Finsbury House and Newbury House partially visible. Proposed building would be located behind the existing blocks and not be visible. No visual impact.

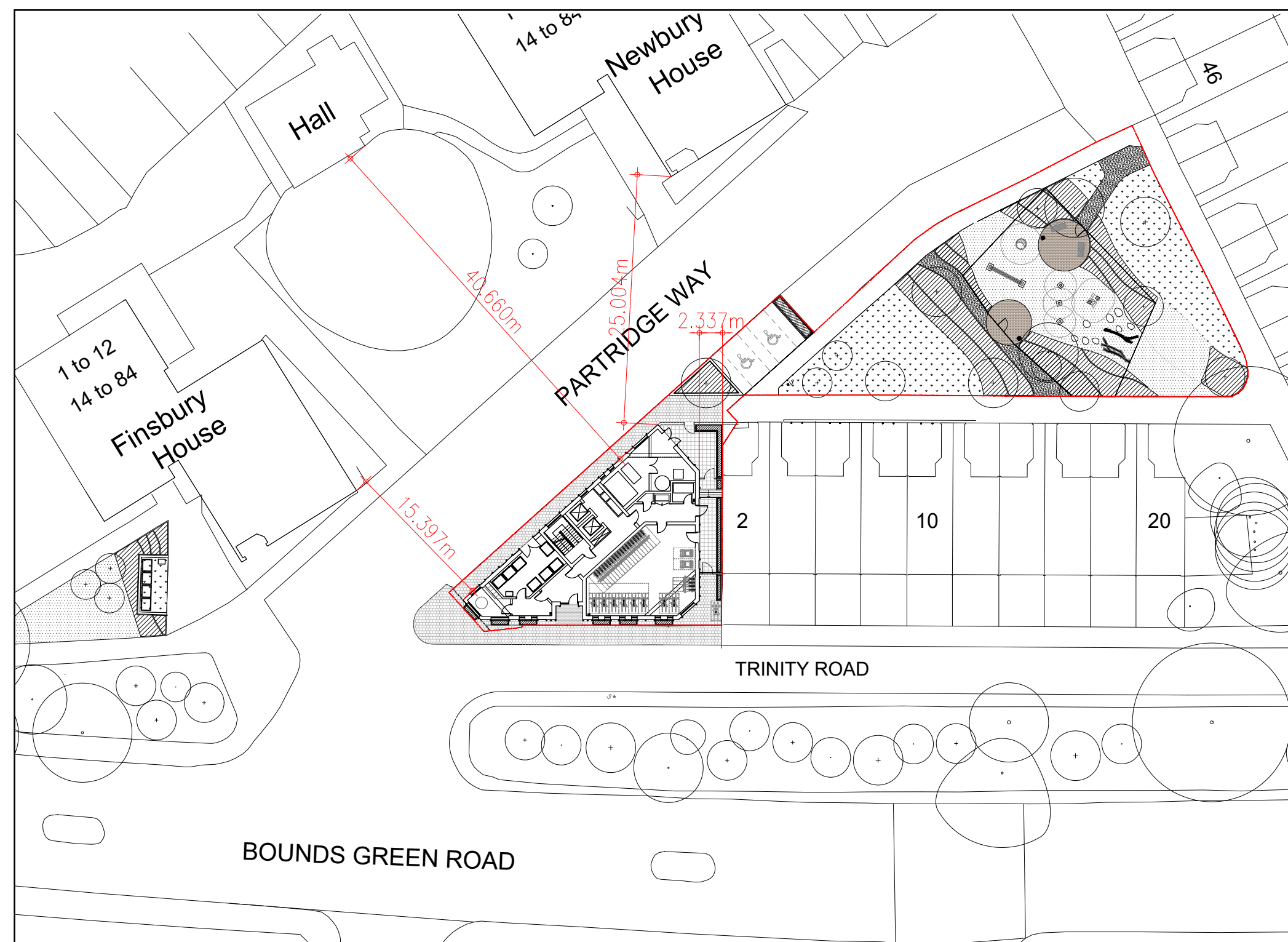
The proposal has been designed to respect the immediate context and neighbouring properties by virtue of ensuring adequate distances between the proposal and the neighbouring buildings. The diagram on the right details the distances proposed to the neighbouring building.

The form and arrangement of the proposed development have been designed to reduce overlooking and loss of privacy by placing non-habitable areas such as the communal lift and the stair core on the north elevation where concerns of overlooking were raised by some of the residents of Newbury and Finsbury House. Having the core in this location considerably reduces the potential for habitable rooms overlooking neighbouring buildings.

The south-east elevation has been designed to have a minimal number of habitable windows, and where they do occur, are secondary windows to the rooms they serve. This was designed such to reduce any overlooking to the terrace properties on Partridge Way and protects their privacy. Balconies that are in close proximity to the terraces have additional measure to reduce overlooking. Louvres have been added to control views out.

The design of the proposed development has also been informed by careful sunlight and daylight analysis to ensure that neighbouring properties including the nursery receive sufficient daylight and daylight. All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

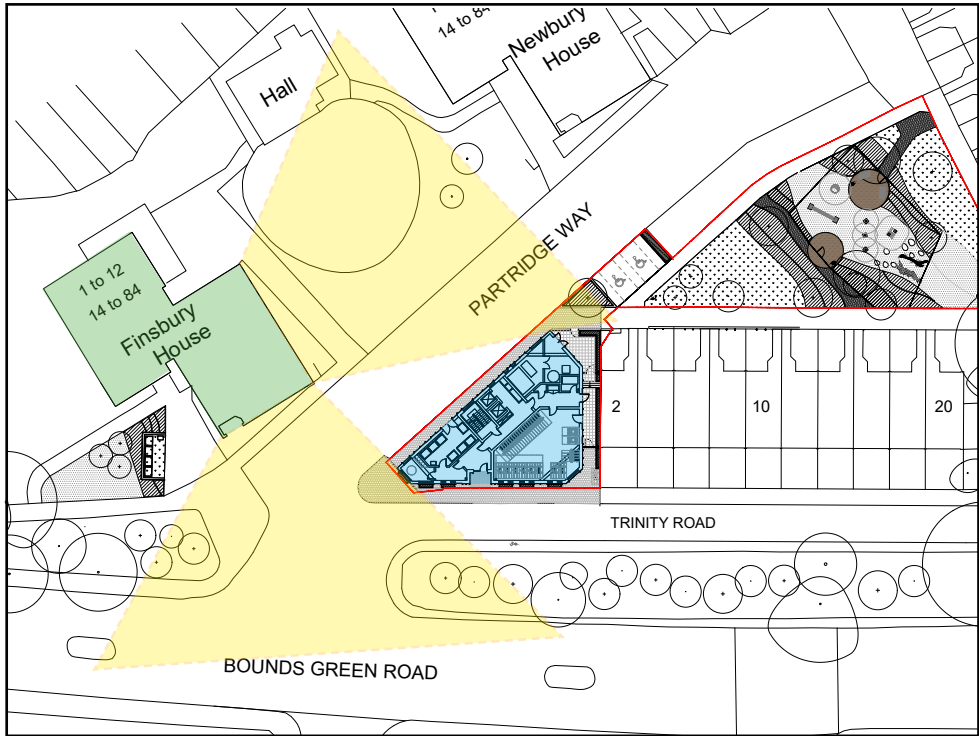
Non-compliance with the BRE recommendations is limited to the VSC test in respect of windows 102, 103, 113 & 124 at 1 to 84 Finsbury House (See Daylight and Sunlight Study- Neighbouring Properties report). Taking into account the overall very high level of compliance with the BRE recommendations, and the mitigating factors, the proposed development is acceptable in terms of daylight and sunlight



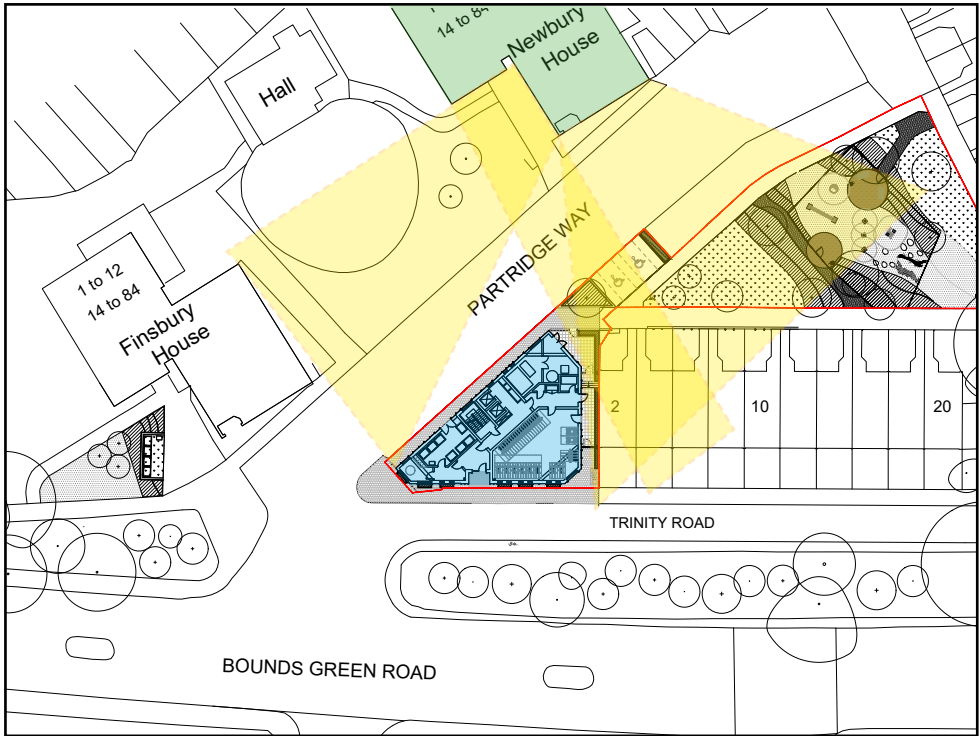
47.1 Distances from neighbouring buildings

The outlook for neighbouring properties has been considered and the impact has been reduced by chamfering the corners of the building to retain views. The form of the building and its location approximately between the two post-war residential towers helps retain unobstructed views, and retains the outlook for neighbouring properties.

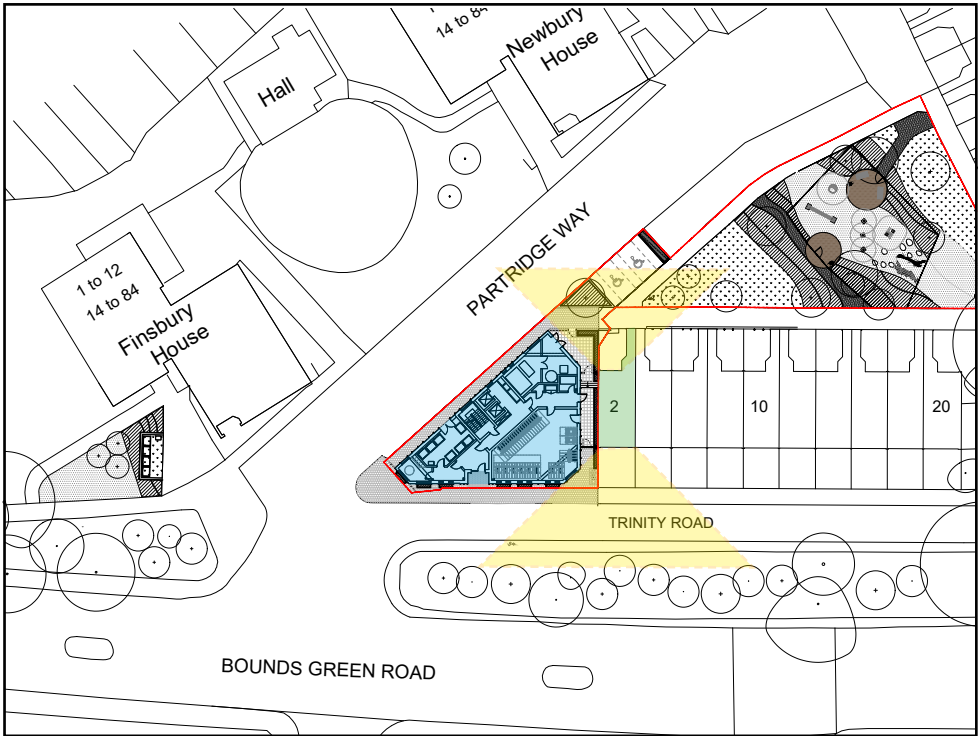
It is considered that the reduction to outlook will be relatively small and the existing views will be mainly retained.



47.2 Unobstructed views to windows affected at Finsbury House



47.3 Unobstructed views to windows affected at Newbury House



47.4 Unobstructed views to windows affected at 2 Partridge Way

KEY

Unobstructed view

Building with outlook potentially impacted

Proposed building

48.0 PROPOSED ACCOMMODATION AND AREA SCHEDULE

The proposed scheme at Partridge Way has been designed to conform with the London Plan and Haringey’s relevant planning policy guidance in relation to both unit and room sizes.

The proposals meets and in some cases exceeds the minimum space standards required.

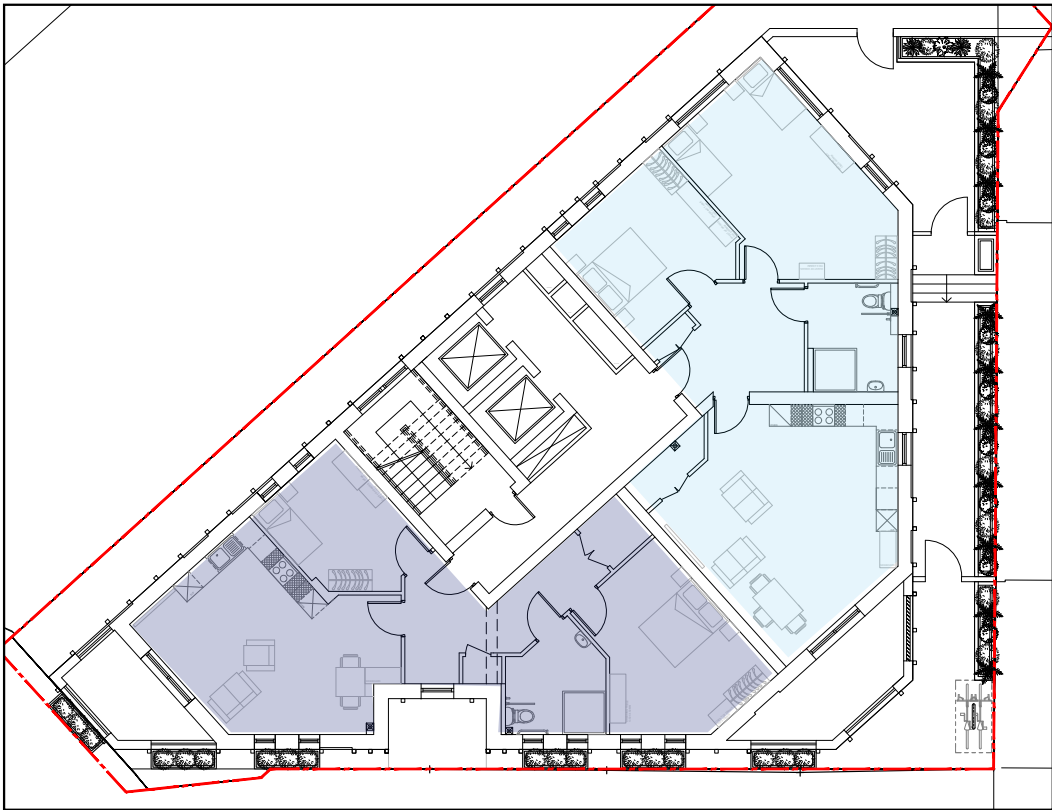
The tables below show a breakdown of areas for each of the residential units. This includes:

- Internal floor area
- Amenity area
- Built-in storage (excluding any fixed furnishings such as kitchen units and wardrobes)
- Combined living / kitchen / dining area
- Bedrooms areas
- Bathroom areas

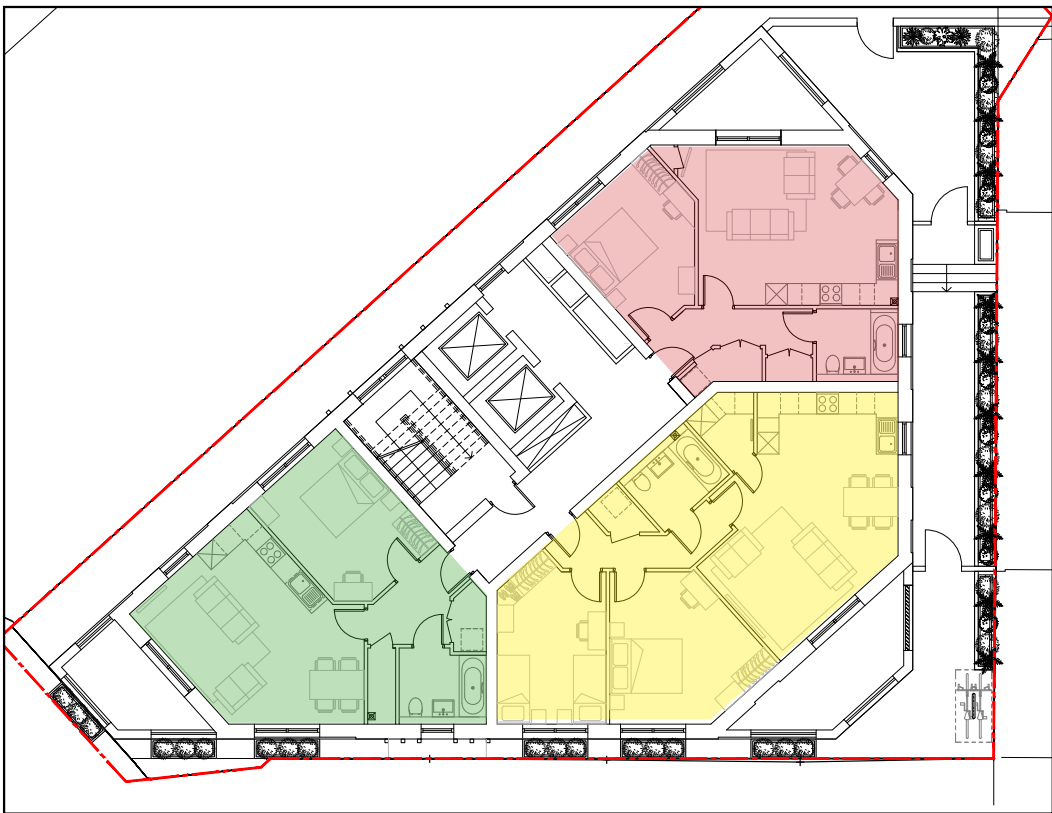
Unit No.	Flat Mix	Proposed Area m2	Req m2	Amenity m2	Req m2	Built in storage m2	Req m2	Plant within storage area m2
1	2B3P	82.02	61	6.3	6	2.97	2	0.86
2	2B4P	96.81	70	8.99	7	2.99	2	0.86
3, 6, 9, 12, 15, 18, 21	1B2P	51.92	50	6.3	5	3.16	2	0.86
4, 7, 10, 13, 16, 19, 22	2B4P	72.61	70	8.99	7	3.9	2	0.86
5, 8, 11, 14, 17, 20, 23	1B2P	51.08	50	6.42	5	2.93	2	0.86

Unit No.	Flat Mix	Combined L/K/D m2	Req m2	Bedroom 1 Area m2	Bedroom 2 Area m2	Bathroom Area m2
1	2B3P	27.9	27	17.85	11.74	7.23
2	2B4P	33.74	27	15.18	23.25	7.45
3, 6, 9, 12, 15, 18, 21	1B2P	24.19	24	13.17	NA	4.84
4, 7, 10, 13, 16, 19, 22	2B4P	28.1	27	15.09	12.83	4.54
5, 8, 11, 14, 17, 20, 23	1B2P	24.01	24	12.42	NA	4.5

The table is colour-coded to match the colour applied to the plans opposite



48.1 First-floor plan with unit types



48.2 Typical floor plan with unit types

The London Plan states that all new dwelling should meet a minimum requirements of Part M4(2).

The proposed units from the second floor to the eighth floor at Partridge Way have been designed to conform with Part M4(2) of the Building Regulations and have been designed to accommodate the relevant space standards required.

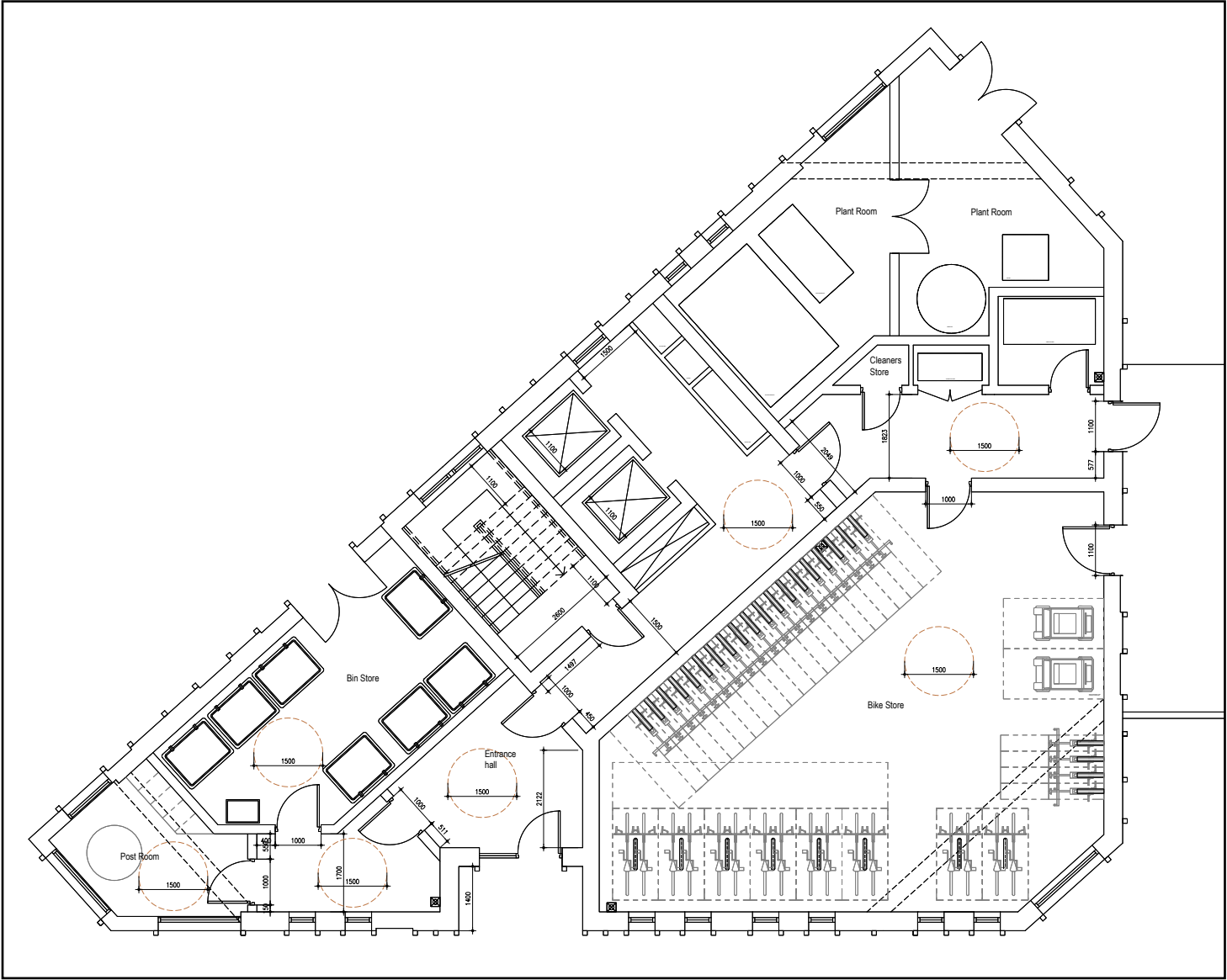
The proposed units on the first floor have been designed to conform with Part M4(3) of the Building Regulations and have been designed to accommodate the relevant space standards required. SELHP guidance has also been implemented to provide good-quality living spaces and high levels of accessibility.

All entrance doors will have a level threshold to allow ease of access in and out of the building.

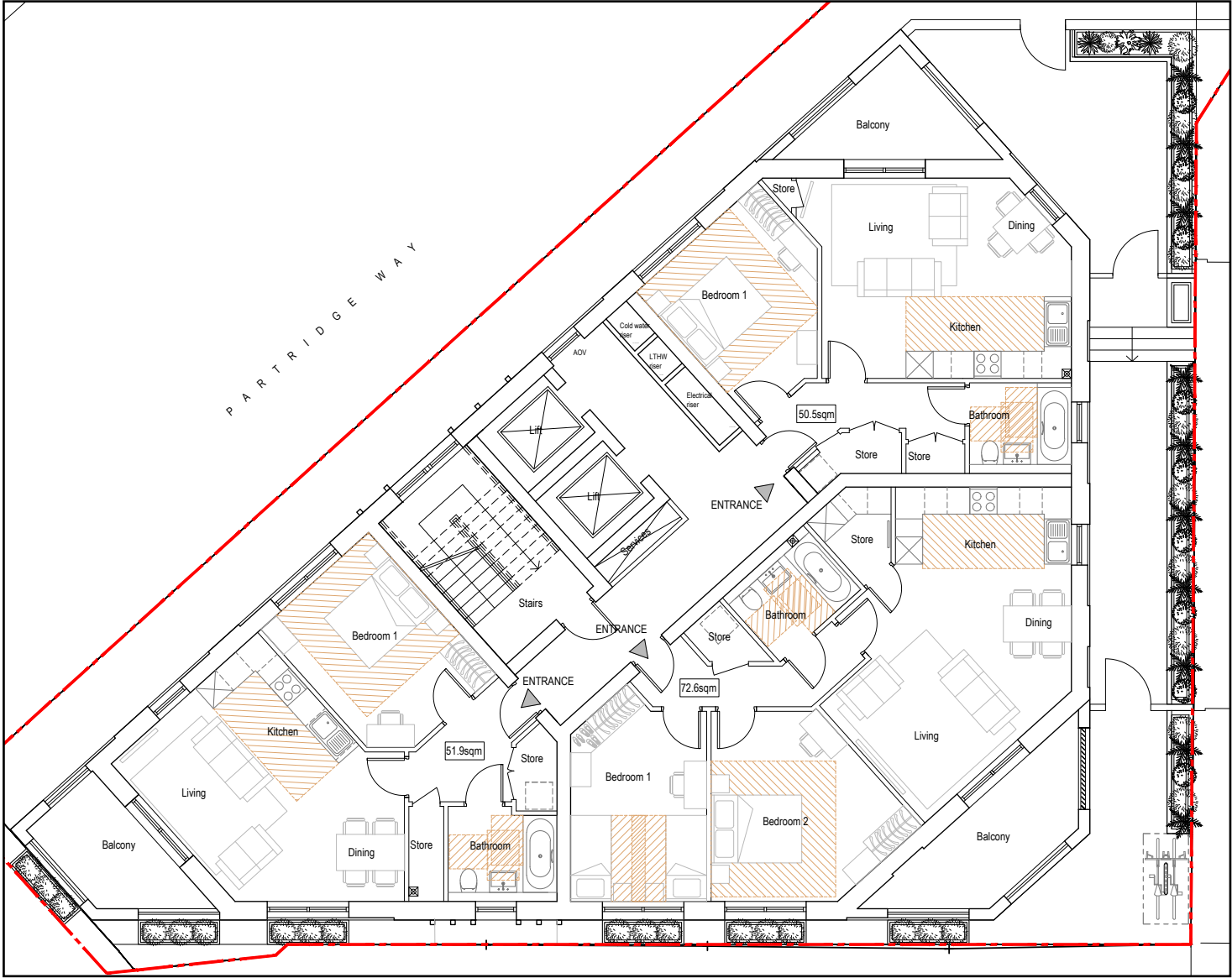
The hatched areas on the plans indicate furniture clear zones within habitable rooms that ensure adequate manoeuvring space is retained around furniture.



49.1 Part M4(3) compliance for first-floor units



49.2 Part M4(3) compliance for ground floor



49.3 Part M4(2) compliance for second to eighth-floor units

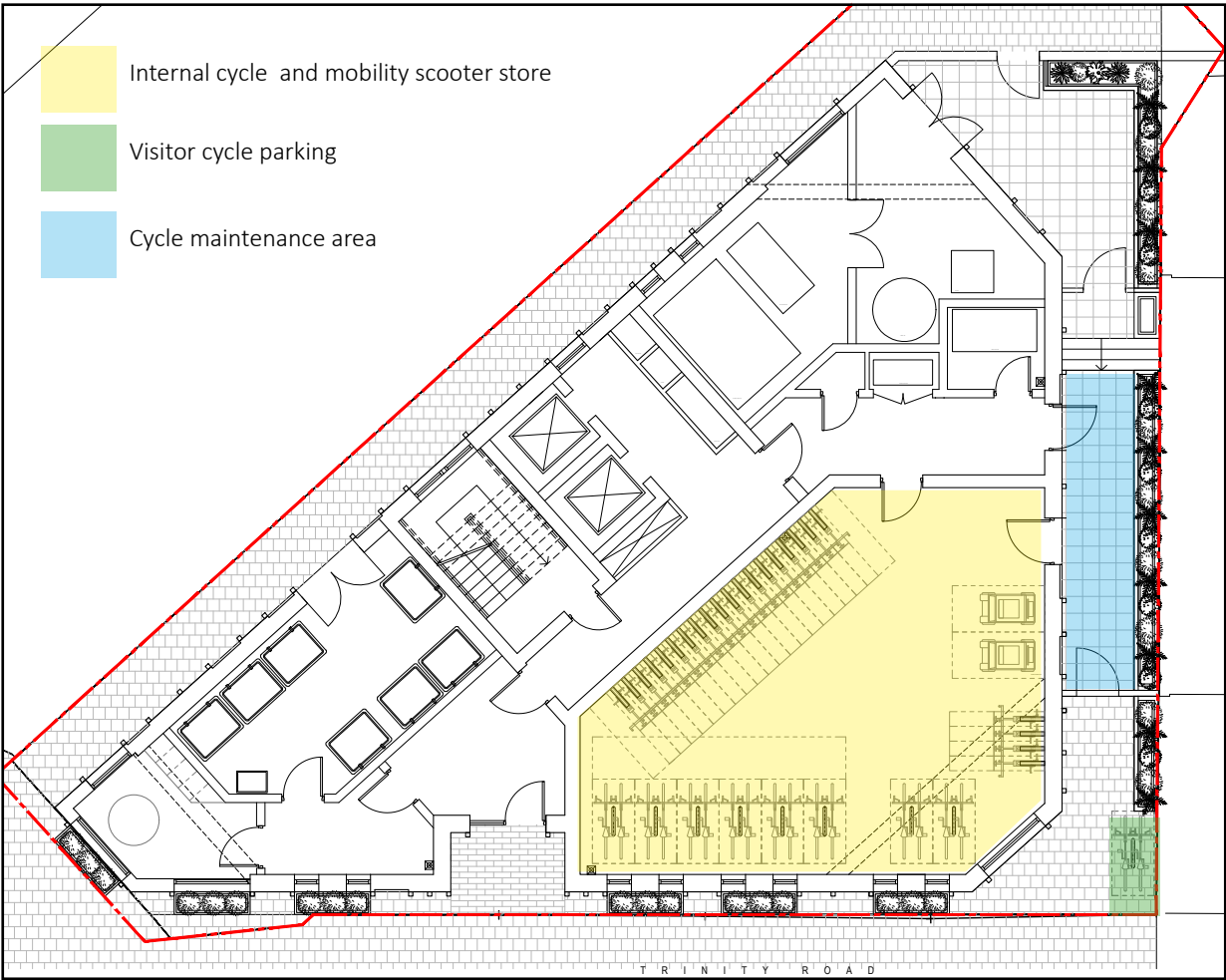
50.0 CYCLE STORAGE

Cycling is encouraged through the provision of appropriate cycle facilities. Secure and sheltered cycle parking is provided for the development in accordance with Haringey, and London Plan policies.

In terms of cycle parking provision, each of the 1 bedroom (2 person) dwellings are required to provide 1.5 secure cycle parking spaces, while the two-bedroom dwellings are required to provide 2 secure cycle parking spaces in order to align with the London Plan standards.

In total the proposed development is required to provide a minimum of 39 secure long-term (residential) cycle parking spaces. In addition, the scheme is required to provide 2 short-term visitor cycle parking spaces.

The proposed development will provide a secure cycle storeroom at ground level able to accommodate 39 cycles. This provision will be split to provide 16 ‘Sheffield’ stand spaces (8 Sheffield stands) and 23 vertical cycle stand spaces. A ‘Sheffield’ stand (2 spaces) is provided externally for short-term visitor provision. Two mobility scooter storage zones and recharging points are proposed for the wheelchair units. A bicycle maintenance area is provided adjacent to the internal cycle store room. This will have a fixed pump for inflating tyres and a water hose for cleaning cycles.



50.1 Cycle storage locations

51.0 WASTE AND RECYCLING

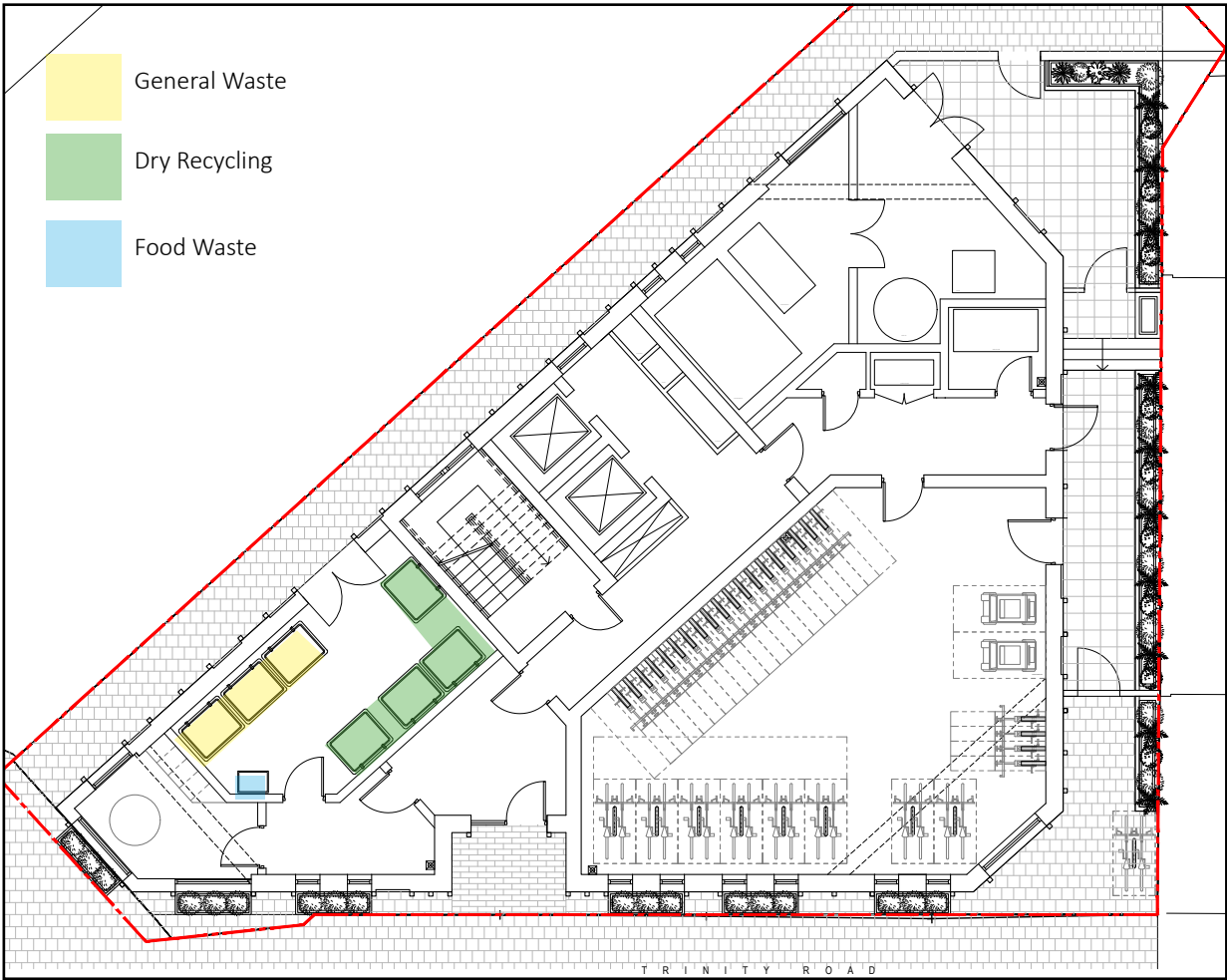
Using the Haringey Local Plan, Sustainable Design and Construction Supplementary Planning Document - Policy: A3 Waste Storage Facilities, the following waste and refuse accommodation is proposed.

A bin store is located on the ground floor and is accessed internally for residents. The storage facility is accessed externally for refuse workers via a locked entrance.

GENERAL WASTE
Proposed number of bins: 4 x 1100L Eurobins
Dims: 985mm D x 1260mm W x 1370mm H

DRY RECYCLING
Proposed number of bins: 3 x 1100L Eurobins
Dims: 985mm D x 1260mm W x 1370mm H

FOOD WASTE
Proposed number of bins: 1 x 360L food waste box
Dims: 885mm D x 620mm W x 1100mm H



51.1 Waste and recycling storage

MLM Group were appointed to review the plant and servicing required for the building. They are mechanical, electrical, ventilation and energy consultants and have provided input and consultancy to inform the technical design of the scheme.

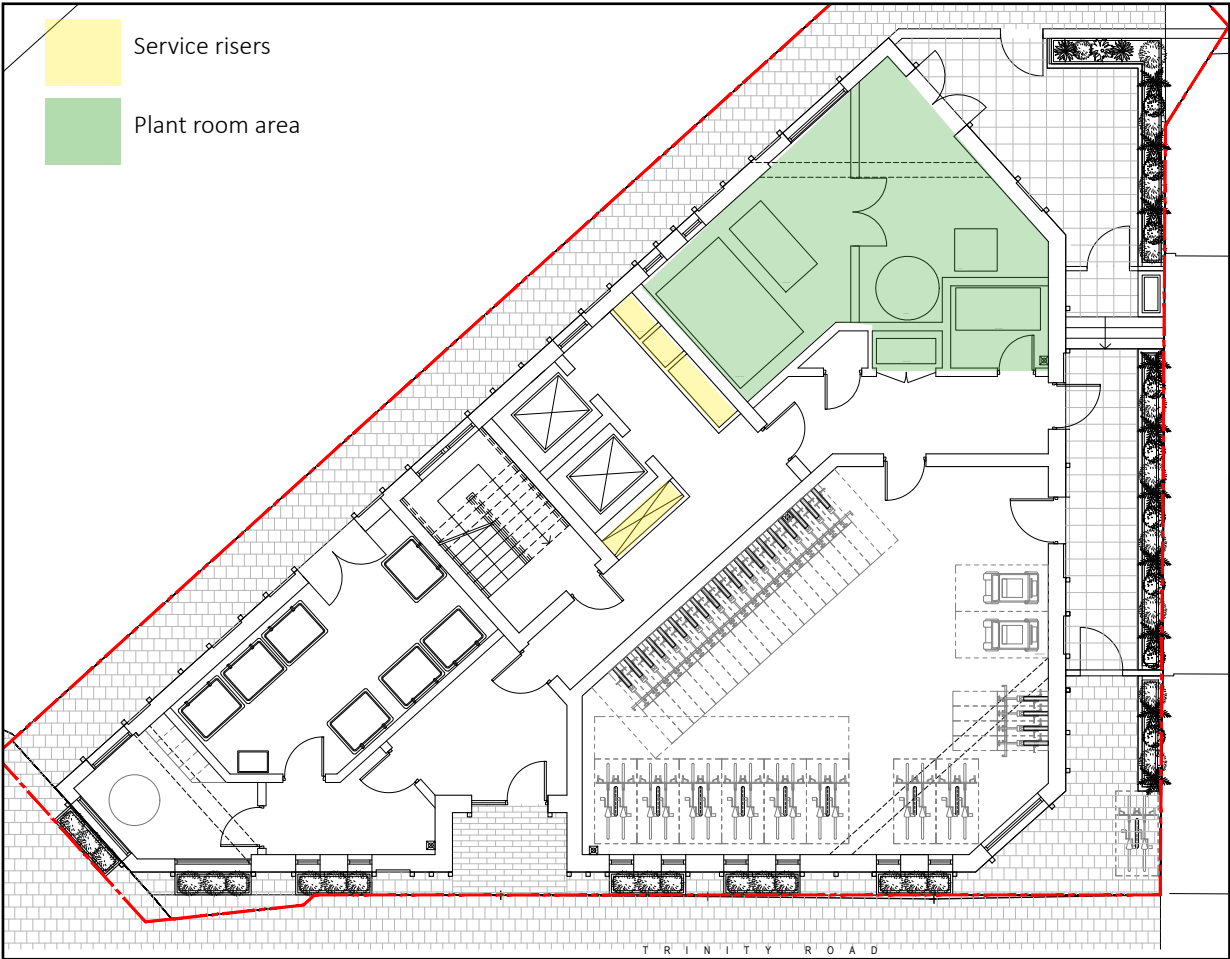
MLM Group reviewed the plant equipments and services required for Partridge Way and have provided details on the sizes and layout of plant areas and services risers.

The following risers are required and have being implemented into the proposed design:

- Cold water riser (950w x 600d)
- Low temperature hot water riser (800w x 600d)
- Electrical riser (1800w x 600d)

The following equipment is required and has been implemented into the proposed design:

- Primary LV switch room (2000 w x 1000d)
- Secondary LV switch room (1400w x 600)
- Thermal store (1500d x 2000h)
- Heating pump (1000w x 1000d x 1000h)
- Heating plant room requires 12.75m2 for plant and maintenance
- Cold water plant room requires 18m2 for plant and maintenance



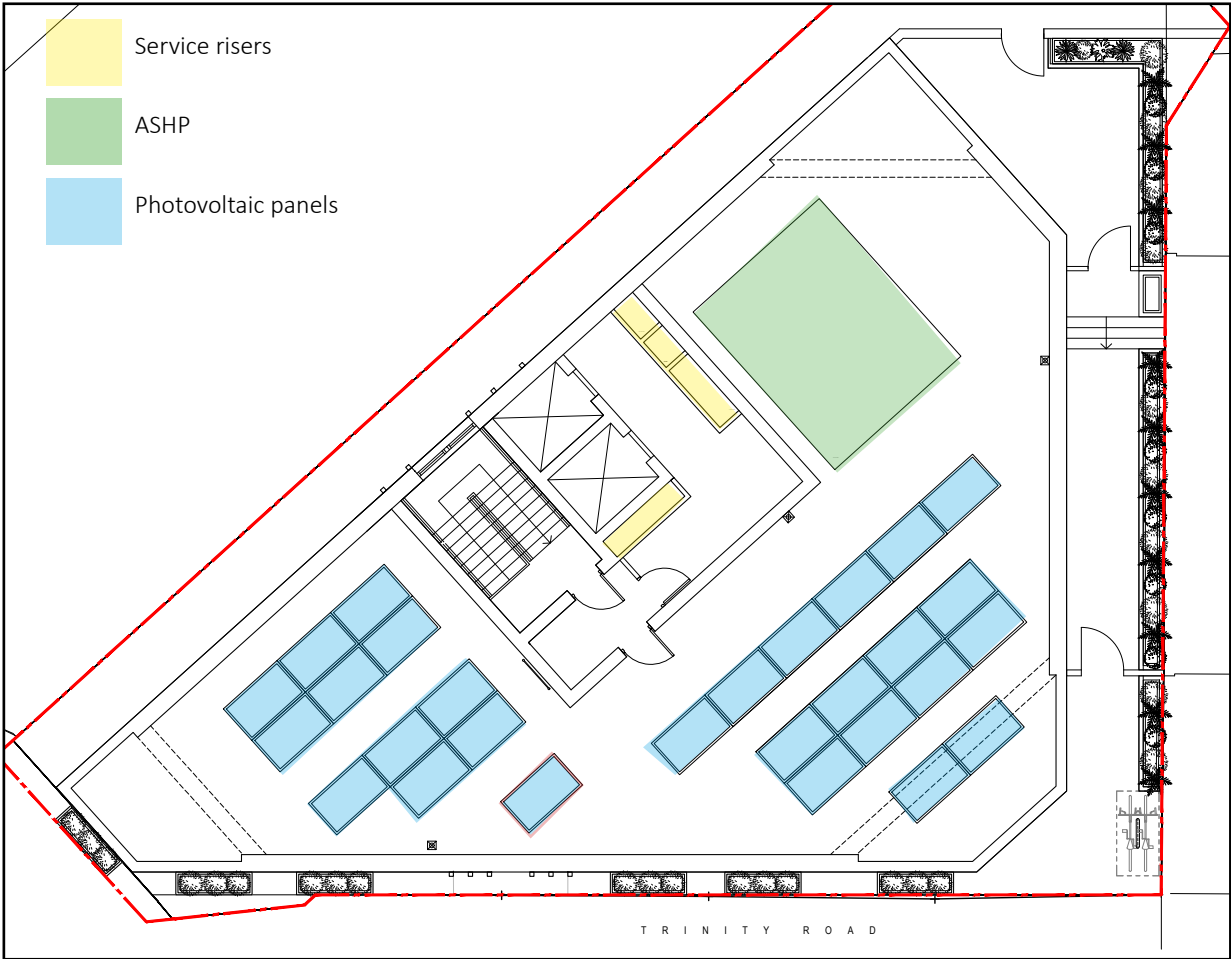
52.1 Ground floor services and Plant Room location

The roof area is to be used for the following plant and equipment.

16 photovoltaic panels are proposed on the roof in an orientation and location to harvest the most solar energy.

Air source heat pump units are proposed on the roof and will be open to the elements for good air circulation (5000w x 4000d)

Exact sizing for all equipment will be carried out at the detailed design stage. Sensible estimated place holders have been used to ensure there is adequate provision provided in the plan design.



52.2 Roof Plan services and plant

The plant room area on the roof will be accessed via the main staircase and will be housed within a structure that also encompasses the lift overrun. Lift access is not proposed to the roof level to limit the height of the building and not compromise its appearance.

Two locked secure doors are proposed prior to gaining access to the roof to ensure residents do not access the roof area. There will be an additional door in the stairwell of the 8th floor to restrict residents accessing the upper landing of the stair and roof area. This will be locked and only used for maintenance.

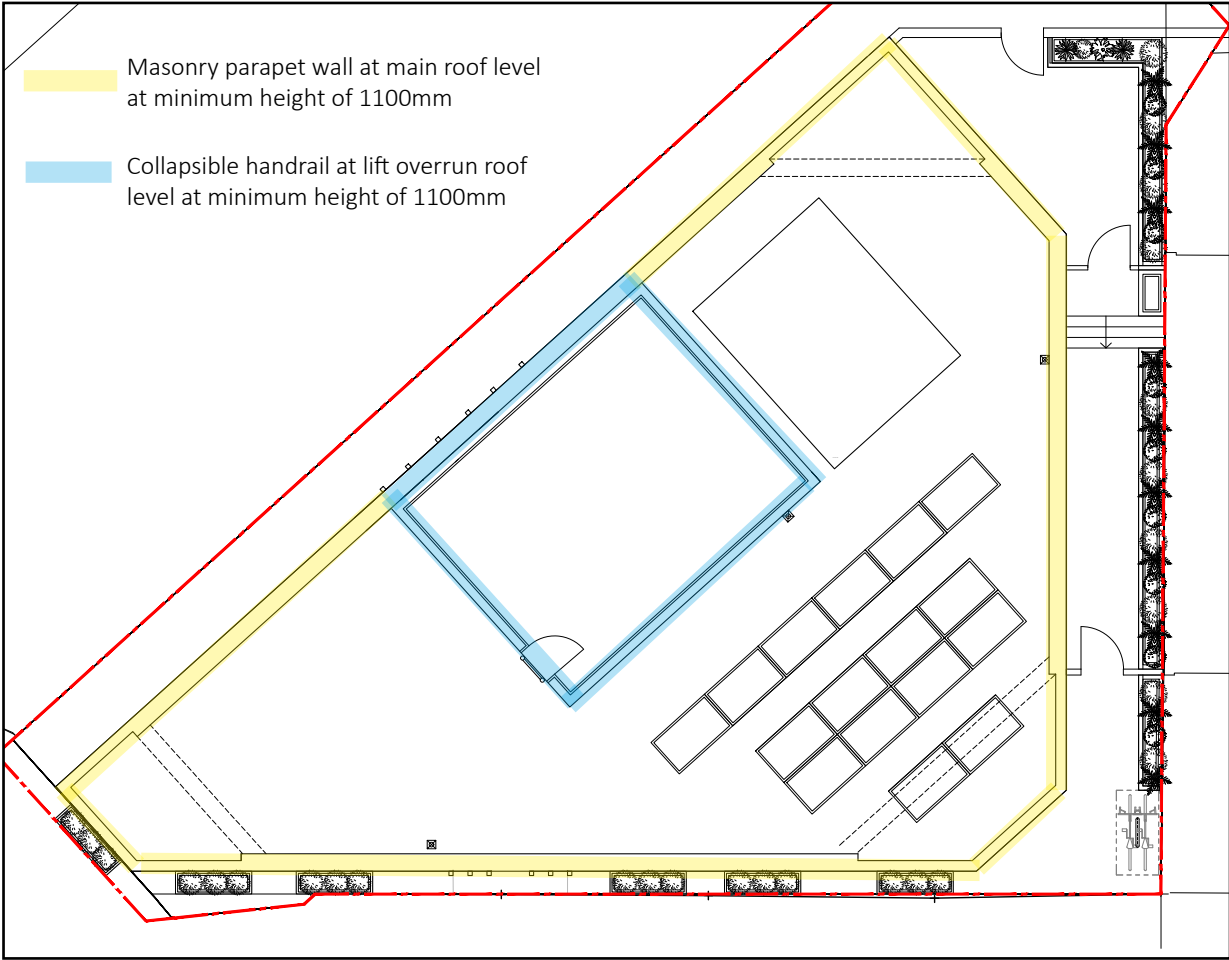
The main flat roof area has a masonry parapet around the perimeter which will be a minimum 1100mm in height to protect maintenance workers when carrying out works on the roof.

It is envisaged that the lift overrun will require less access for maintenance. To assist in reducing the height of the building, keep it below 30m whilst ensuring maximum safety, a collapsible handrail system is proposed as edge protection for maintenance works. The system would be erected as and when maintenance is being carried out, and would then be folded flat once works have finished.

Although collapsible balustrade system are designed to be safe in such applications, as an additional safety feature to ensure the well-being and safety of workers, a man-safe system is proposed to be used during erection of the barriers. This will allow for a dual safety system providing a high level of safety.



53.1 Additional door in stairwell on 8th floor



53.2 Balustrade to roof

A high-performance thermal envelope is proposed using traditional construction methods. High quality, durable materials are to be used that will age well and will not need regular maintenance. The primary material for all elevations is a buff/grey brick.

1. BRICKWORK

Colour: Buff coloured stock brick
Size: 65mm x 215mm x 102.5mm
Bond: Stretcher bond and stacked where indicated
Mortar: light buff or light grey



2. WINDOWS

Manufacturer: Idealcombi or approved similar
Range: Futura+ I – 53mm frame
Type: Tilt and turn
External Frame Colour: Anthracite/black
Finish type: Matt



3. ENTRANCE DOOR

Manufacturer: Idealcombi or approved similar
Range: Nation IC
Type: External grade entrance door
External Frame Colour: Anthracite/black
Finish type: Matt



4. SLIDING DOOR

Manufacturer: Idealcombi or approved similar
Range: Futura+ 53mm frame
Type: Push out single sliding door
External Frame Colour: Anthracite/black
Finish type: Matt



5. BALCONY BALUSTRADE

Material: Metal
Colour: Anthracite or black to match window frames
Type: 50mm flat slats
Height: Min 1100mm from finish floor level



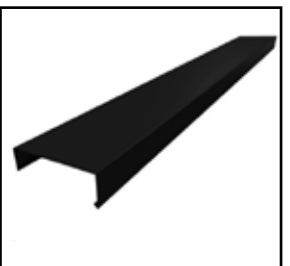
6. SIGNAGE

Name of building for main entrance signage to be cut out from sheet metal and mounted to masonry with luminance behind.



7. CAPPING AND TRIMMINGS

To be aluminium PPC in colour to match windows.



High-quality detailing and materials are proposed for the scheme at Cornwall Road and details of key elements will be agreed with the Local Planning Authority and the Housing Team prior to construction.

Key elements include items such as: projecting brick details, stepped brick details, stacked brick details, flue and extractor penetrations, lighting, parapet capping, balustrade style and fixings, external signage, external gates, and boundary details.

Below shows the design intent for some key details:

FLAT BAR BALUSTRADE SLATS AND SCREENS



50mm flat steel bar to be used for the balustrades and louvred screening. Louvred screening to be angled to control views away from existing residential properties. Colour to be black to form a strong contrast against the buff brick.

FLAT BAR BALUSTRADE SLATS AND SCREENS



The site gate which allows residents into the bike store will be in black to match the window/door frames and planting boxes, and will be a flat bar gate which will match the balcony railings.

PLANTING BOXES



Dark coloured zinc planting boxes are proposed to sit in front of the glazing on the South West elevation to soften the impact that our proposal has on the street frontage. The colour and material of these boxes will match the railing and window/door frames proposed on this scheme.

ENTRANCE SIGNAGE



Dark coloured ppc aluminium signage with punched out lettering is proposed at the entrance to the development which will display the name of the building. It will also contain access controls for entering the building.

Brick detailing

Subtle brick detailing has been used to help articulate the elevations of the building. A mixture of projecting header bricks, recessed panels, and stacked soldier courses have been used to make the elevations to look elegant and rational.

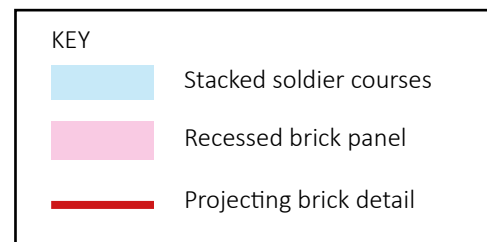
Projecting brick is predominately used to define the plinth, creating the aesthetic of taller columns leading from the ground through to second floor level. This brick detailing is also used to define the main entrance and runs above the entrance towards the top of the building, creating additional verticality.

Stacked soldier courses are typically shown below windows, except for the windows directly above the main entrance. A stretcher bond will be used for the area under these windows so that they read as part of the vertical element above the main entrance.

Recessed brick panels offset by 25mm have been introduced to allow the perception of a slender masonry column grid. The recessed panels allow the opening and fenestration to appear larger and linked to the windows.



55.1 Brick detailing CGI



Brickwork to project 100mm where indicated on the plans and elevations to form 'rib' like detailing. The detailing forms a strong aesthetic at the ground and first floor, creating a language for the plinth. The 'ribs' continue up the building, helping to mark out the main entrance.



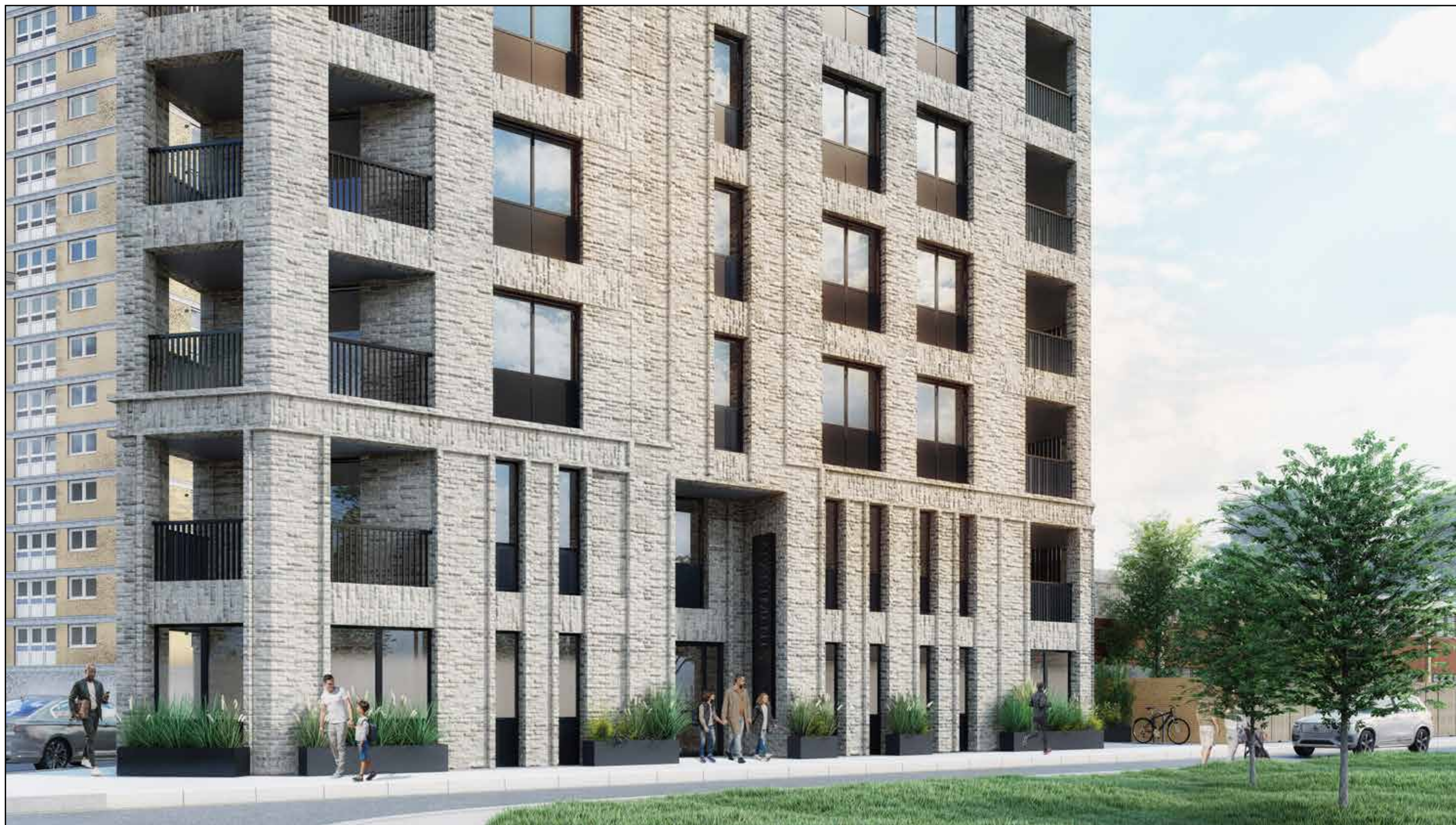
55.2 Proposed brick detailing to elevation



56.1 View of the new proposal looking south-east on Bounds Green Road



56.2 View looking north on Bounds Green Road



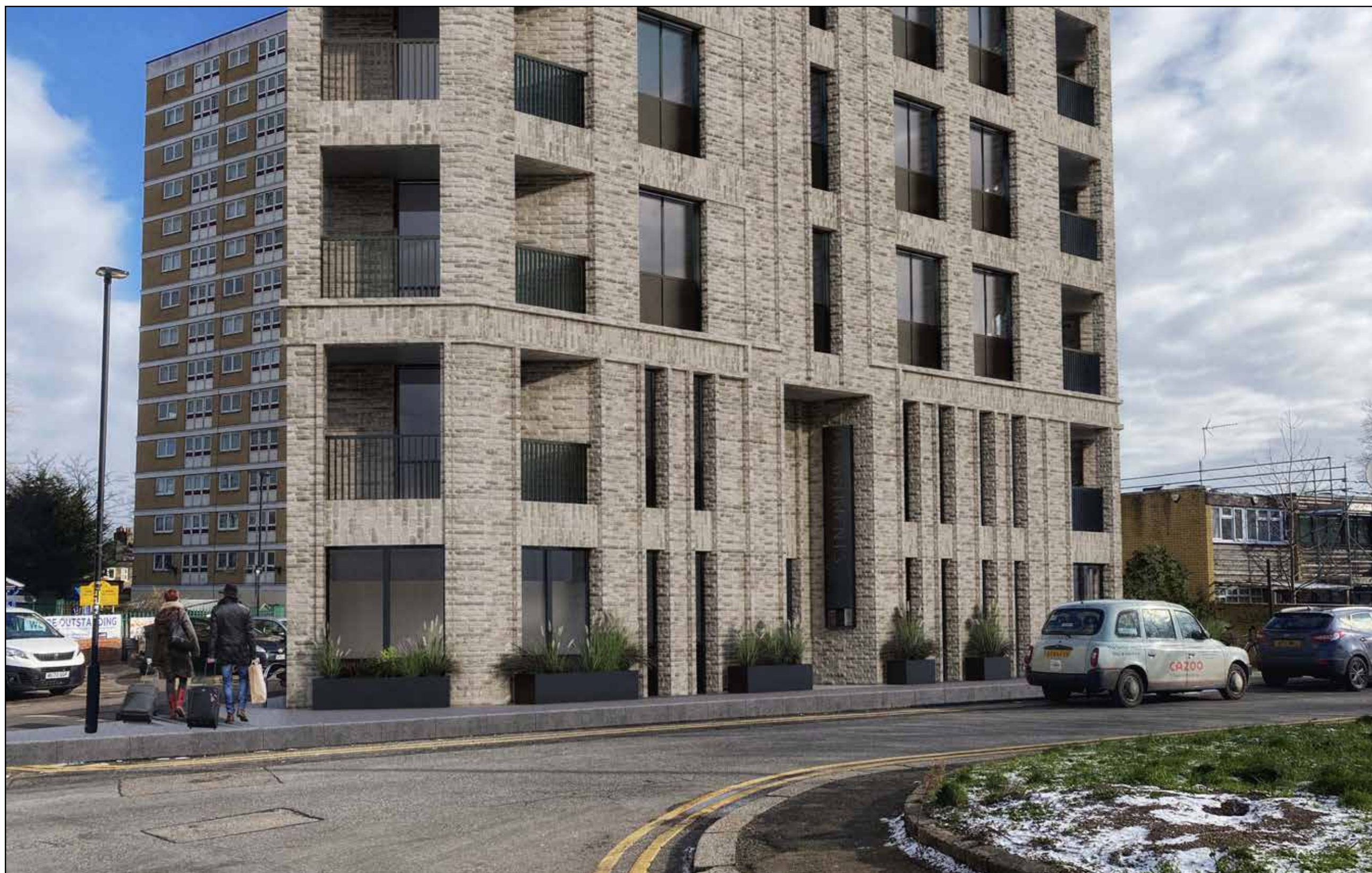
56.3 View of the new main entrance on Trinity Way



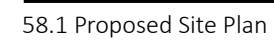
57.1 View of the new proposal looking south-east on Bounds Green Road

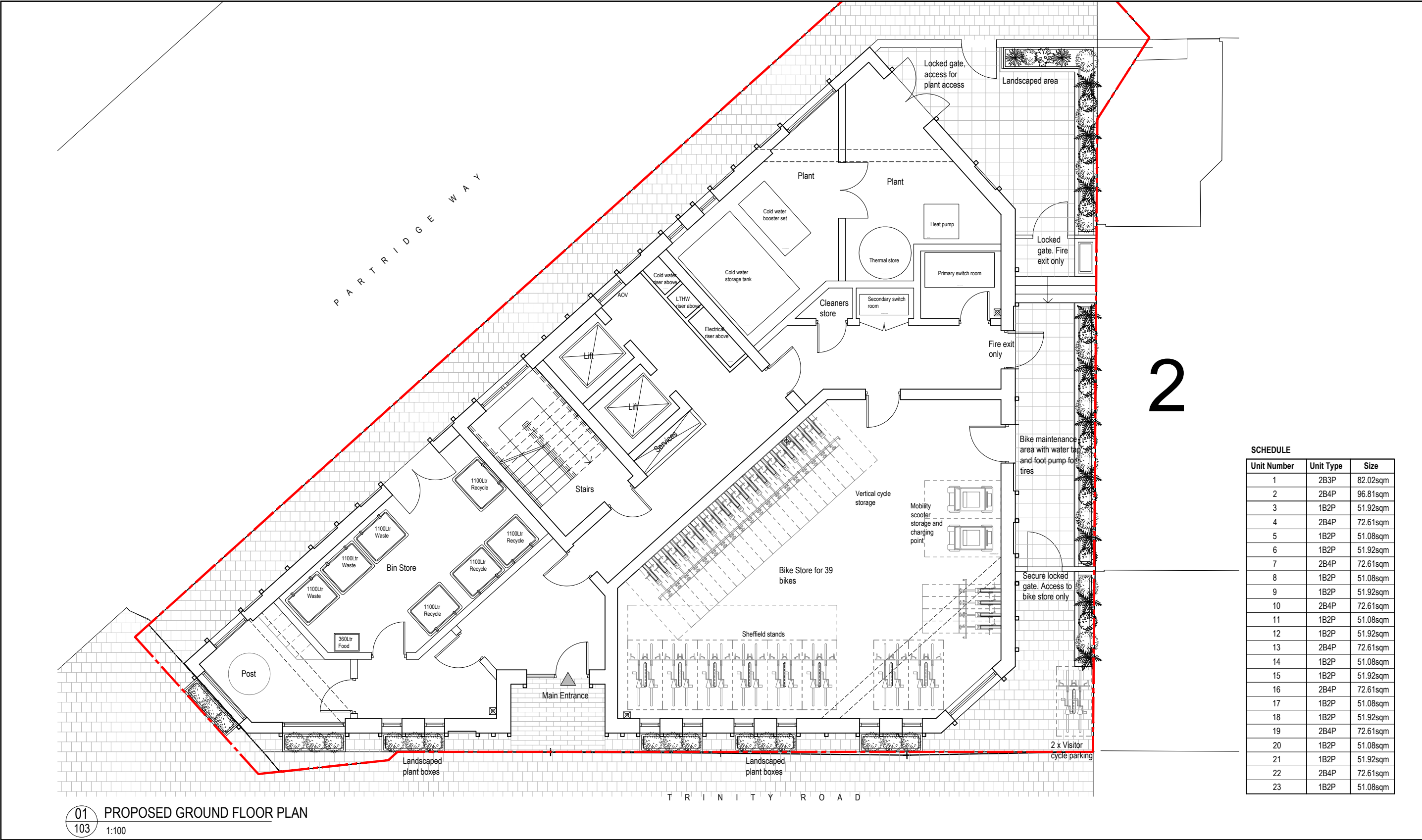


57.2 View looking north on Bounds Green Road

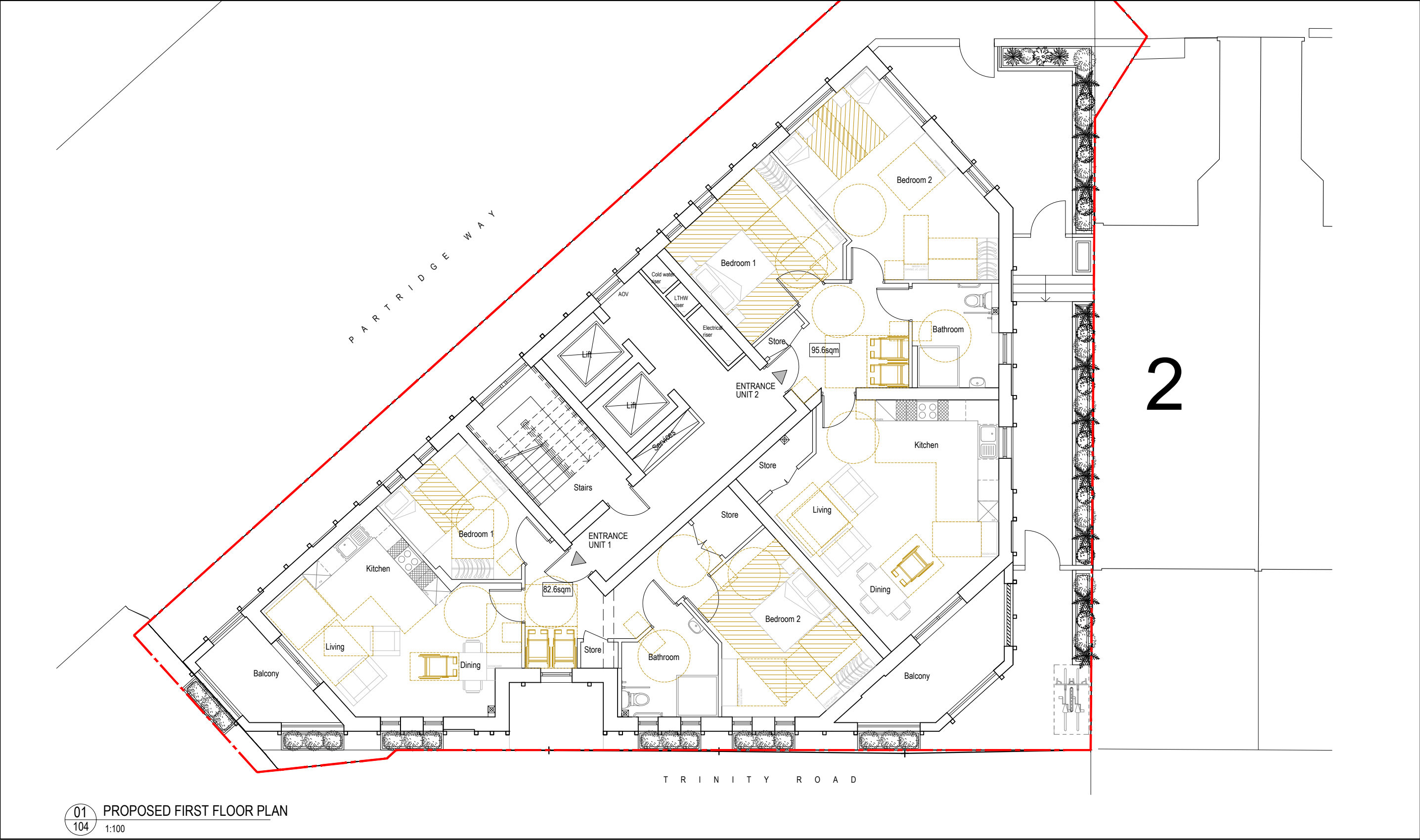


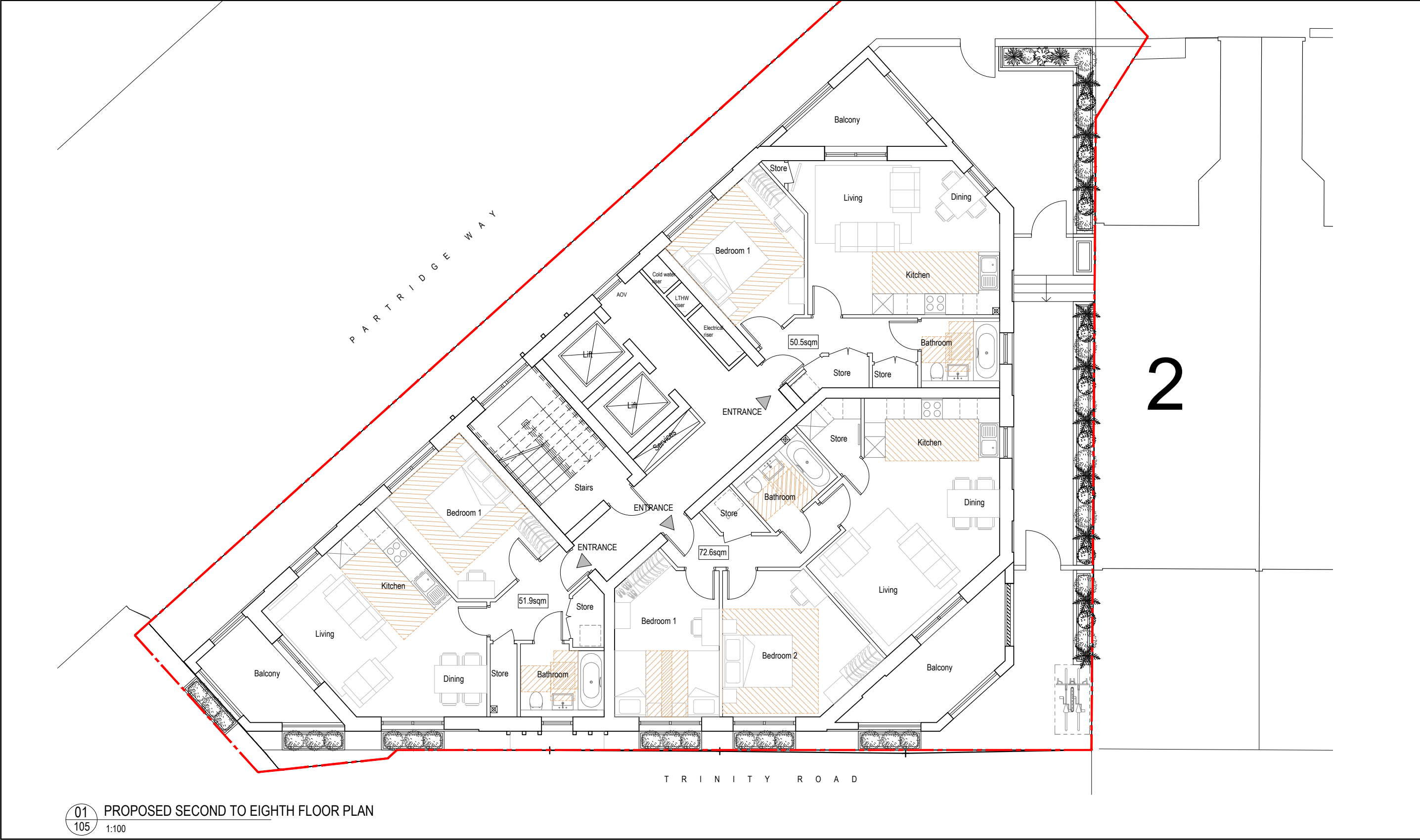
57.3 View of the new main entrance on Trinity Way

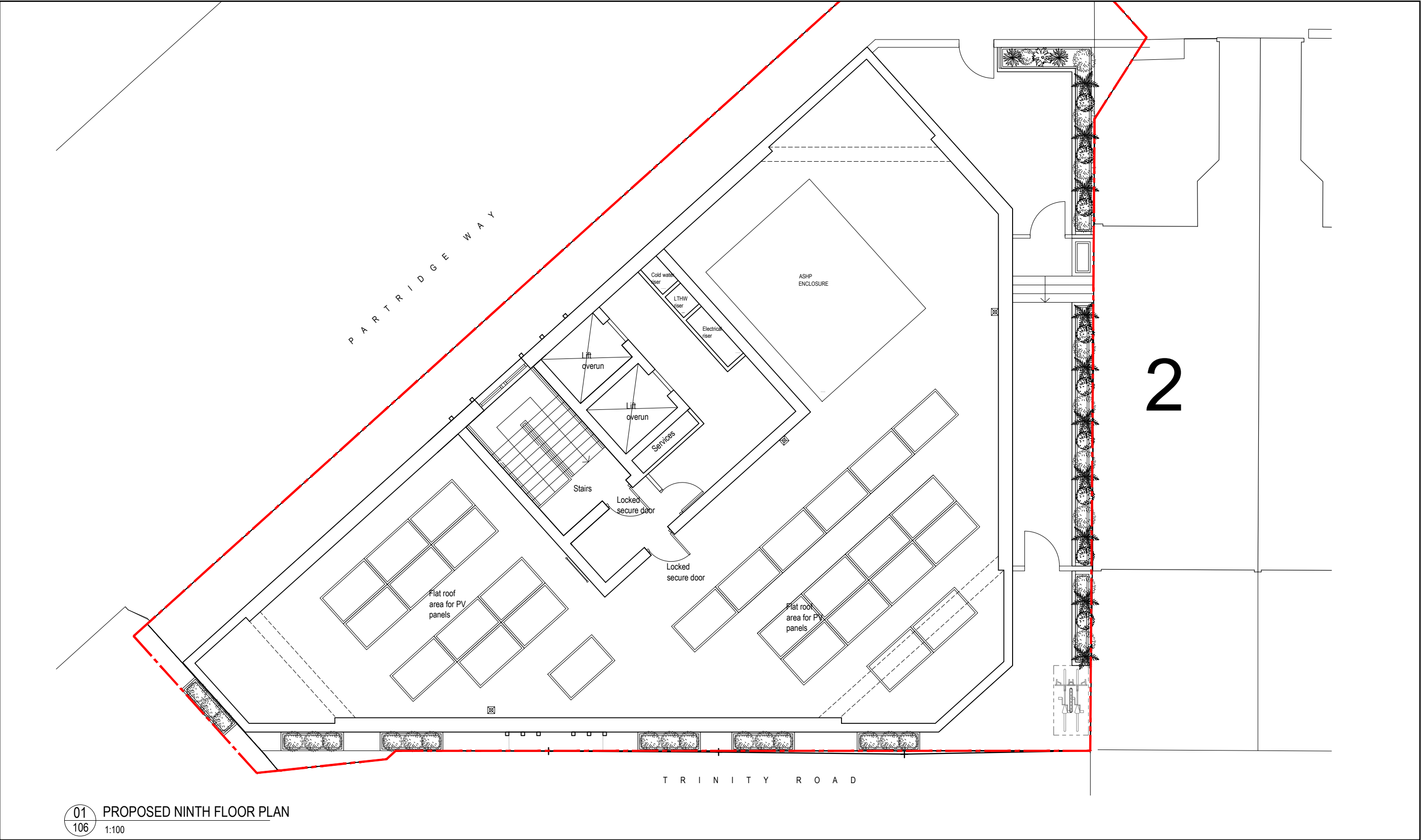


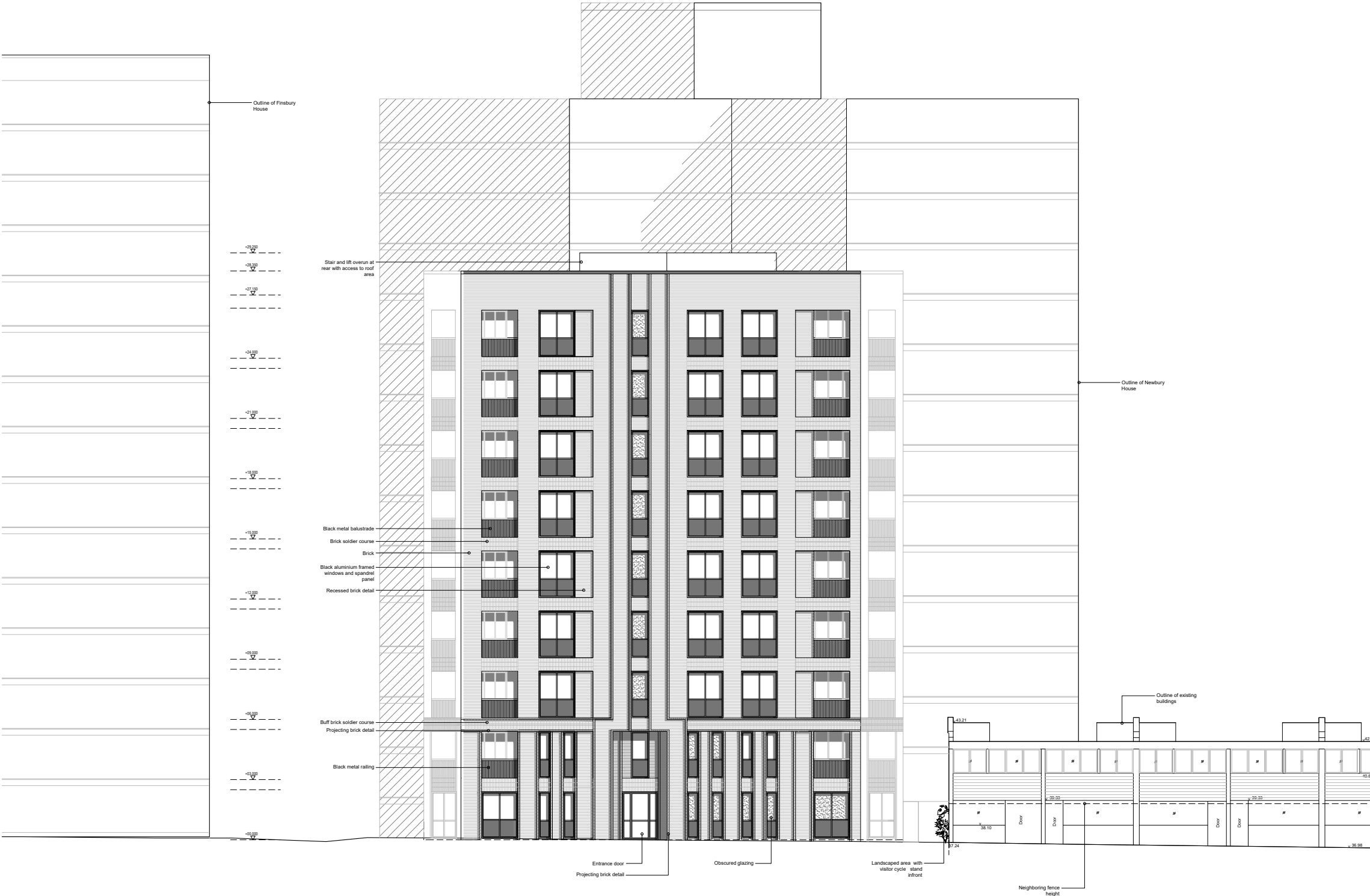


SCHEDULE		
Unit Number	Unit Type	Size
1	2B3P	82.02sqm
2	2B4P	96.81sqm
3	1B2P	51.92sqm
4	2B4P	72.61sqm
5	1B2P	51.08sqm
6	1B2P	51.92sqm
7	2B4P	72.61sqm
8	1B2P	51.08sqm
9	1B2P	51.92sqm
10	2B4P	72.61sqm
11	1B2P	51.08sqm
12	1B2P	51.92sqm
13	2B4P	72.61sqm
14	1B2P	51.08sqm
15	1B2P	51.92sqm
16	2B4P	72.61sqm
17	1B2P	51.08sqm
18	1B2P	51.92sqm
19	2B4P	72.61sqm
20	1B2P	51.08sqm
21	1B2P	51.92sqm
22	2B4P	72.61sqm
23	1B2P	51.08sqm

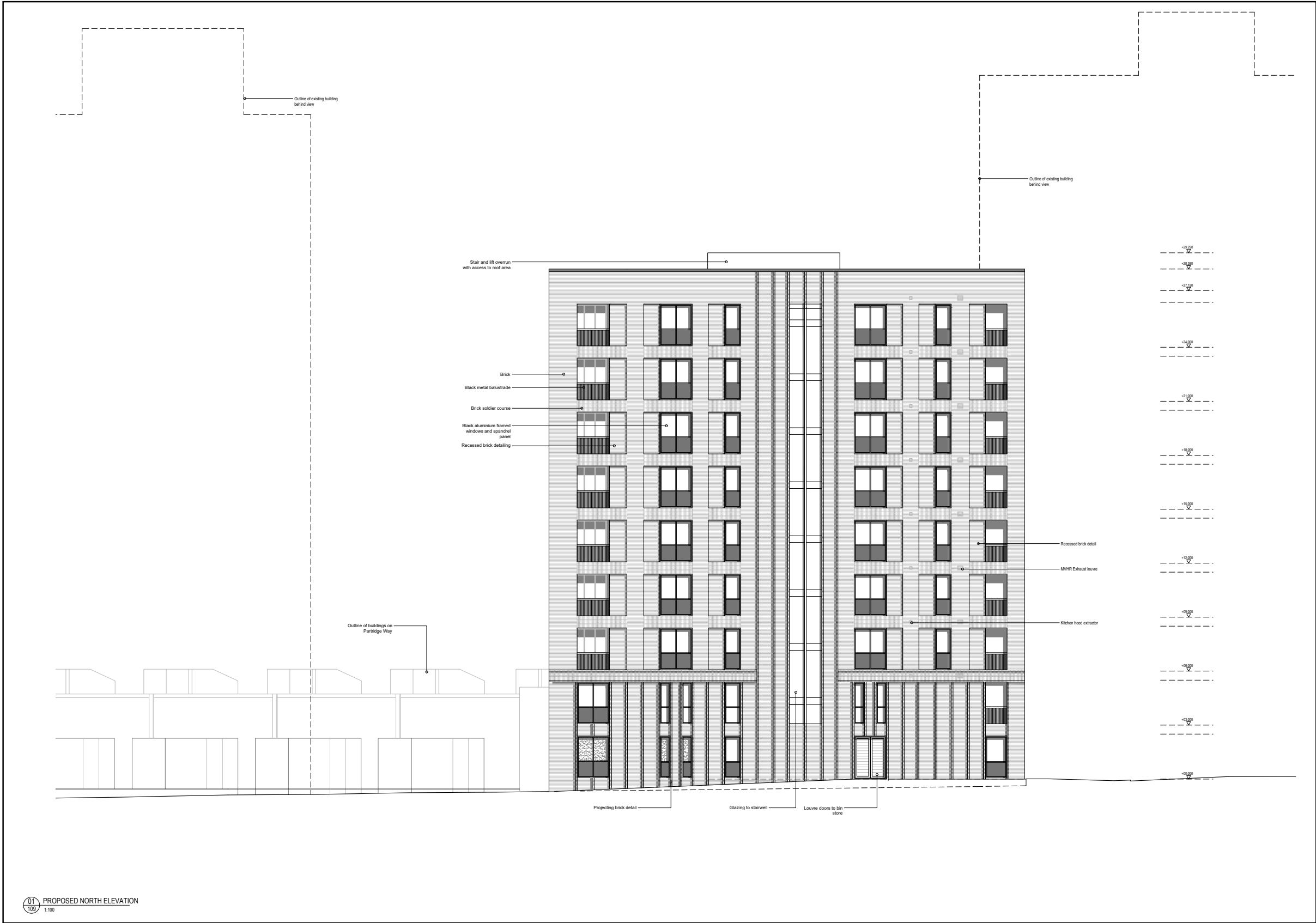


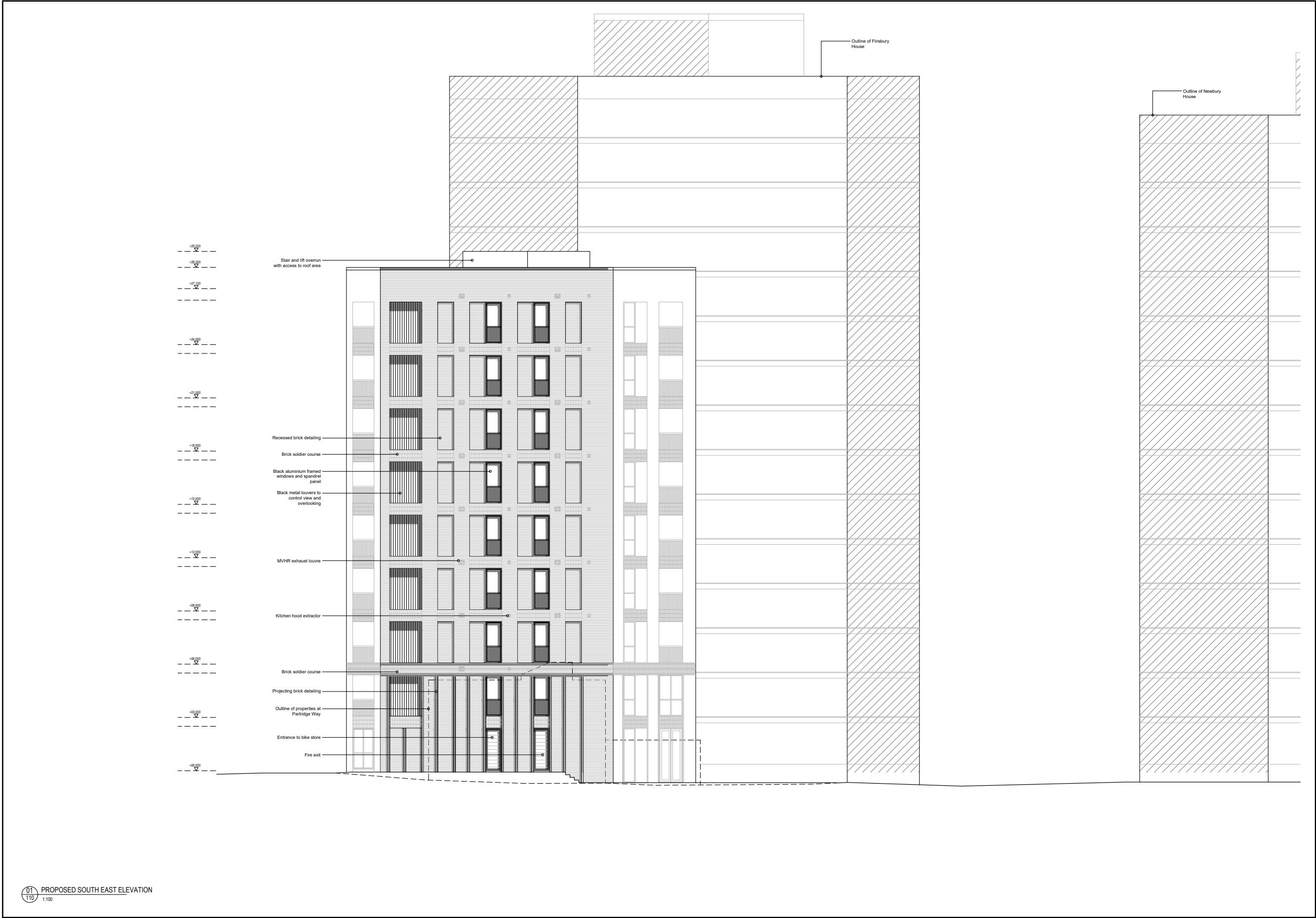






01 PROPOSED SOUTH WEST ELEVATION
1:100





Pinchin Architects are committed to helping deliver a high-quality and contemporary residential scheme that provides generous living accommodation on an unattractive and underutilised site.

We feel that the proposal is well considered, appropriate and conforms to all necessary policies, standards and guidelines.