

6.0 URBAN DESIGN RATIONALE

6.3 TALL BUILDING STRATEGY: CONTEXTUAL HEIGHT & MASSING

TALLER BUILDING JUSTIFICATION
The site falls outside any locally significant views and vistas, however the site has an important role in contributing to the wider townscape, being located uniquely between the entrance to Heartlands and Hornsey Station.

The junction with Turnpike Lane is nebulous and chaotic. There is an opportunity on the site for a set of distinctive, taller buildings that can announce the entrance to heartlands and improve way-finding. This building is proposed at 11 storeys with illustrative master plan suggesting 14 storeys on Turnpike Ln (same height as Railway Approach to the south of Turnpike Lane). The use of height here, to signify proximity to the station and announce arrival at the Heartlands, has been tested through key views and long distance sequential views to fully assess the townscape opportunities.

LocalContext
This proposal is the linking piece to Clarendon Road's proposals at the southern edge of the Gasworks masterplan. Heights step down gradually towards the east, with the tallest part of the building featuring in the exit vista as you leave the Heartlands.

WiderContext
Consideration of the impacts of placing mass in relation to the immediate context and neighbours has informed the proposal from the outset. The proposed separation distances are shown on the next page.

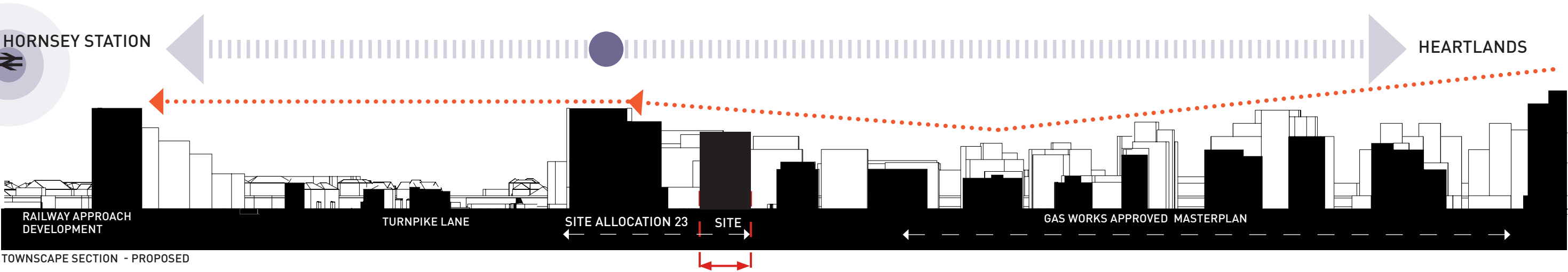


EXTRACT FROM HARINGEY'S LOCAL PLAN

- Haringey Borough Boundary
- Railway Lines
- Potential Locations Appropriate for Tall Buildings

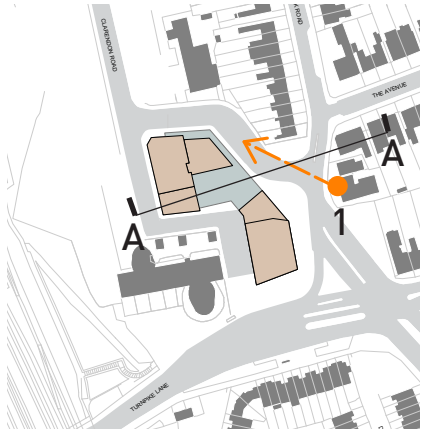


AERIAL VIEW OF PROPOSAL WITH POTENTIAL FUTURE MASTERPLAN



6.0 URBAN DESIGN RATIONALE

6.4 TALL BUILDING STRATEGY: ENTRANCE TO HEARTLANDS



KEY PLAN

The two storey base is clearly legible and relates to the scale of the buildings on Hornsey Park Road. A six-storey transitional element then mediates from the base to the taller buildings which terminate and announce the entrance to the Heartlands. The proposed wider pavement, feature tree planting reinforces this arrival and provides a green frontage addressing the street and the rear of 23-31 Hornsey Park Road.



PROPOSED OFFSET DISTANCES & MASTERPLAN



VIEW 1 - RELATIONSHIP OF BASE & TRANSITION BLOCK TO HORNSEY PARK HOUSES



CONTEXT SECTION A

6.0 URBAN DESIGN RATIONALE

6.5 ELEVATIONAL CONCEPTS

Scale
Our analysis of the local scale has concluded that the proposed 11 storey acts as a wayfinding feature that will sit comfortably within the emerging context as the masterplan continues to evolve.
The intent of the design is to establish a clear legible hierarchy, within the master plan site.
The Design Review Panel commented that they welcomed the approach of more open space and felt the scale was appropriate to mark the important junction.

Form and massing
The massing strategy has been developed to minimise the impact on neighbouring dwellings to the east, with the density stepping down to towards the west of Clarendon road.
The building has been designed following a careful consideration of how the building is perceived from different scales. Street, Mid range and

Long range views.
Designed with a clear legible Base, middle and top in the massing setbacks helps in the transition.



6.0 URBAN DESIGN RATIONALE & MASTERPLAN

6.5 ELEVATION CONCEPTS - BASE

Proportion and silhouette

Base

Intricate detail incorporate which can be appreciated from a street based approach.

Middle

Two storey gauge used to suite the longer distance views together with banding detailing to heighlight the steps in the massing help the building silhouette appear more elegant.

Top

The use of a three storey gauge for the top part of the building as well as the crown detailing help the building work well in the longer range views. Becoming a sign post to the entrance to the hearlands

Facing materials and detailed surface design

Careful consideration of materials which pick up from the local existing and emerging context to help the proposal blend in further.

Key

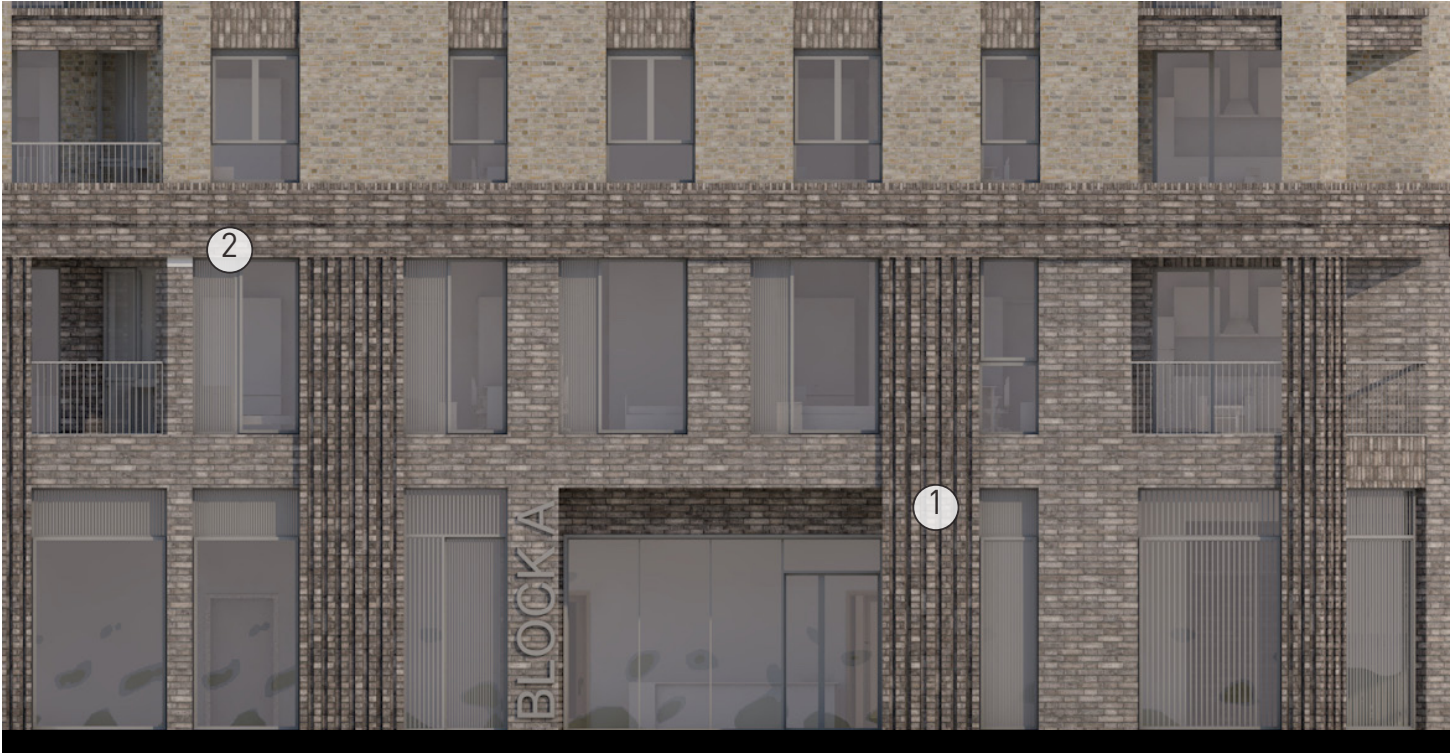
- 1 - Fluting added to base to match Clarendon gas works precedent.
- 2 - Banding introduced to accentuate the faceted design and include further visual interest by incorporating brickwork detailing.Picking up on Clarendon gas works. 2a -Top soldier course anding incorporated to close of building in same brickwork.
- 3 - Window spandrels retained to accentuate 2 storey reading with brick detailing introduced to tie Base | Middle | Top
Window types simplified and reviewd to allow for 500mm sill and widenee
- 4 - Brick detailing incorporated to balcony fascias.
- 5 - Top slimed down to allow for a 3 storey crown reading.



PRECEDENT IMAGE - CLARENDON GAS WORKS



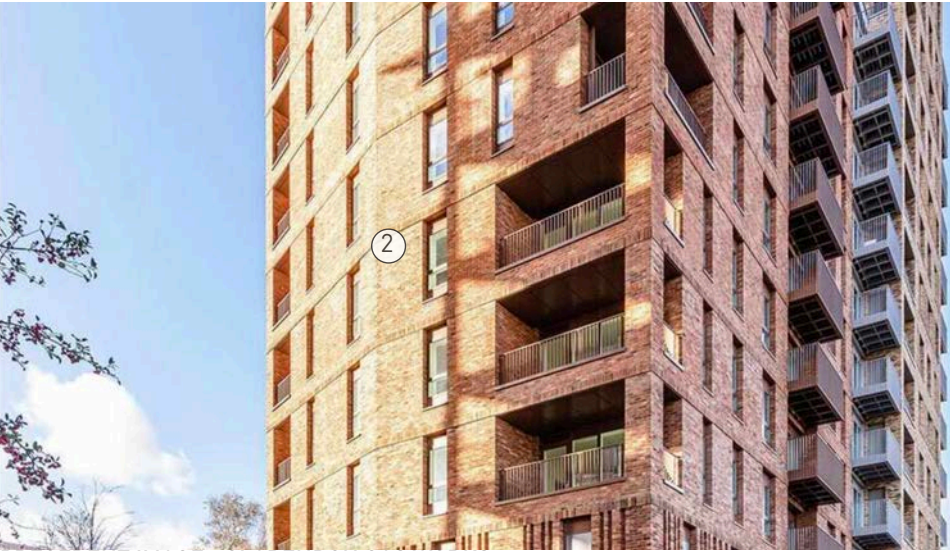
EAST ELEVATION



NORTH ELEVATION

6.0 URBAN DESIGN RATIONALE

6.5 ELEVATIONAL CONCEPTS - MIDDLE



- Key
- 2 - Banding introduced to accentuate the faceted design and include further visual interest by incorporating brickwork detailing. Picking up on Clarendon gas works
 - 3 - Window spandrels retained to accentuate 2 storey reading with brick detailing introduced to tie
- Base | Middle | Top
- Window types simplified and reviewed to allow for 500mm sill and widenee
- 4 - Brick deailing incorporated to balcony facias.



6.0 URBAN DESIGN RATIONALE & MASTERPLAN

6.5 ELEVATION CONCEPTS - TOP



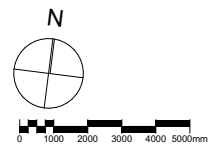
Key

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- 5 - Top slimed down to allow for a 3 storey crown reading.

7.0

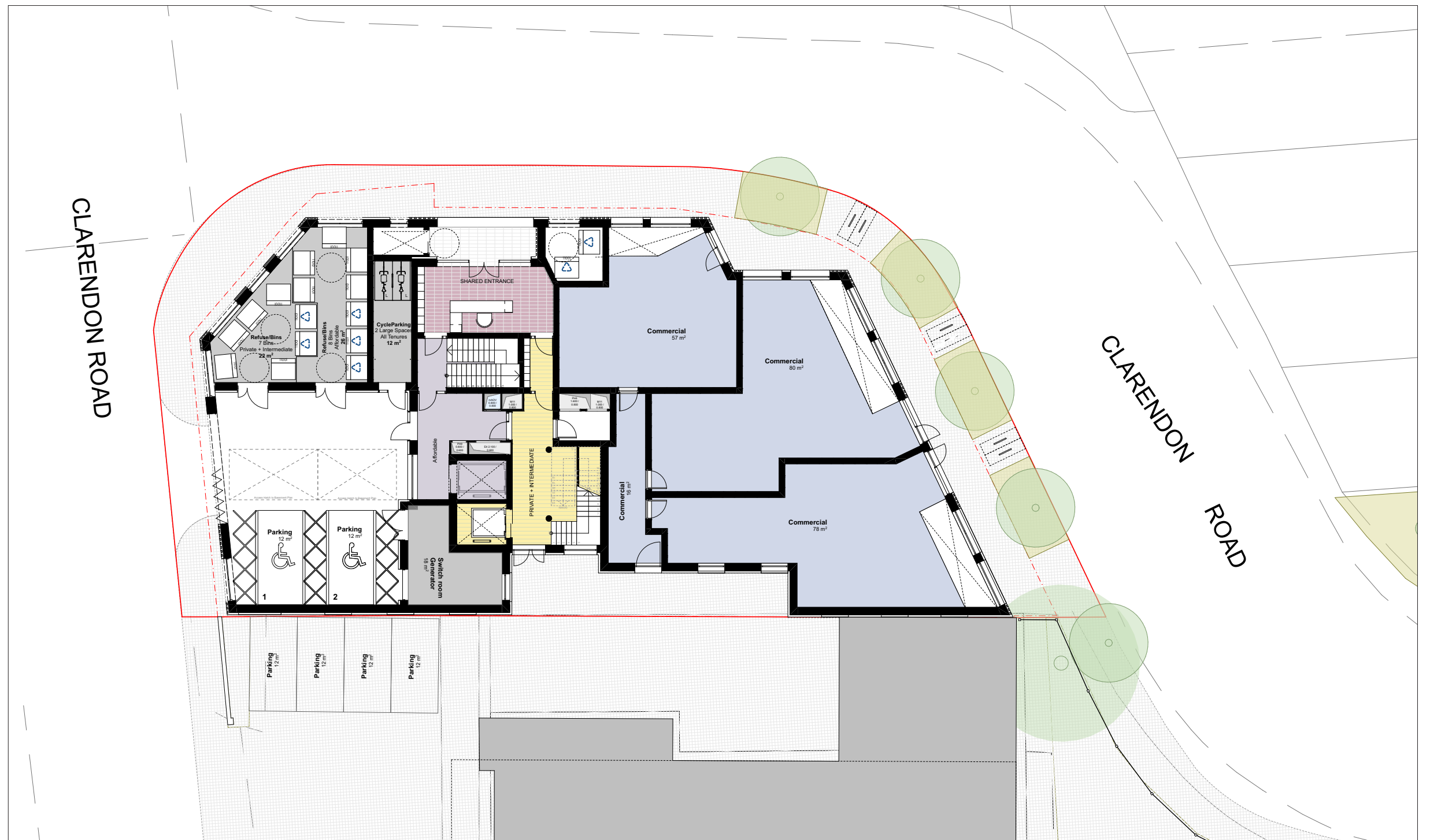
7.0 SCHEME DESIGN 7.1 FLOOR PLANS

KEY:



OWNERSHIP BOUNDARY -
PSMG OWNERSHIP

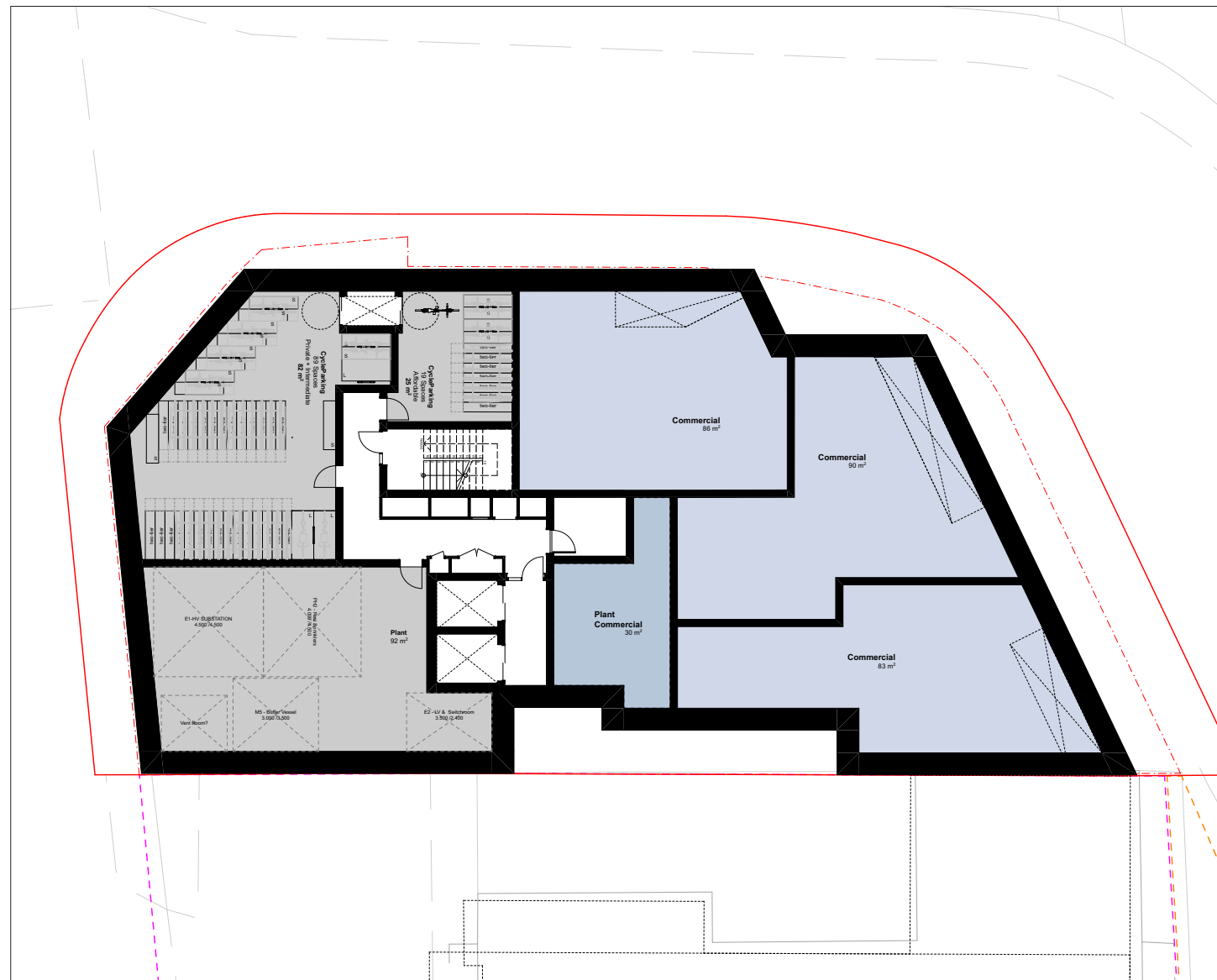
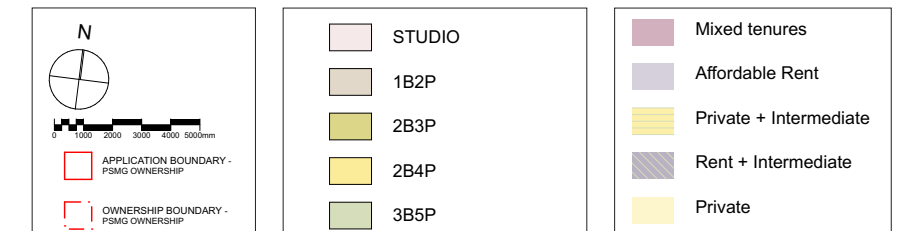
- COMMERCIAL
- SERVICES
- Mixed tenures
- Affordable Rent
- Private + Intermediate
- Rent + Intermediate
- Private



PROPOSED GROUND FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



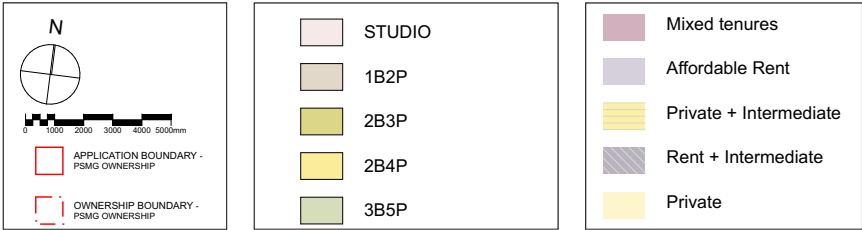
PROPOSED BASEMENT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS

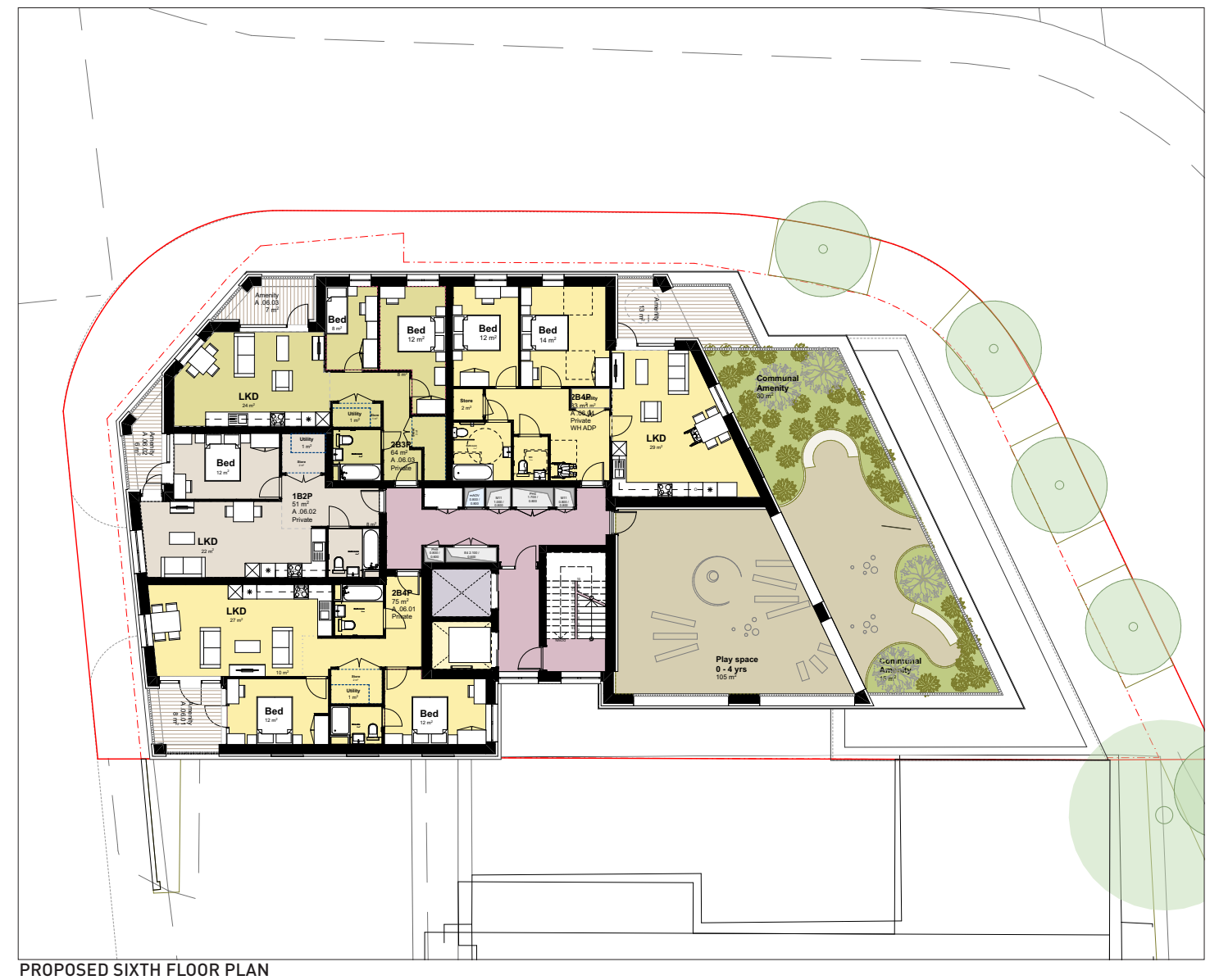


7.0 SCHEME DESIGN

7.1 FLOOR PLANS



PROPOSED FOURTH & FIFTH FLOOR PLAN



PROPOSED SIXTH FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS

0 1000 2000 3000 4000 5000mm

APPLICATION BOUNDARY - PSMG OWNERSHIP

OWNERSHIP BOUNDARY - PSMG OWNERSHIP

STUDIO

1B2P

2B3P

2B4P

3B5P

Mixed tenures

Affordable Rent

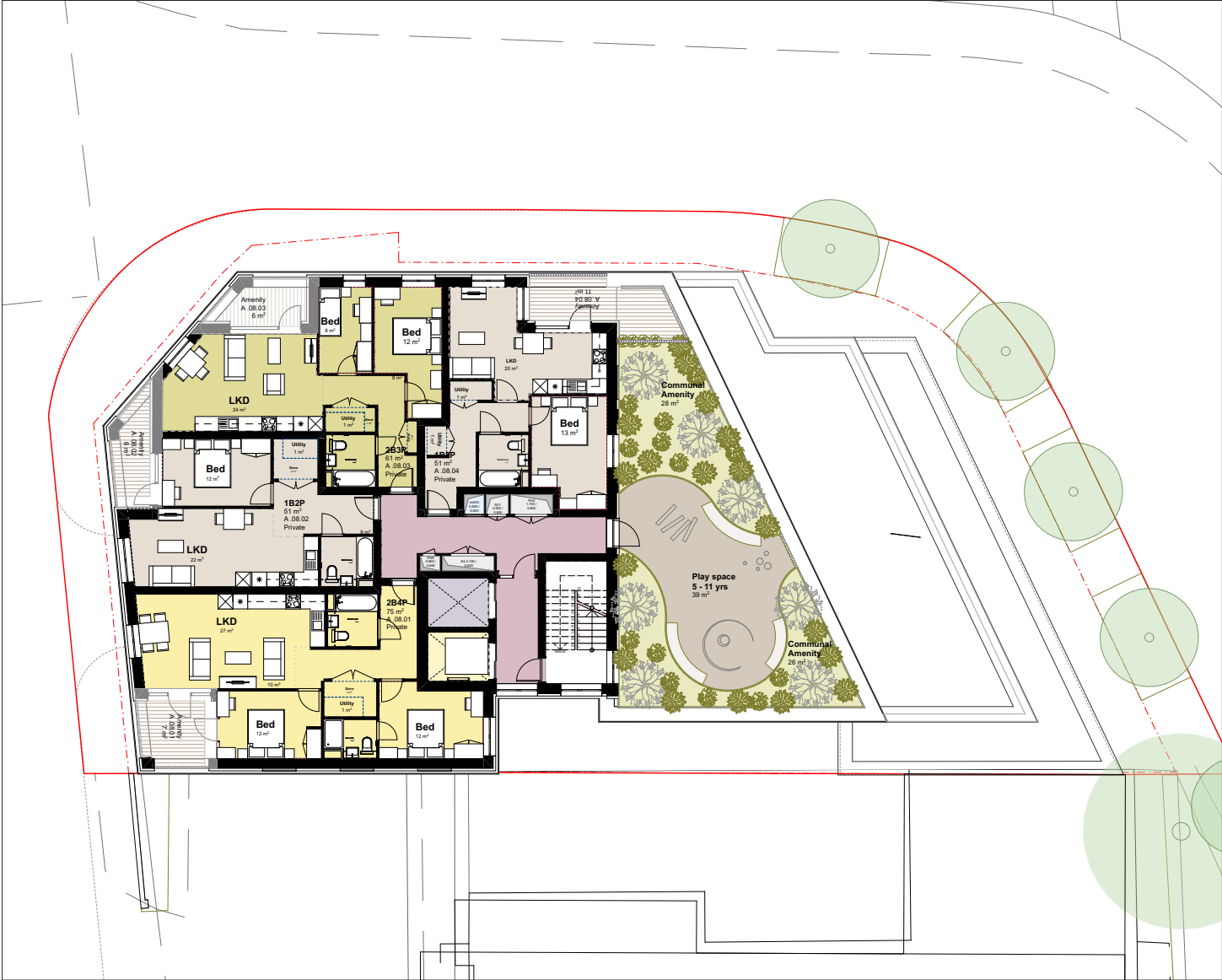
Private + Intermediate

Rent + Intermediate

Private

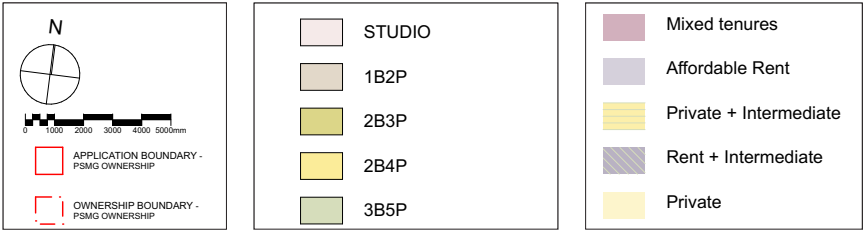


PROPOSED SEVENTH FLOOR PLAN

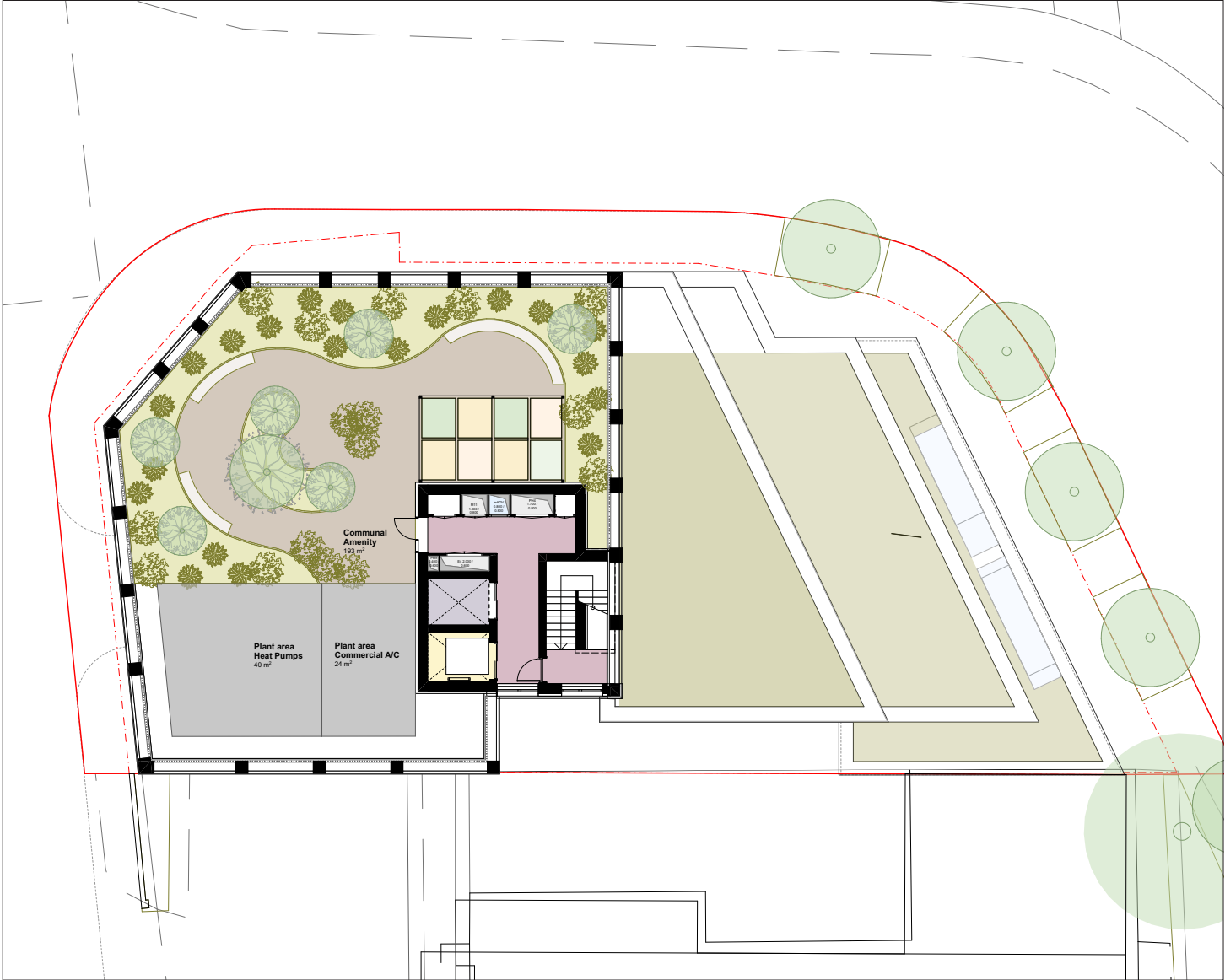


PROPOSED EIGHTH FLOOR PLAN

7.0 SCHEME DESIGN
7.1 FLOOR PLANS



PROPOSED NINTH & TENTH FLOOR PLAN



PROPOSED ELEVENTH - ROOF TERRACE FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



PROPOSED ROOF FLOOR PLAN

7.0 SCHEME DESIGN

7.2 AFFORDABLE HOUSING PROVISION



SCHEDULE OF ACCOMMODATION	STATUS	PROJECT	DATE
30-36 Clarendon Road, N8 ODJ	DRAFT	3572	06.10.2022

LHDG STANDARD														
AREA	37	50	61	70	74	86					RESIDENTIAL		AMENITY	
HAB. ROOMS	1	2	3	3	4	4					NET AREA		AREA	TARGET
RESIDENTIAL	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	TOTAL UNITS	HAB ROOMS	m²	ft²	m²	m²	WCU	
													ADP	ACC
AFFORDABLE RENT	0	4	2	1	2	1	10	29	683	7353	74	61	0	2
INTERMEDIATE SALE	0	2	1	3	0	1	7	19	477	5137	48	45	0	0
PRIVATE SALE	0	13	7	12	0	2	34	89	2199	23671	235	207	3	0
	0	19	10	16	2	4	51	137	3360	36162	358	313	3	2

TOTAL PROVISION	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	TOTAL UNITS	HAB ROOMS	m ²	ft ²	m ²	m ²	ADP	ACC
TOTAL	0	19	10	16	2	4	51	137	3360	36162	358	313	3	2
PERCENTAGE BASED ON UNITS	0.0%	37.3%	51.0%	11.8%				100%					5	
PERCENTAGE BASED ON HAB ROOMS	0.0%	27.7%	56.9%	11.7%			51						9.8%	
	0	38	30	48	8	16	132							

TENURE TOTALS

AFFORDABLE RENT	INTERMEDIATE	TOTAL AFFORDABLE	% SPLIT	PRIVATE SALE
TOTAL UNITS 10	TOTAL UNITS 7	TOTAL UNITS 17	RENT 58.8%	TOTAL UNITS 34
UNITS AS % 20%	UNITS AS % 14%	UNITS AS % 33.3%	INTERMEDIATE 41.2%	UNITS AS % 66.7%
HAB ROOMS 29	HAB ROOMS 19	HAB ROOMS 48		HAB ROOMS 89
HAB RMS AS % 21%	HAB RMS AS % 14%	HAB RMS AS % 35.04%	60.42%	HAB RMS AS % 65.0%
NET m2 0.0	NET m2 0.0	NET m2 0.0		NET m2 0.0
NET ft2 0.0	NET ft2 0.0	NET ft2 0.0		NET ft2 0.0

COMMERCIAL GIA

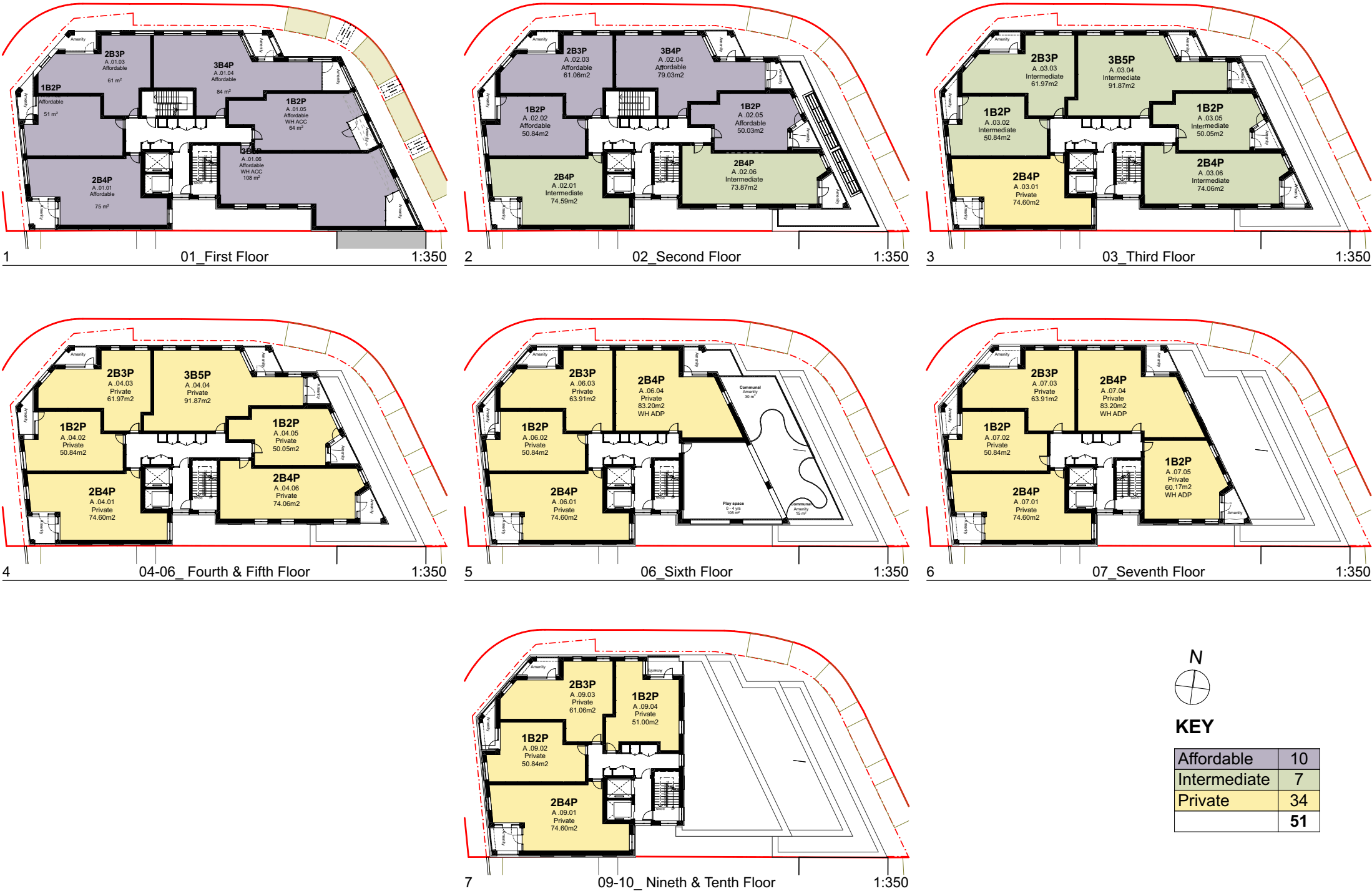
EXISTING: 595 M²
PROPOSED : C. 560 M²

7.0 SCHEME DESIGN

7.3 HOUSING TENURE

The affordable rented accommodation is located on the 1st & 2nd floor with intermediate apartments at 2nd & 3rd floor. A shared entrance then uses makes use of Fob controlled lift to allow access to dedicated floors. A secondary stair gives access to 1st & 2nd floors for Affordable rent units.

Fob controlled lift to give acces to all tenures to levels with access to roof gardens. Access to dedicated lift to be overridden in case of maintence of either lift to allowstep free access.



7.0 SCHEME DESIGN

7.4 HOUSING QUALITY

51 new homes will be provided and it is envisaged that they will be of high quality, robust construction creating energy efficient healthy homes to live in.

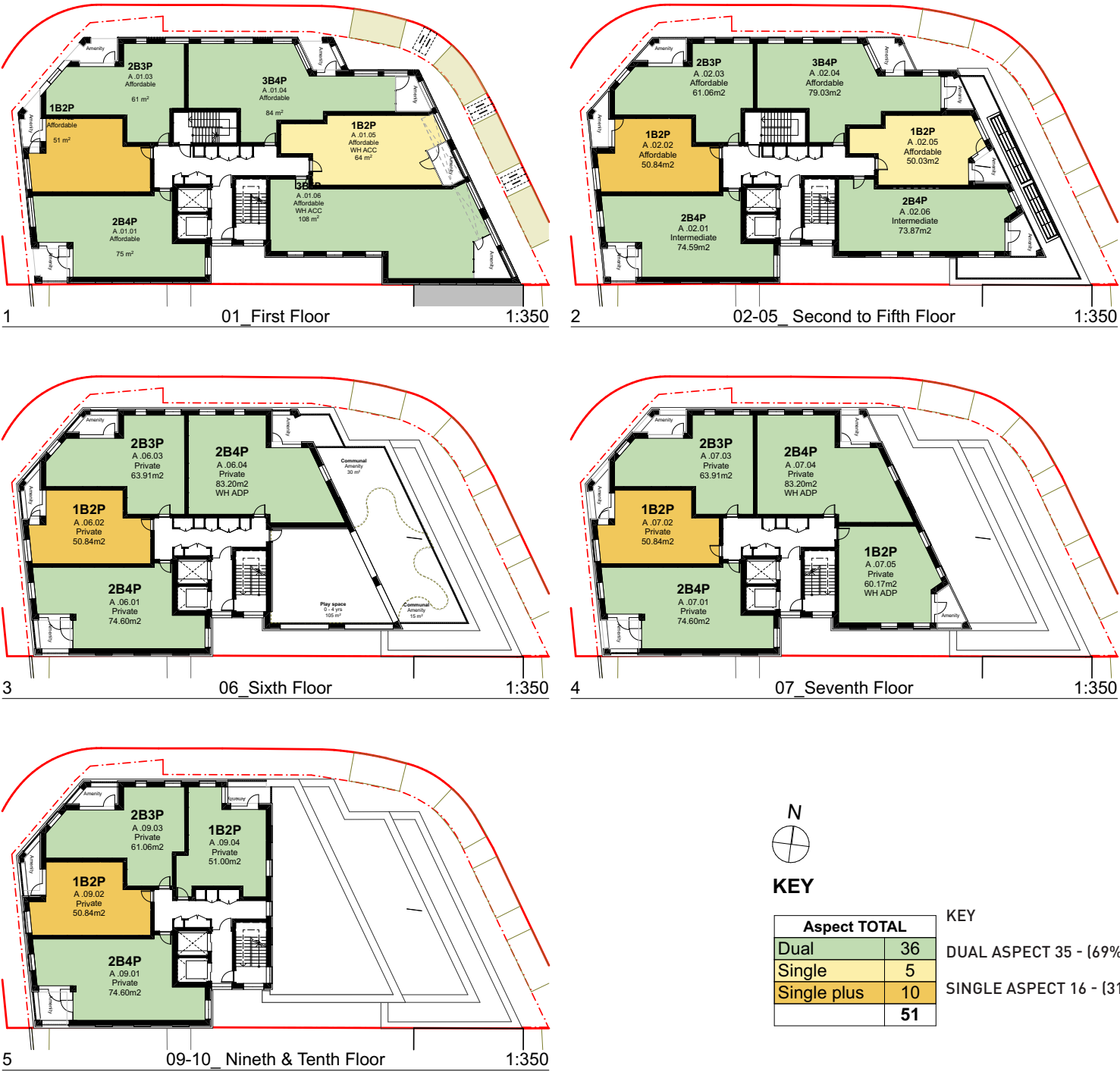
All the homes will be designed to achieve GLA standards and some will exceed them. 69% of the dwellings are dual aspect and where they have a single aspect they are east or west facing with access to good levels of daylight and sunlight.

Communal amenity and play space, in addition to private balconies and terraces will enhance the living experience for residents.

Large window openings with high-performance glazing will maximise natural light into the dwellings whilst good quality materials will provide a welcoming environment to live in.



QUALITY HOMES



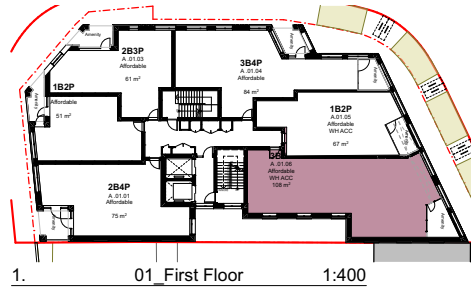
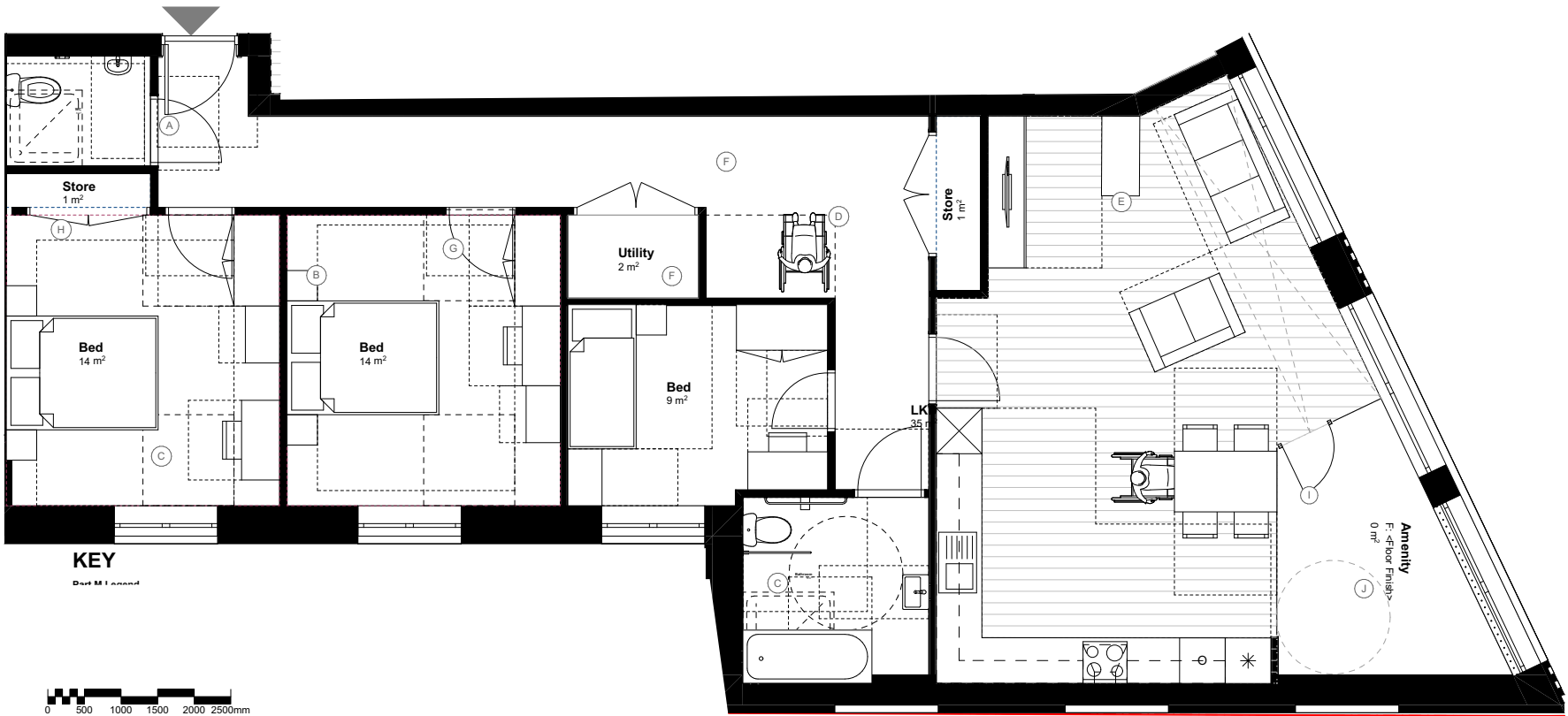
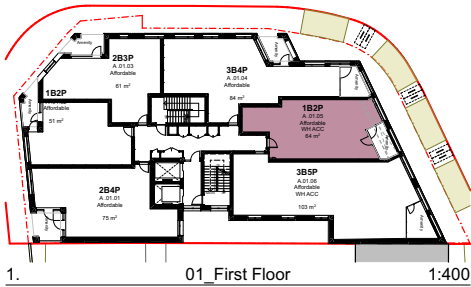
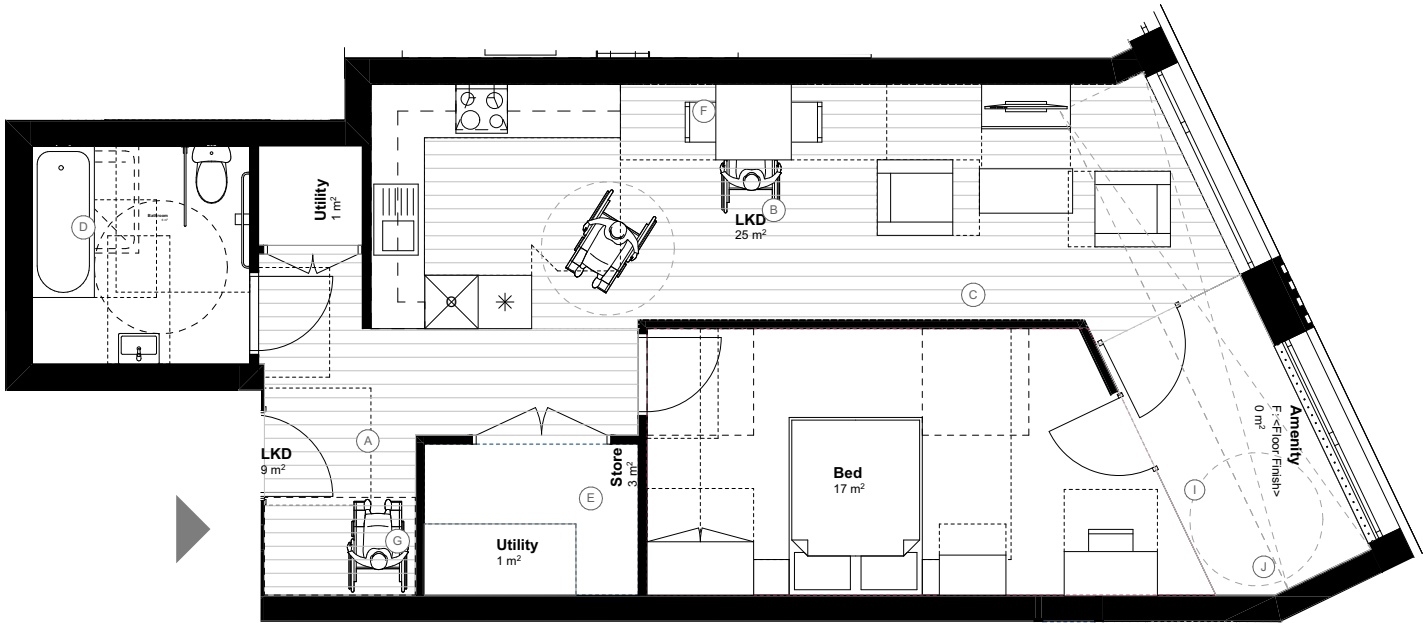
7.0 SCHEME DESIGN

7.5 WHEELCHAIR FLATS ACCESSIBLE

KEY

Part M Legend

- A. Principal private entrance level door with:
 - 850mm clear opening width and 300mm nib for 1800mm min beyond it
 - 1500mm turning circle inside entrance area
- B. Internal doors min clear width 850mm with 300mm nibs
- C. Clear Access routes around beds as follows:
 - principal bedroom: 1000mm clear space to the sides and foot of the bed and 1200mm manoeuvring space on both sides of bed
 - other double bedrooms: 1000mm to one side and foot of the bed
 - single bedroom: 1000mm to one side and in front of all furniture
- D. 1500mm x 1500mm turning circle in main bathroom
- E. Minimum 1500mm clear space in front of and between all kitchen units and appliances
- F. Adequate built-in household storage space
- G. Wheelchair transfer space 1100mm wide x 1700mm long
- H. 4 bed spaces and above additional WC/cloakroom space
- I. Doors to balcony/terrace amenity 850mm min clear opening width
- J. 1500mm clear turning circle on every outdoor space
- K. External level landing to principal entrance with 1500mm minimum depth and covered for a minimum width and depth of 1200mm.

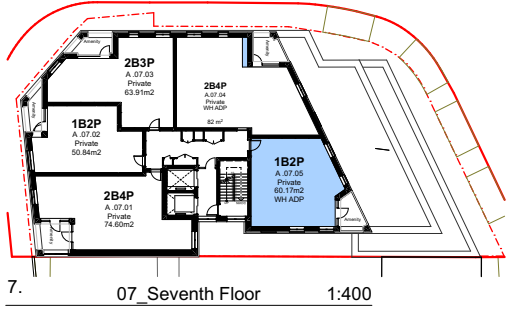
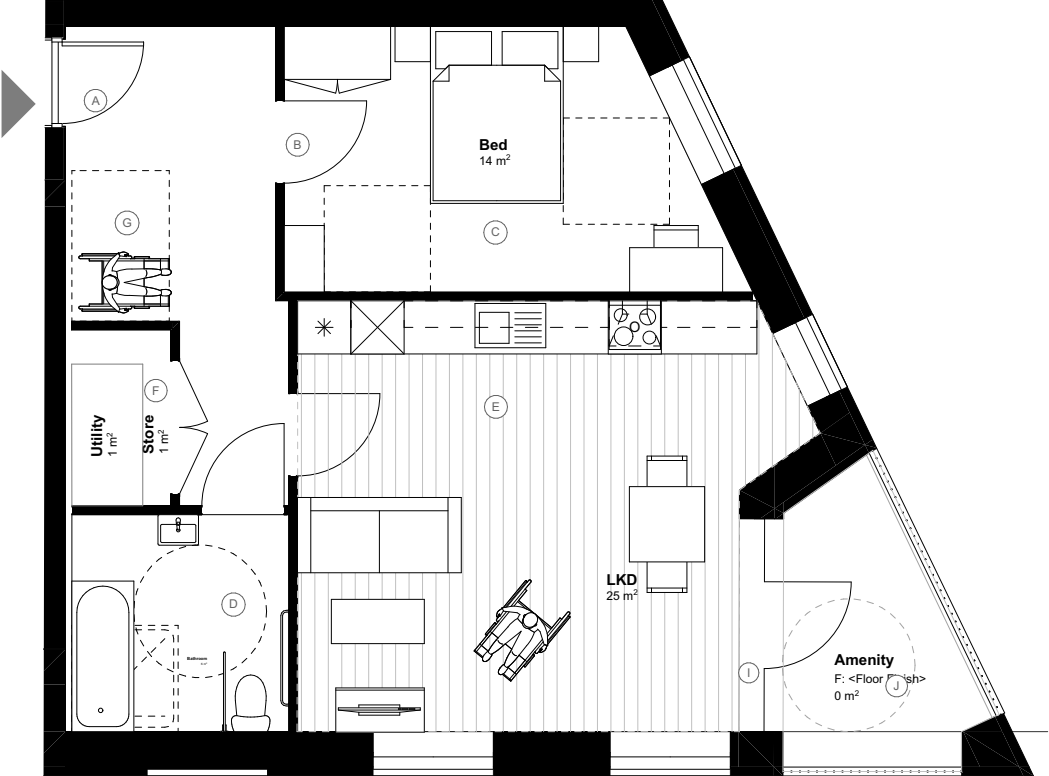
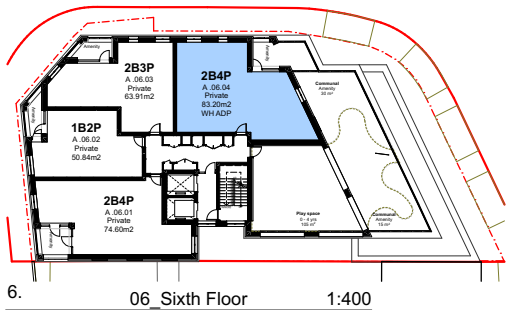
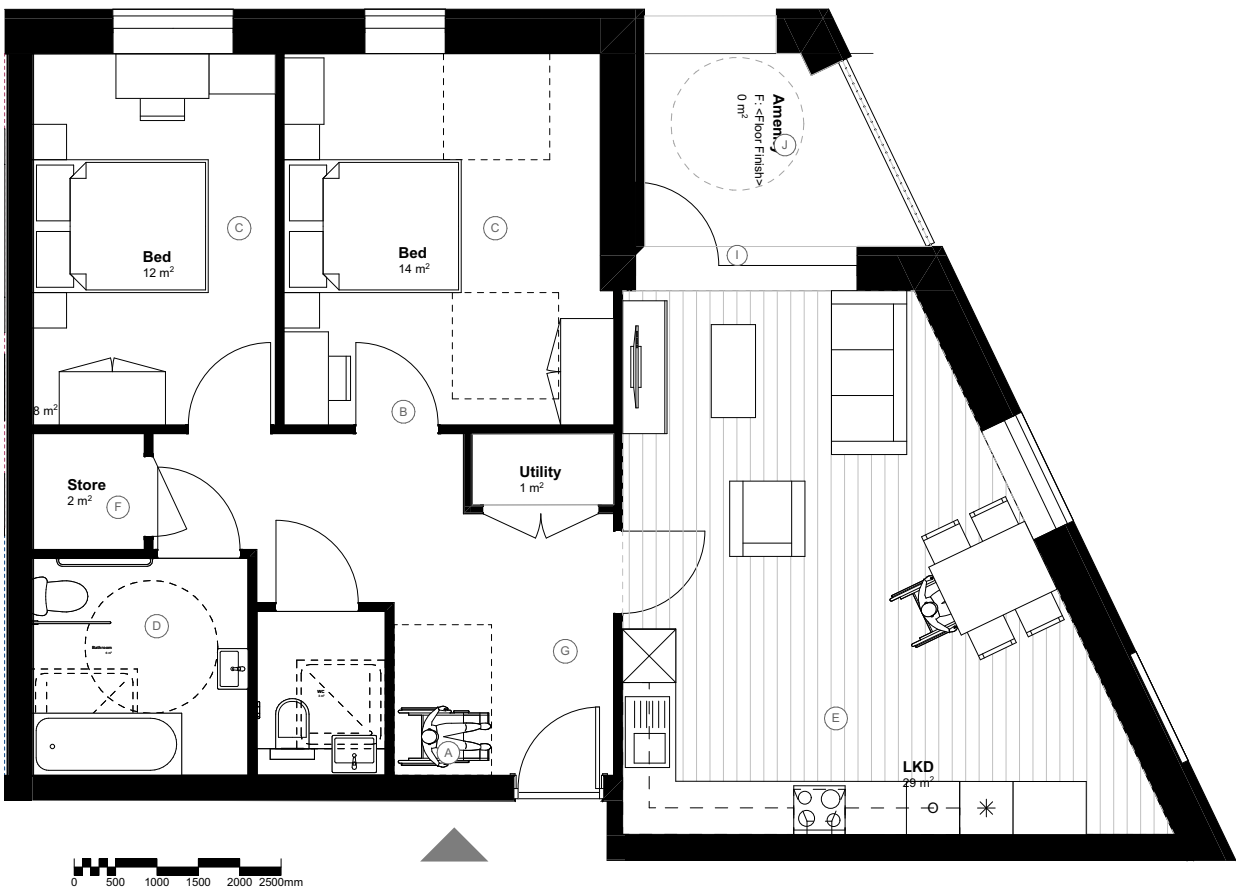


7.0 SCHEME DESIGN

7.5 WHEELCHAIR FLATS ADAPTABLE

KEY

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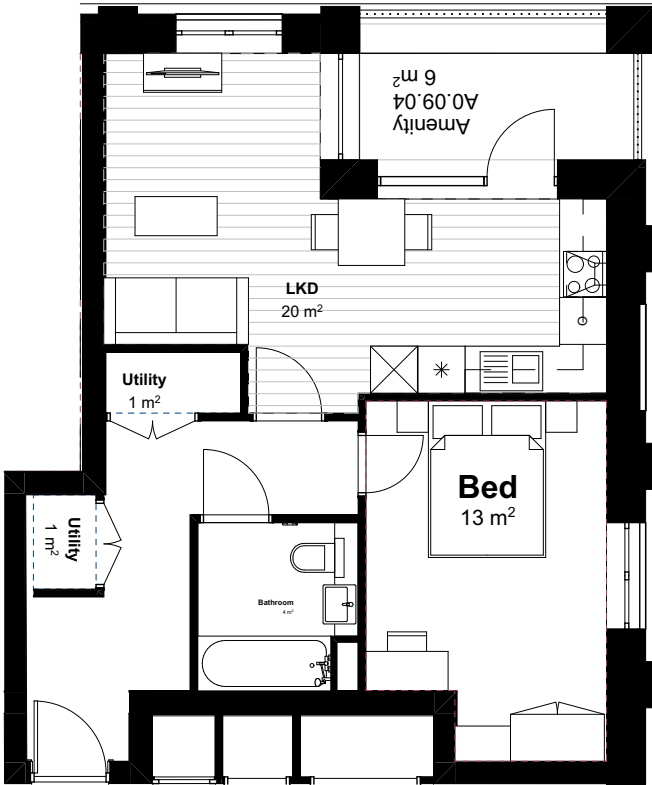
7.0 SCHEME DESIGN

7.6 TYPICAL FLAT LAYOUTS

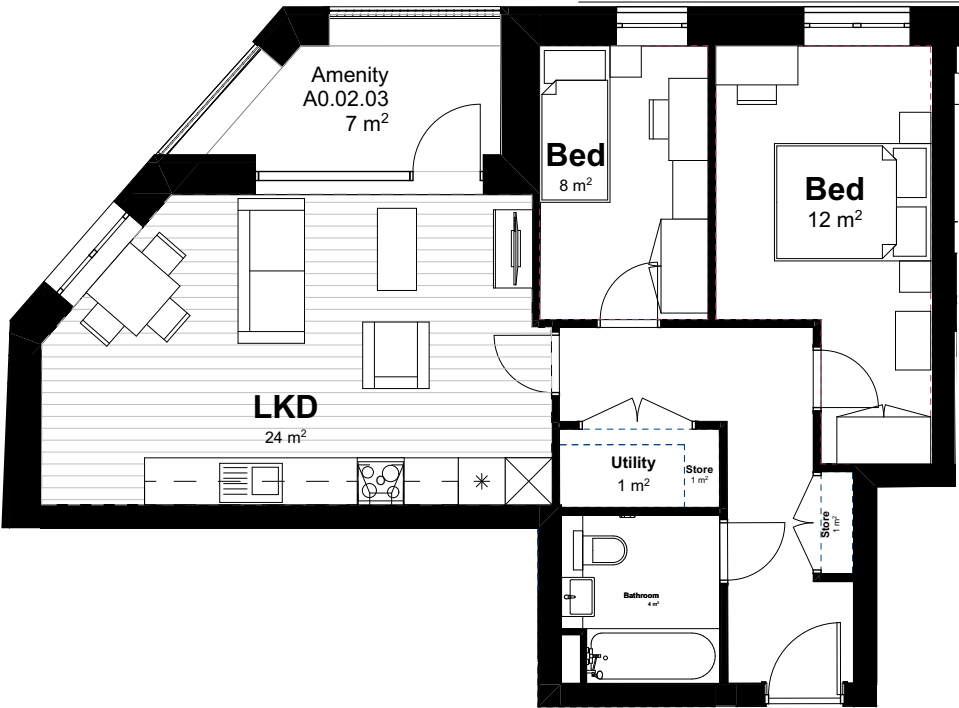
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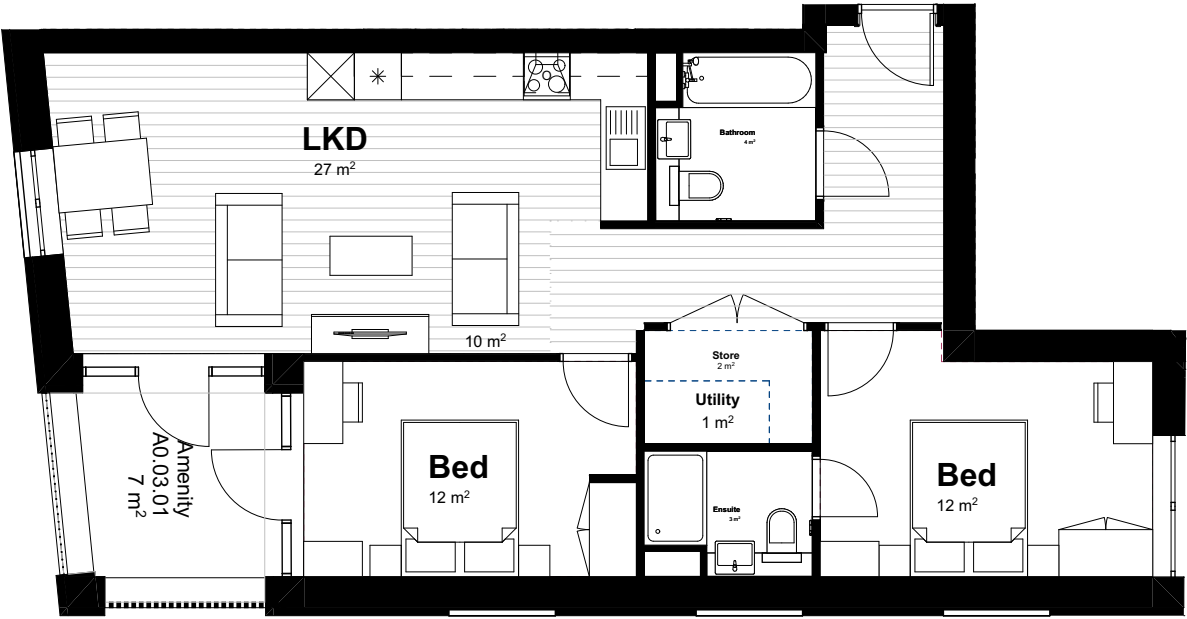
1 BED 2 PERSON APARTMENT 51 M²



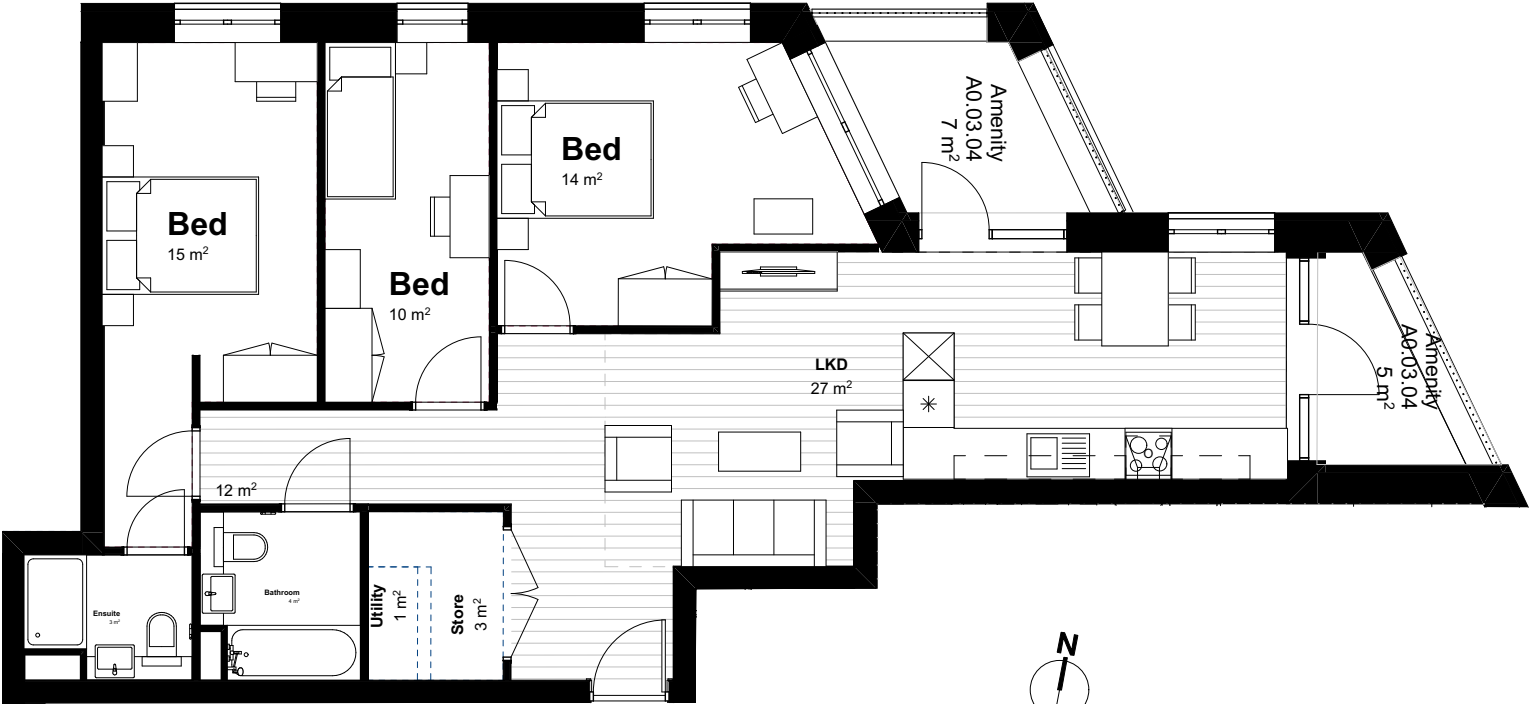
2 BED 3 PERSON APARTMENT 61 M²

7.0 SCHEME DESIGN

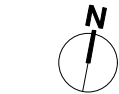
7.6 TYPICAL FLAT LAYOUTS



2 BED 4 PERSON APARTMENT 75 M²



3 BED 5 PERSON APARTMENT 96 M²



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8.0

8.0 LANDSCAPE, PUBLIC REALM 8.1 PROPOSED LANDSCAPE

LANDSCAPE STRATEGY

To develop a holistic approach to landscape design that considers both the local and wider context in terms of urban design, sustainability, public and residential amenity and biodiversity. The landscape strategy will consider the following in detail

PUBLIC REALM

- Provide a net gain in usable public space with increased permeability across the site with wider footpaths
- To improve the pedestrian experience along Clarendon Road with wider paths, street furniture and planting in line with 'Healthy Streets' guidance
- Promote active frontages with high quality landscape and an opportunity for integrating public art or community projects as wider masterplan develops
- Create opportunities for street trees and sustainable urban drainage coordinated with existing and proposed services

RESIDENTIAL AMENITY & PLAY

- Look to provide a safe green oasis for residents providing a sense of calm and well being where passive and active spaces can be in harmony
- Provide integrated and inclusive play for 0-11 age groups accessible to all tenures, in line with current SPG requirements and the GLA play space calculator
- Consider day light sunlight levels and wind conditions in the orientation of the proposed amenity gardens

BIODIVERSITY & URBAN GREENING

- Demonstrate a net gain in biodiversity creating habitats suitable for a wide variety of species to survive • To achieve an Urban Greening Factor of 0.4 in line with the GLA's recommendations, this is achieved by utilising roofs for biodiversity gain and street tree planting.
- Take account of habitat and species targets in relevant Biodiversity Action Plans (BAPs) to ensure proposals are suitable for their location.
- Provide comprehensive ecological mitigation and enhancements that encourages the passage of fauna and flora across the site joining up to wider wildlife corridor

LANDSCAPE MASTERPLAN OF JESSICA BUTTONS

