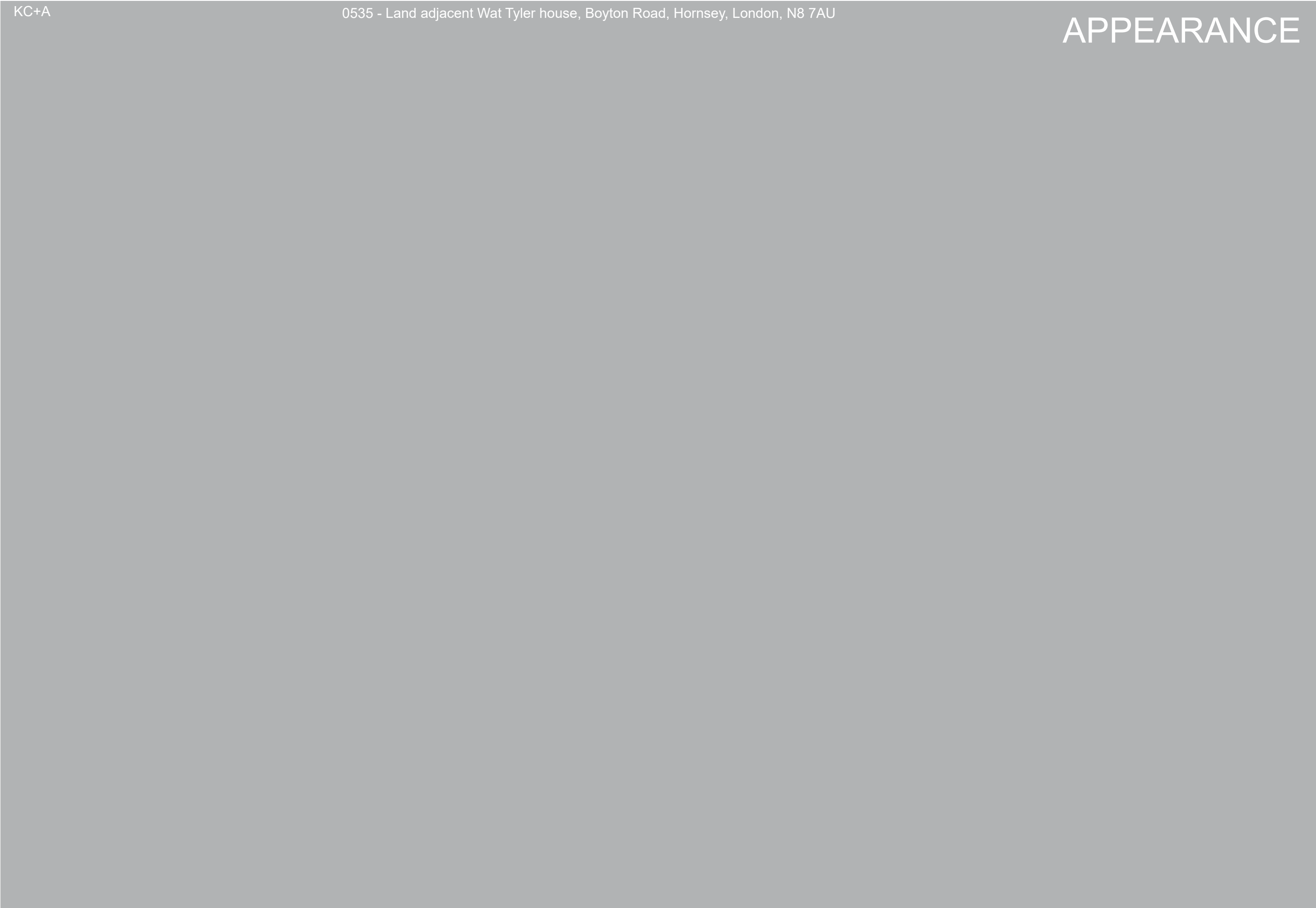




Visualisation



Street view looking South-East on Boyton Road

Studies were carried out to explore the design and composition of the elevations.

Various patterns of fenestration were explored including different ways of expressing the vertical stacking of balconies. Also to emphasise the horizontal linking windows have been used to echo characteristics found in Wat Tyler House as discussed earlier in this report.

The ground floor has been expressed to form a base to the building. The large recessed area forms an entrance canopy and hit and miss brick work wraps around grounding the building.

The horizontal character of Wat Tyler has been picked up in the front part of the building with a recessed panel that links windows together. Horizontal reconstituted stone bands have been introduced that reference the painted concrete floor plates expressed in the Wat Tyler façade.

Windows and balconies are linked vertically by recess brick panels in the taller section of the building.

In addition, the elevation design has been developed to integrate the prevention of overheating into the composition in the form of balcony and canopy overhangs and shading fins.

Street elevations and long sections on the following pages illustrate how these design principles have been consistently applied to each elevation.



Front elevation study option 1



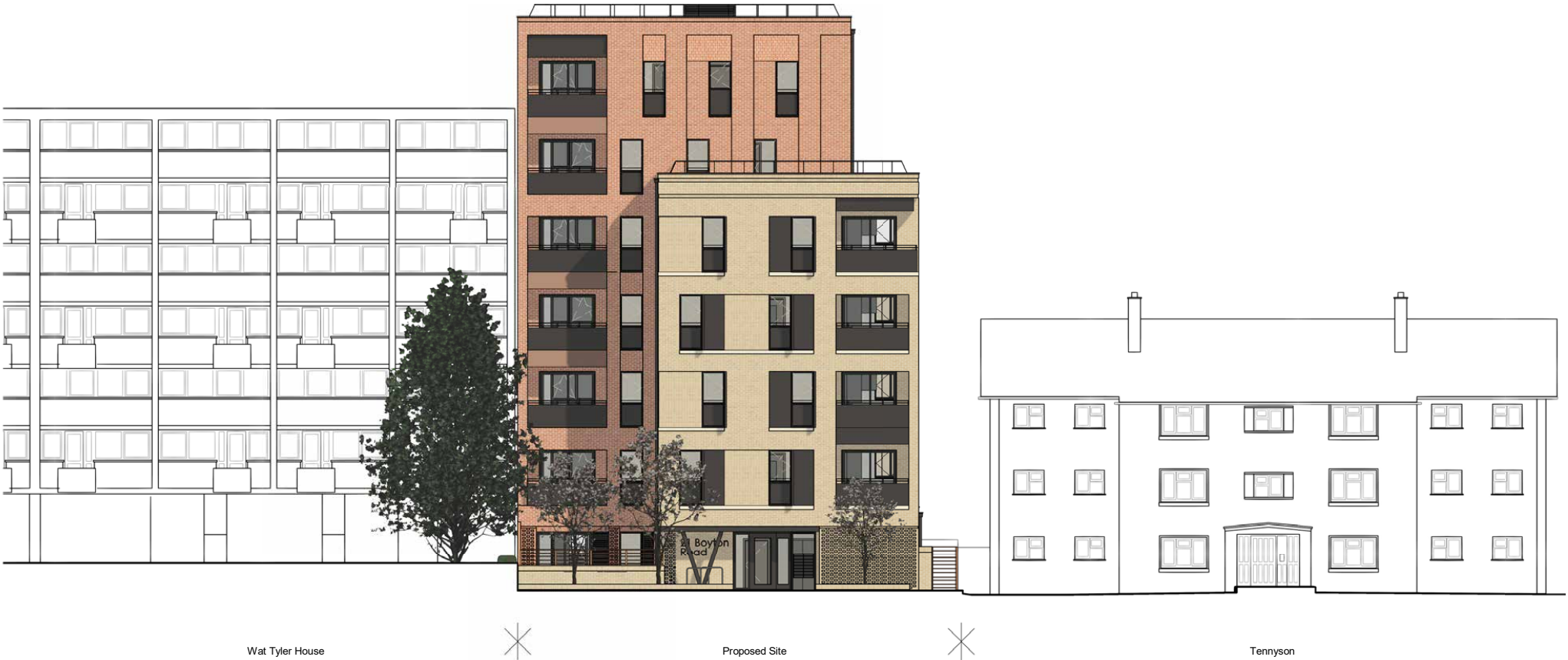
Front elevation study option 2



Front elevation study option 3



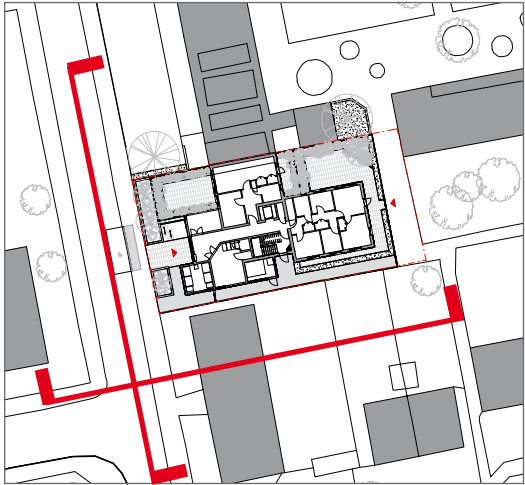
Front elevation study chosen option



Boyton Road, west elevation. NTS



South elevation. NTS



Location Key



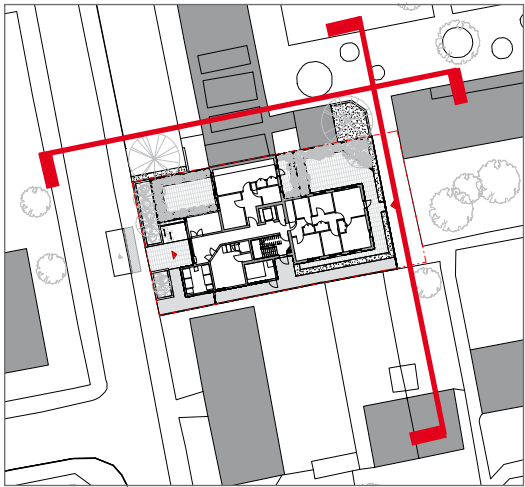
Street and sectional elevations



East elevation. NTS



North elevation. NTS



Location Key



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Building materials proposed

This page and the following illustrates the selection of high-quality materials proposed for the building.

The three sections of the building are expressed in three different types each with a matching mortar colour. The colours which include, red and two shades of buff relate to the red brick found on Wat Tyler House and the buff shades of brick found at Tennyson and Campsfield Houses and in the wider neighbourhood.

To add a layer of detail, recessed panels of brick work linking windows either horizontally or vertically are highlighted with contrasting brick bonds.

Reconstituted stone bands form a sill where windows are linked.

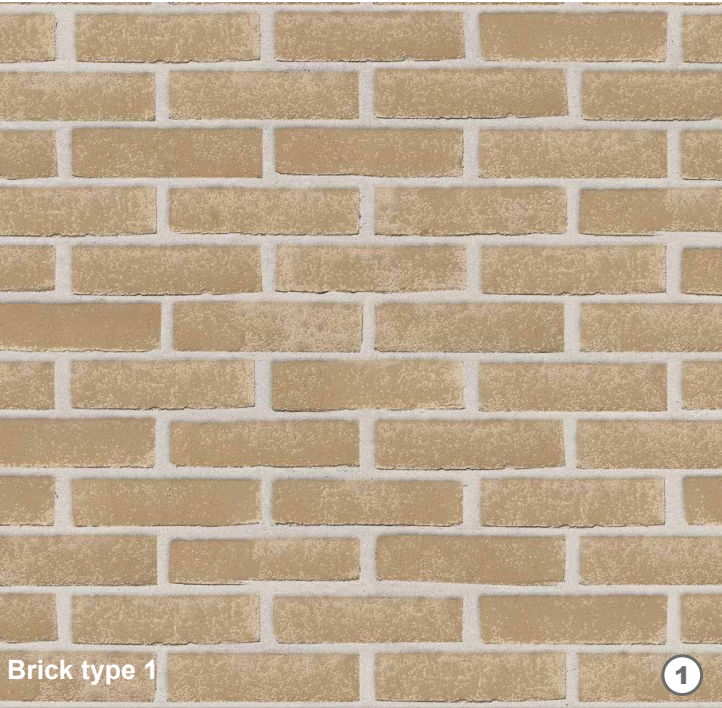
All metal work; balcony balustrades, external shading, window frames, rain water goods and architectural metal work are finished in a dark brown- grey powder coating.



View of the Boyton Road, west elevation



Powder coated metalwork RAL 7002



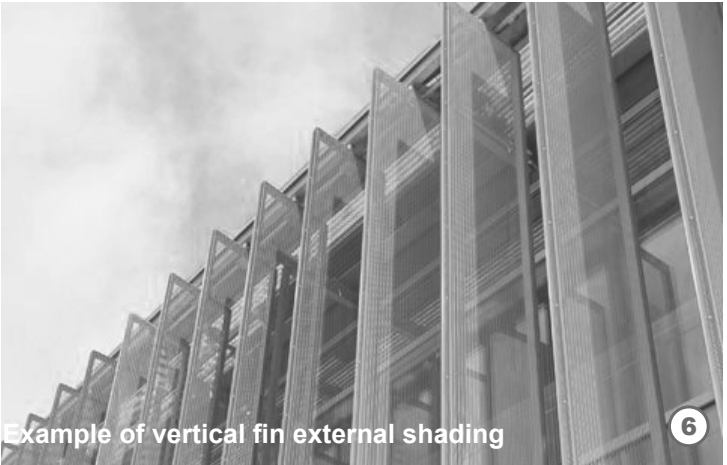
Brick type 1



Reconstituted stone



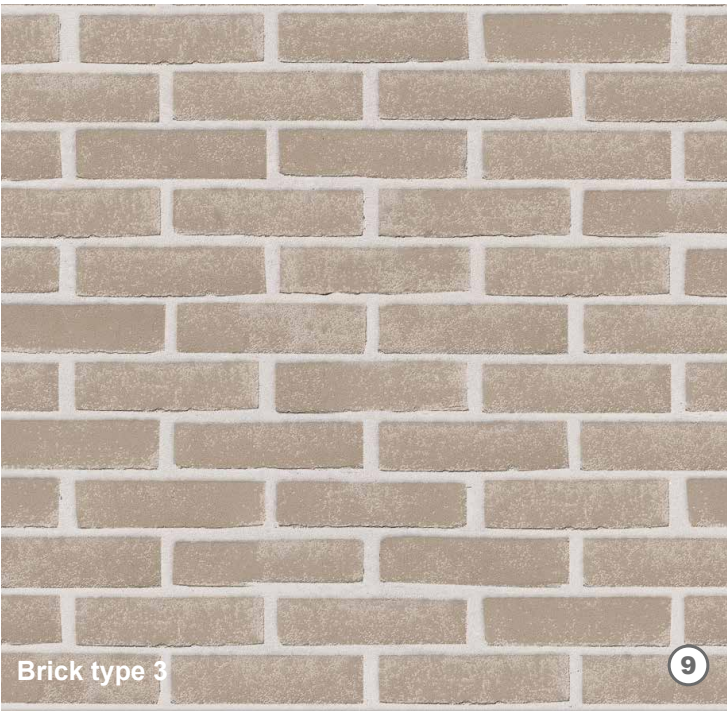
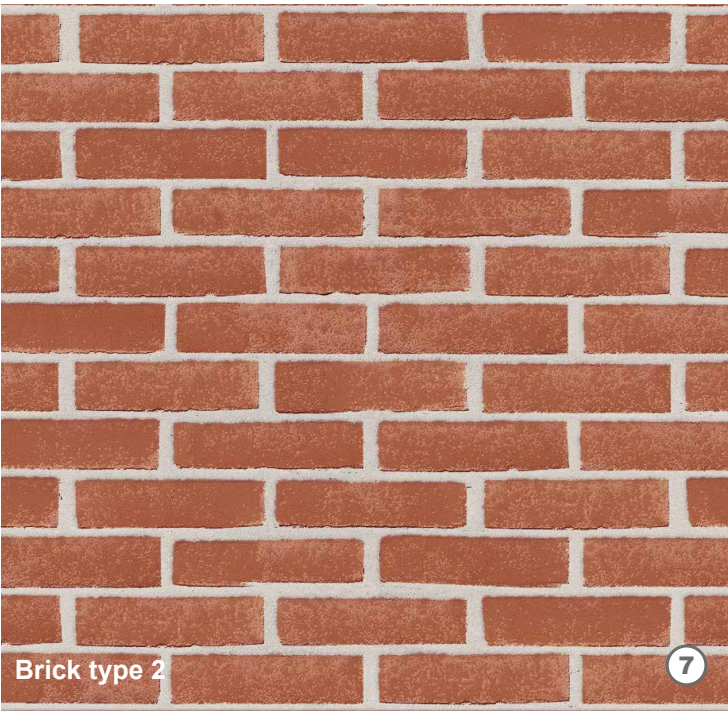
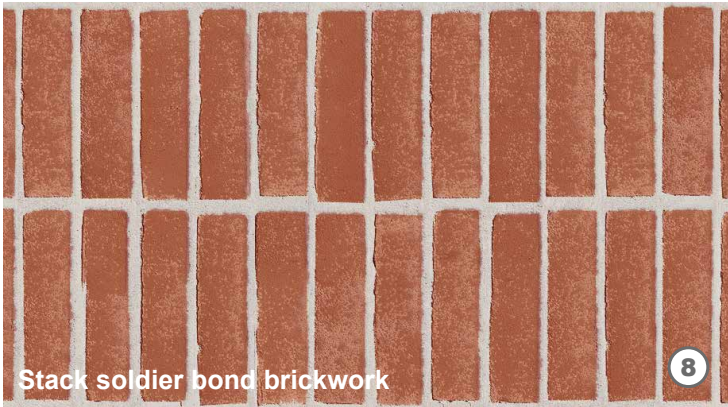
Stack soldier bond brickwork



Example of vertical fin external shading



Example of 'hit and miss' brickwork

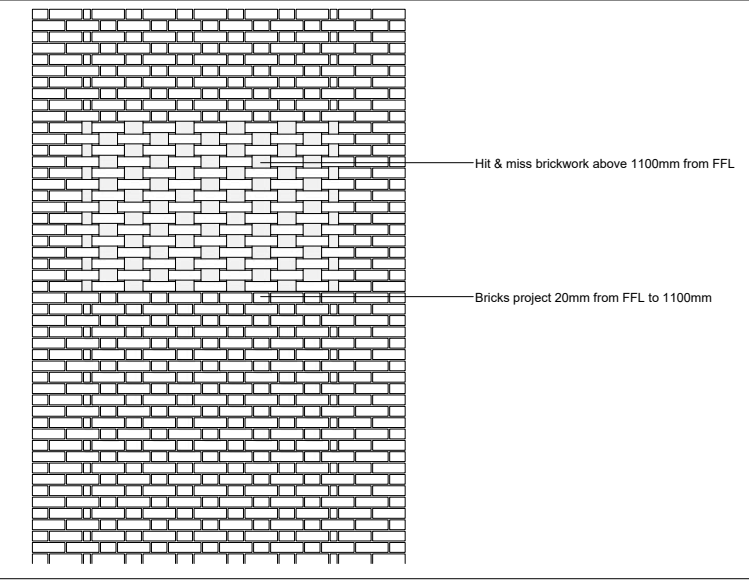


View of the rear, east elevation

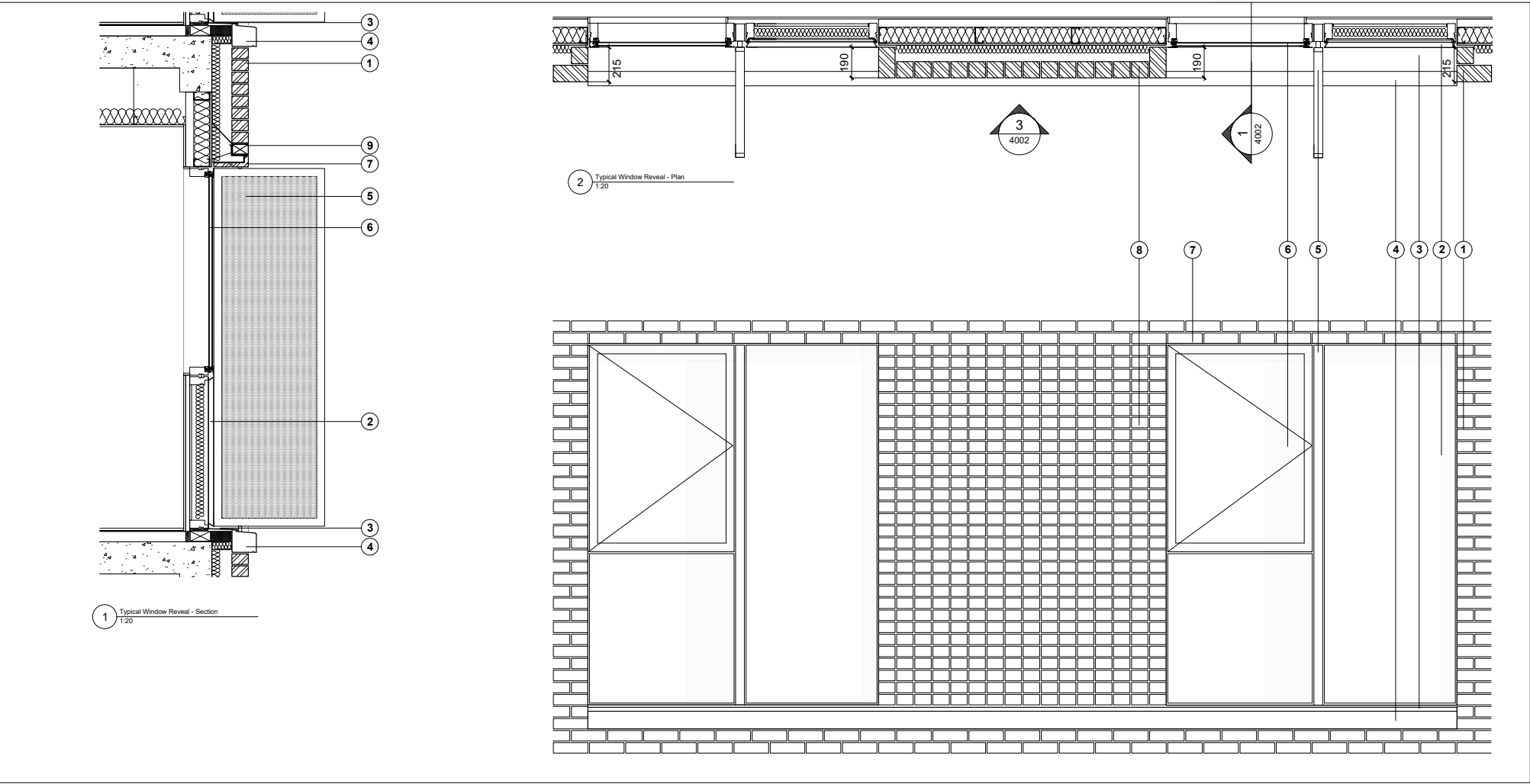
Typical details

These typical details show the following design intentions:

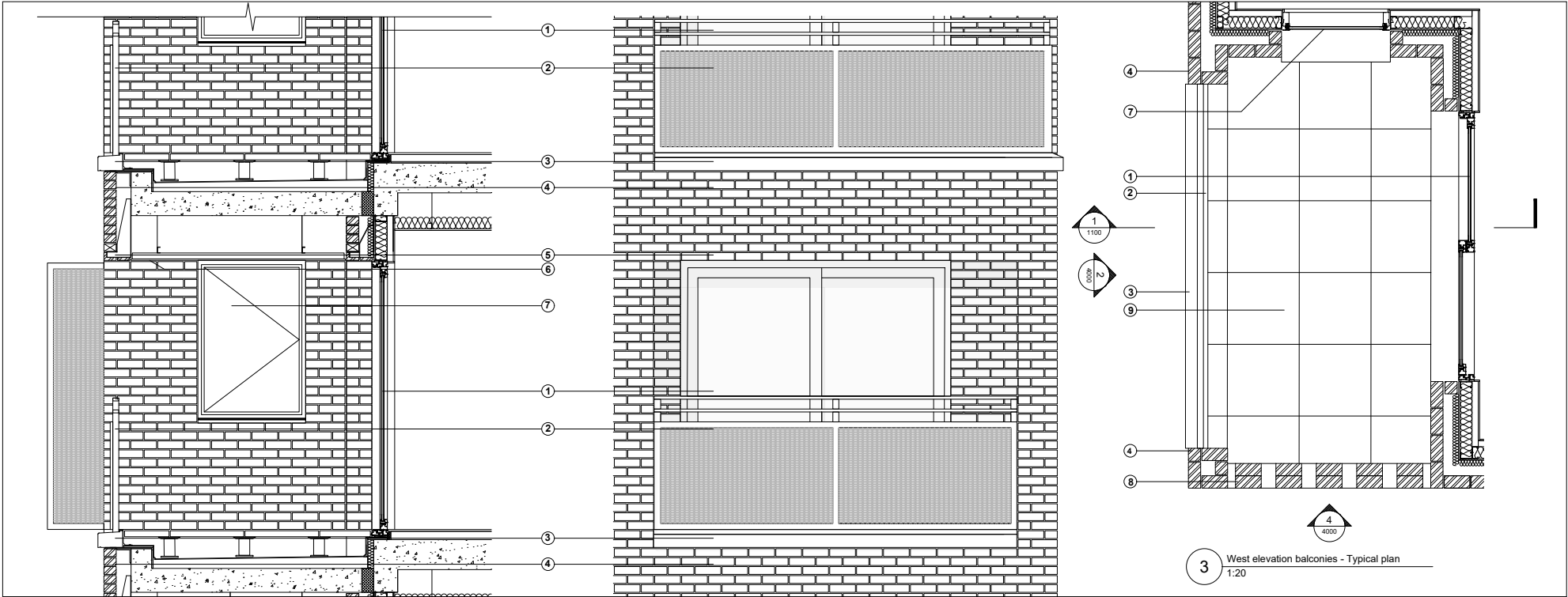
- A full brick reveal to all window openings.
- High quality brick detailing including hit and miss brick work, areas of stack bond and soldier bond.
- High quality architectural metal work including balconies and shading fins.



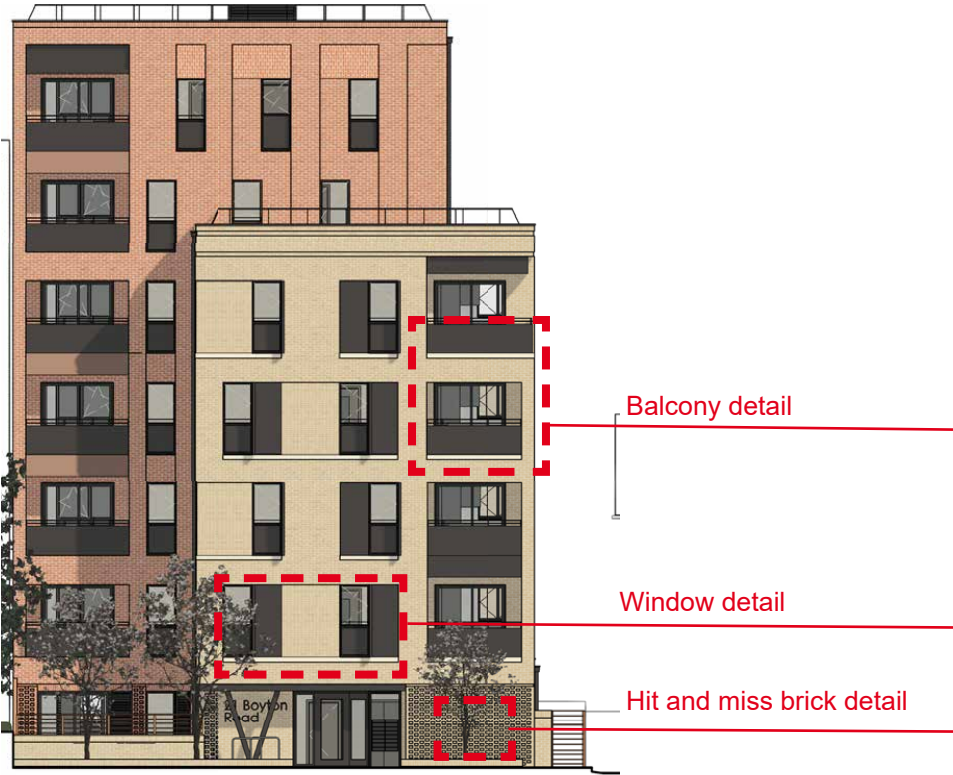
Typical hit and miss brick detail. NTS



Typical window and shading fin details. NTS



Typical balcony details. NTS



Detail locations

Tall building statement

For all development proposals, the Council expects building heights to be of an appropriate scale which respond positively to the site’s surroundings, the local context, and the need to achieve a high standard of design.

Haringey’s Development Management plan defines both ‘taller’ buildings and ‘tall’ buildings. Taller buildings are defined as those that are two to three storeys higher than the prevailing surrounding building heights. Tall buildings are defined in the Strategic Policies Local Plan as being buildings 10 storeys and over.

The London Plan leaves it to local Development Plans to define what is a ‘tall building’. It also states that tall buildings are generally those that are substantially taller than their surroundings and cause a significant change to the skyline. It also states that tall buildings are not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.

The top floor of the proposed building will be over 18m from the ground floor and it is 7 storeys in height. The prevailing building height in the neighbourhood is set by Wat Tyler House at 7 storeys and Bedale, Tennyson and Campsfield houses at 3 storeys.

The proposed building is composed of three parts, 4 storeys in height, 5 storeys in height and 7 storeys in height. This is described in the Height and massing section of this report. The tallest 7 storey part of the building is taller than Wat Tyler House due to taller floor to floor heights but not substantially taller. The 5 storey section of the building facing Boyton Road is 2 storeys taller than Tennyson House and the 4 storey element at the rear is only 1 storey taller than Campsfield House.

The proposal is therefore not a ‘tall’ building as it is not 10 storeys as defined in the DPD. It is also not substantially taller than its surroundings and not 2 to 3 storeys higher than the prevailing building heights in the neighbourhood. It therefore does not meet the definition of a ‘taller’ building either.

The proposed building height is of an appropriate scale and as described in the Design narrative and Height and massing sections of this report.

As the street views presented here demonstrate the building responds positively to the site’s surroundings and the local context. It is also of a high architectural quality design as described in the Appearance section of this report.



Street view looking North along Boyton Road



Street view looking South along Boyton Road

Tall building statement



Street view of the southern facade as seen from neighbouring alley



Street view of the rear eastern block as seen from the enhanced amenity space behind Wat Tyler House

No locally important or London wide strategic views or heritage assets will be harmed by the proposals. The Heritage statement in the next section of this report assesses the impact of the proposals on local views and neighbouring conservation areas.

The proposed scheme will have a positive impact on ecology as set out in the Proposals section of this report. The impact of the building on neighbour's amenity has also been assessed including on daylight and sunlight and found to be acceptable.

The proposed building height is of an appropriate scale and as described in the Design narrative and Height and massing sections of this report.

It responds positively to the site's surroundings and the local context as demonstrated by the Street views and is of a high architectural quality design as described in the Appearance section of this report.

The proposals optimise the level of affordable accommodation whilst respecting the character and appearance of the surrounding area.

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The site does not fall within a Conservation Area. The nearest conservation areas are Alexandra Palace and Park to the north, Campsbourne to the north west and Hornsey High Street to the south.

Conservation Areas are areas of special architectural or historic interest whose character the Council wants to preserve or enhance. Although the site is located outside the conservation areas the height and visibility of the proposed building should be assessed to see that it does not erode or fragment their character.

As described earlier in the analysis section of this report the proposed building will be visible in views from within Alexandra Palace and Park and Campsbourne Conservation Areas.

Views from the top of Alexandra Palace and Park looking down over the estate will largely be unaffected by the proposed building by virtue of its small foot print and similar height to Wat Tyler House. A view from lower in the park near the football pitches has been tested overleaf to see how the proposal might affect the conservation area.

Wat Tyler House is a large and tall building of 7-storeys in height which is partly visible across the school play grounds from the Campsbourne conservation area. The presence of the proposed new building adjacent to Wat Tyler is not expected to compromise the character of the Campsbourne Conservation Area.

As discussed earlier the proposed building is unlikely to be visible from Hornsey High Street Conservation Area and any glimpse that might be possible would result in an insignificant impact.

A number views towards the site from the Alexandra Palace and Park and Campsbourne Conservation Areas have been agreed with the Borough conservation officer and are shown on the aerial photograph on this page.

Verified views showing the silhouette of the proposed building have been prepared to assess the impact on the conservation area. The visible silhouette is outlined in blue, where the building is hidden it is outlined in orange. The views are presented and discussed on the following pages.

Key

Approximate extent of Conservation Areas

Verified view points - By RBMP



VP01. From the junction of Nightingale Lane and Newland Road.
The proposed building will be partially visible adjacent to Wat Tyler House which forms a back drop to the lower rise sections of the school building. Although taller than Wat Tyler House the proposed will remain visually lower than then main school building which dominates the foreground. Overall, it will have limited visual impact.



VP02. From the foot path above Alexandria Palace Park playing fields.
The proposed building will be partially visible adjacent to Wat Tyler House. However, it will largely be lost within back drop of buildings visible beyond the park boundary. Overall, it will have limited visual impact.



VP03. From Nightingale Lane adjacent to Campsbourne School entrance gate.
Wat Tyler House is clearly visible to in the distance beyond the school playground and the proposed building will extend the visible built form to the south. Wat Tyler House has marked visual impact on this eastern edge of the conservation area however in this context the additional impact of the proposed will be limited.



VP04. From Hawthorne Road south side.
The proposed building will not be visible through the street trees and trees within the school grounds.



Street view by Google.
This street view from a similar position dated January 2022 shows the winter situation. It can be seen that Wat Tyler House is largely screened by trees even in winter months and therefore the proposed building will also be screened. There will be virtually no visual impact.





VP05. From South View Road north side.
A very small part of the proposed building will be visible adjacent to Wat Tyler House. The existing school buildings and trees within the grounds largely screen the proposed. It will have very limited visual impact.



VP06. From Nightingale Lane between South View Road and Hawthorne Road.
The proposed building will not be visible through the street trees and trees within the school grounds.



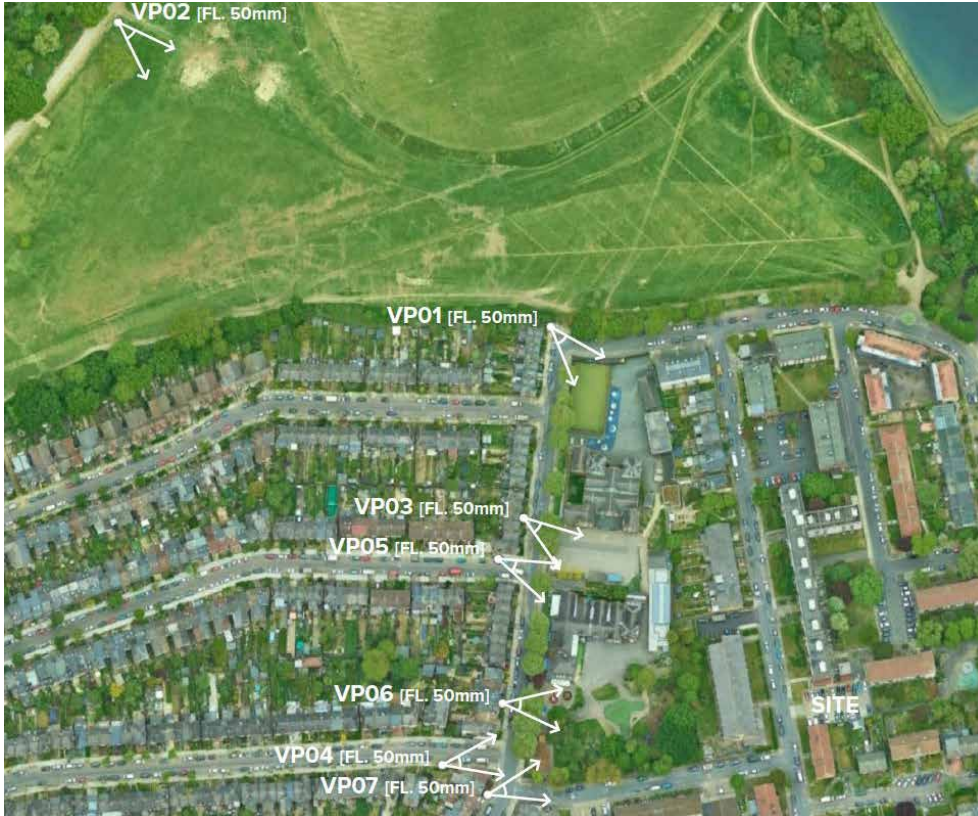
Street view by Google.
This street view from a similar position dated March 2019 shows the winter situation. It can be seen that Wat Tyler House is partially screened by trees even in winter months and by apartment blocks to the western side of Boyton Road. Therefore, the proposed building will also be largely screened and only give rise to limited visual impact.



VP07. From the junction of Nightingale Lane and Eastfield Road.
The proposed building will not be visible through the street trees and trees within the school grounds.

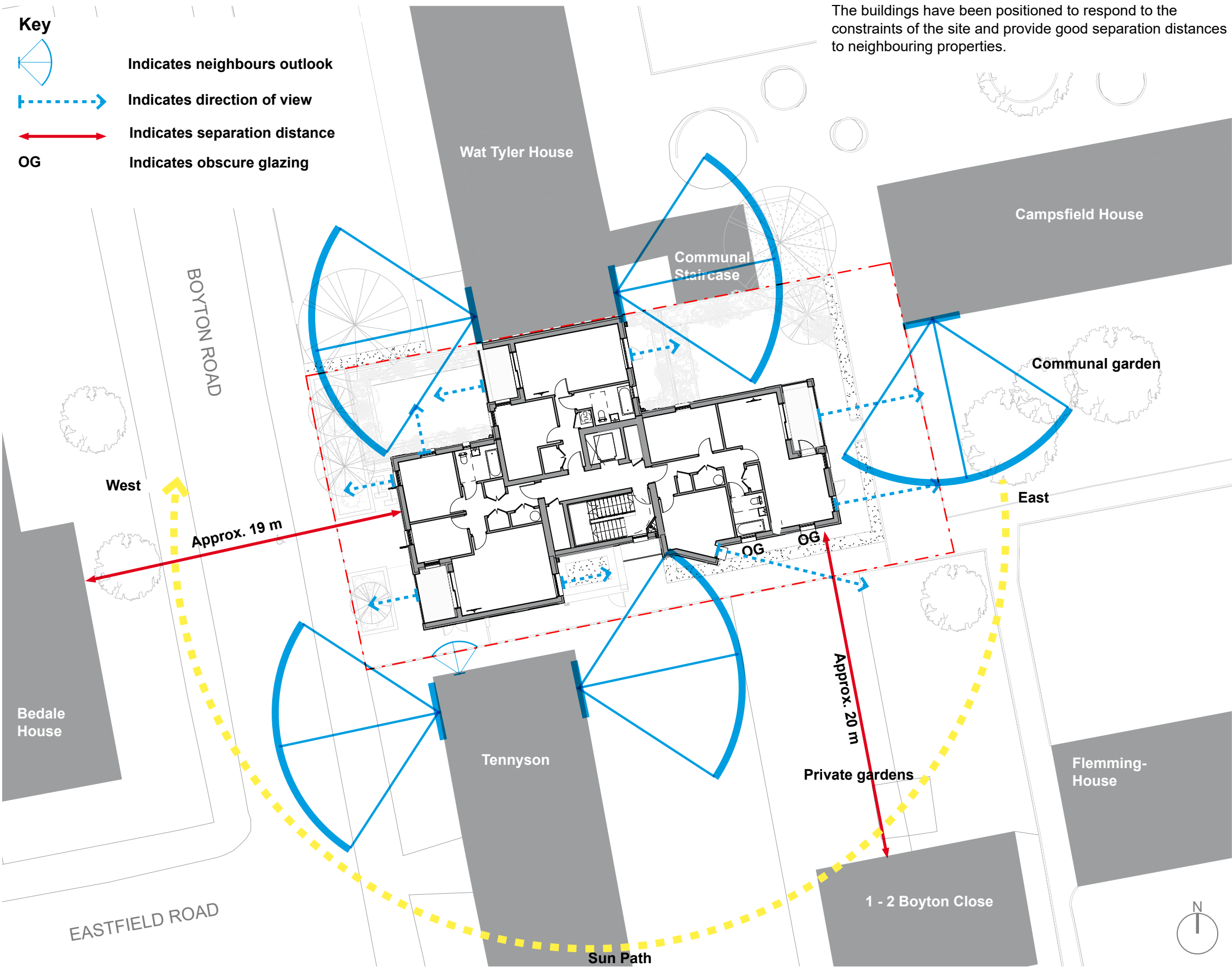


Street view by Google.
This street view from a similar position dated January 2022 shows the winter situation. It can be seen that Wat Tyler House is largely screened by trees even in winter months and therefore the proposed building will also be screened. There will be virtually no visual impact.



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Impact on neighbouring amenity



Outlook

The diagram shows the outlook from neighbouring windows in Wat Tyler House, Campsfield House and Tennyson House. The built form of the new development has been carefully positioned so as not to impact these outlooks. The only exception is a north facing bay to Tennyson House which has such small windows that it does not effectively provide and outlook. They also appear to be secondary windows to a room which has its main outlook over Boyton Road.

Privacy

The proposed apartments have been arranged internally in such a way as to orientate windows to habitable rooms away from neighbouring windows as indicated by the dotted blue arrows. To protect the private gardens of 1 and 2 Boyton Close kitchen windows will have obscure glazing and bed room windows have been angled to prevent a direct view.

There is a shared communal garden at the rear of the Campsfield House and whilst some proposed windows and balconies face towards it, they are some distance away and this will give rise to no more overlooking than from the upper floors of the existing building.

Daylight and sunlight

Right of Light Consulting have undertaken a daylight and sunlight assessment of the proposed development at Boyton Road. The assessment is based on the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice.

The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties. The assessment looks at daylight to windows and overshadowing to gardens and open spaces. The majority of the windows and amenity areas tested meet or surpass the BRE numerical recommendations. Whilst some do not meet the recommendations, the results are not unusual in the context of this type of urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

The assessment also looked at over shadowing and impact on gardens and concludes that all gardens and open spaces tested meet the BRE recommendations.

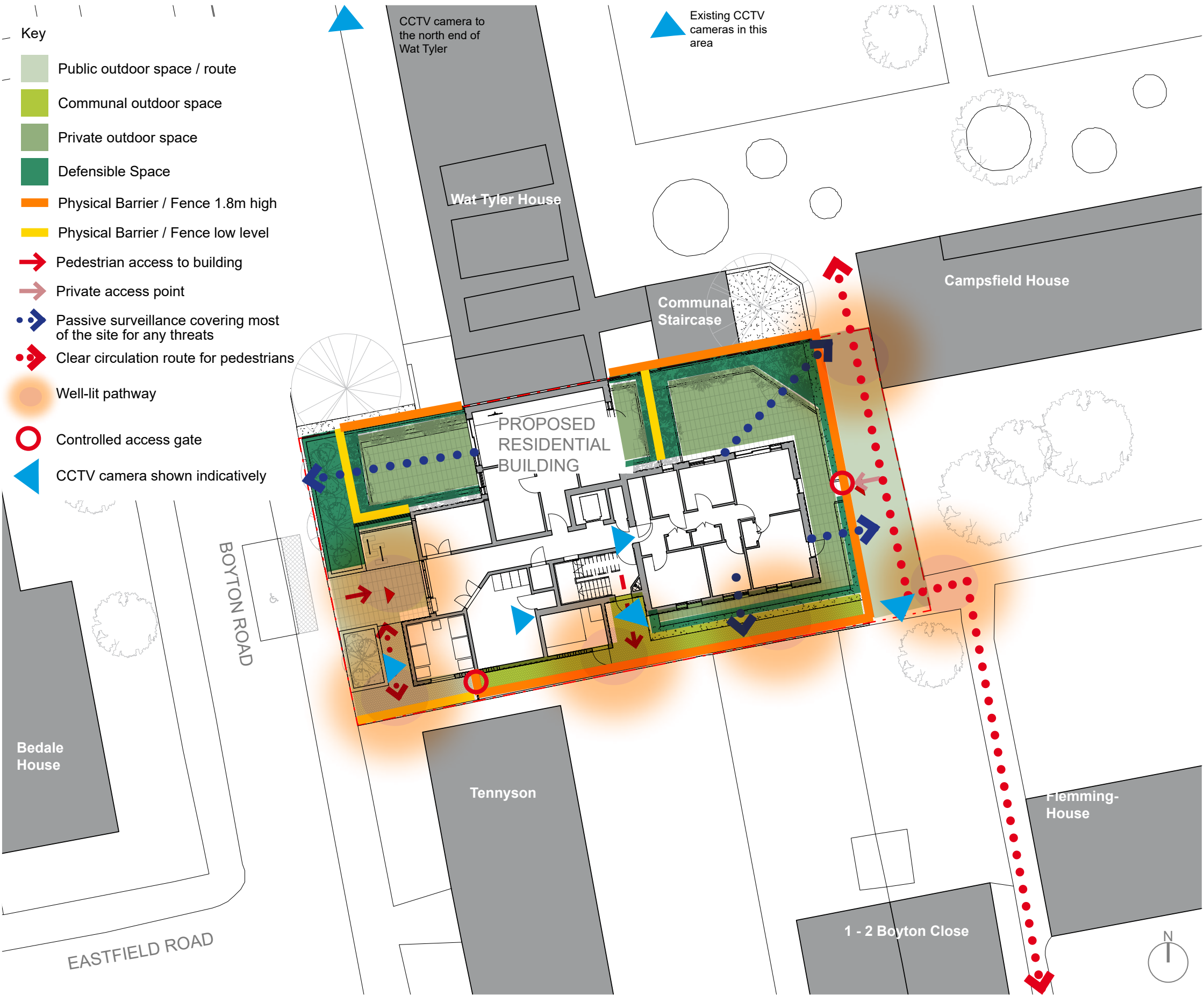
Right of Light Consulting conclude that the proposed development is consistent with the local, national and regional planning policy, which seeks to ensure the efficient use of land whilst ensuring that acceptable living standards will be maintained. For the full assessment please refer to the Daylight and Sunlight Report by Right of Light Consulting.

Proposed Typical Floor Plan

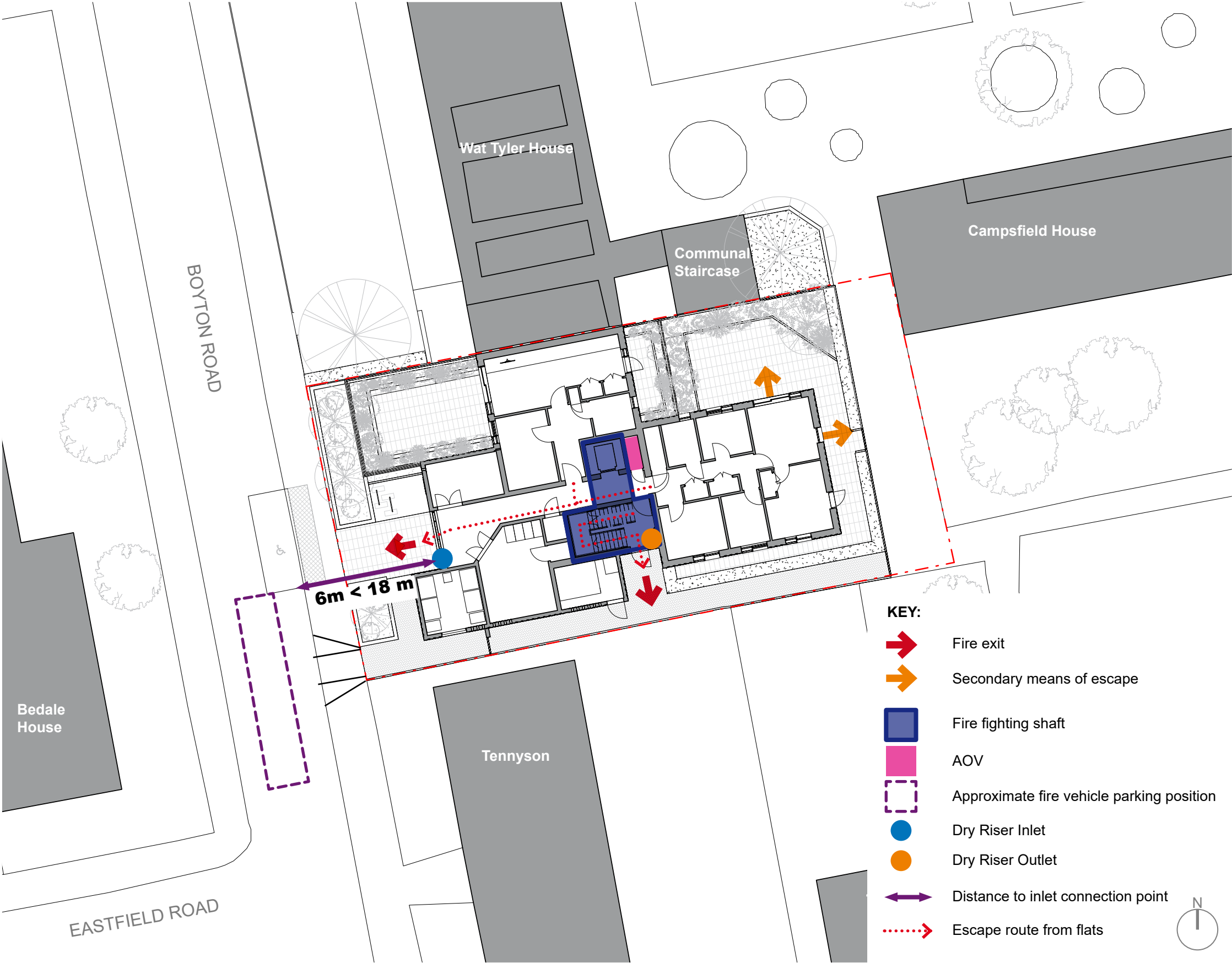
Secured by design

The consultation and engagement process highlighted issues in relation to anti-social behaviour within the immediate neighbourhood. We have liaised with the Metropolitan Police Designing Out Crime Officer in developing the design proposals. The proposals seek to improve safety and security locally through the following measures:

- Pedestrian routes have been designed to ensure that they are visually open, direct, well used and well lit.
- Defensible space has been located to create a clear boundary between public and private space. The planting will allow a clear line of sight to the pavement and open spaces.
- Main access doors are visible from the public realm for good surveillance, well-lit and away from any potential hiding places.
- Access to the building, the side passage and gardens to the ground floor is controlled. The building will have a visitor door entry system and an access control system. The side passage will be for maintenance and will be controlled by locked gate. This is also a fire escape route so will open outwards and have an emergency paddle handle on the inside.
- Private gardens will have a boundary fence and defensible planting and the dwellings have been orientated to create better surveillance opportunities in particular to the rear alley.
- Communal mail delivery facility will be located within the building entrance and built following the criteria of the Secured by Design guide.
- Secure cycle stores are also provided with access control doors.
- External lighting will be provided to all the elevations containing a door set as well as the rear
- CCTV will be provided to the building and to the wider area. To the building a camera will cover the main entrance and side fire escape internally the bike stores, lift and common parts at each level.
- To the wider area the diagram shows the strategy to extend existing CCTV coverage to cover key sensitive areas. Firstly to the alley behind the site and secondly to the north of Wat Tyler House. The detail design and final specification of the CCTV system will be carried out before construction.
- Enhanced communal space and public realm providing more attractive and usable amenity.



Proposed Ground Floor Site Plan



- Proposal for a new residential block part 4-part 5-part 7-storey high. The proposed building stands approximately 19.2 m to the uppermost finish floor level
- The proposal aims to achieve a level of fire safety equal or greater than the general standards.
- A fire detection system will be provided within all flats and communal areas to provide early warning.
- The escape travel distance on each floor plate is compliant and the building will incorporate a fire fighting shaft with a staircase exiting direct to the exterior side passage which leads onto the street.
- Smoke shafts and smoke detection system (AOV) will be provided on all common corridors on all floors.
- The proposed building will incorporate a sprinkler system for Automatic Fire Suppression
- Fire mains will be provided for use by fire fighters. Access will be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlet will be on the face of the building. The fire main inlet connection point will be visible from the parking position of the fire vehicle.
- A dry riser will be installed within the protected stair.
- Consideration has been given to external fire spread via adjacent unprotected openings where façades abut or are close to another building or centre line of a road. The proposed separation distance is compliant.

For more information please refer to the Fire Strategy by Vemco Consulting.

Proposed Ground Floor Site Plan - Approx 1:500 @ A3

Accommodation schedule

The schedule demonstrates that the proposed accommodation meets the national space standards.

Calculations show that adequate secure cycle storage is provided along with refuse and recycling storage for the building.

Accommodation schedule														
Floor Level	Homes	Internal Space GIA (apartment)		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	Amenity Space (private)	Habitable Rooms	GIA (floor plate)	
		m²	ft²										m²	ft²
GROUND	00.1	81	874					1			84 m²	4		
	00.2 (W.CH)	58	624		1						54 m²	2		
Total:	2	139	1,498	0	1	0	0	1	0	0		6	257.65	2772.314
FIRST	01.1	74	796				1				7 m²	3		
	01.2	51	549		1						6 m²	2		
	01.3	64	689			1					6 m²	3		
Total:	3	189	2,034	0	1	1	1	0	0	0		8	233	2507.08
SECOND	02.1	74	796				1				7 m²	3		
	02.2	51	549		1						6 m²	2		
	02.3	64	689			1					6 m²	3		
Total:	3	189	2,034	0	1	1	1	0	0	0		8	233	2507.08
THIRD	03.1	74	791				1				7 m²	3		
	03.2	51	549		1						6 m²	2		
	03.3	64	689			1					6 m²	3		
Total:	3	189	2,028	0	1	1	1	0	0	0		8	233	2507.08
FOURTH	04.1	51	549		1						6 m²	2		
	04.2	64	689			1					6 m²	3		
Total:	2	115	1,237	0	1	1	0	0	0	0		5	181	1947.56
FIFTH	05.1	51	549		1						6 m²	2		
Total:	1	51	549	0	1	0	0	0	0	0		2	97	1043.72
SIXTH	06.1	67	721			1					6 m²	3		
Total:	1	67	721	0	0	1	0	0	0	0		3	97	1043.72
TOTAL - BLOCK A														
	Homes	Total GIA *		1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P		Habitable Rooms	GIA (floor plate)	
		m²	ft²										m²	ft²
TOTAL	15	939	10,100	0	6	5	3	1	0	0		40	1331.65	14328.554

Site Area:	641 m²
Total Gross Internal Area:	Excludes external walls, Includes all internal structural walls, columns, etc. Includes all lifts and staircases, refuse store, cycle store, plant rooms, risers, common parts etc.
	Unit gross Internal Area: Includes all internal division partitions, internal staircases, bathrooms and WCs, risers, internal circulation, cupboards etc.
Net internal area:	Excludes structural walls and columns etc. Areas under 1.5m in head height.
All areas and dimensions are approximate and subject to confirmation by measured survey.	
All design proposals, resulting areas & dimensions are approximate & subject to change following written confirmation of the client's brief & further multidisciplinary design development.	
Kiran Curtis Ltd. Accept no liability for the accuracy of the survey or existng drawings upon which these proposals are based.	

Refuse and recycling storage			
Bin provision	General waste	Recycling	Food waste
Block/No.of dwellin	1100 litres	1100 litres	140 litres
Accommodation	1 per 6 units	1 per 10 units	1 per 40 units
15	2.50	1.50	0.38
Total litres required	2750	1650	140.00
Bin provided:	3 x 1100 L	1 x 1100 L	1 x 140L
		2 x 660 L	

Secure cycle storage			
Accommodation	1 bed 2 person	2 bed	3 bed
	6	8	1
Rate of provision	1.5	2	2
No bikes required	9	16	2
Total required	27		
Total provided	28		

Summary and conclusion

This report demonstrates how the proposals have responded to the constraints and opportunities presented by the site. The local community has been engaged with and the design proposals have evolved in response to feedback and comments.

The proposal provides 15 new council homes which are of high-quality and designed to current space standards.

The development is highly sustainable achieving a very high reduction in use C02 as a result the homes will have low running costs. The scheme incorporates sustainable drainage and biodiversity improvements.

The contextual design approach taken along with use of high quality materials and detailing are shown to positively contribute to the street scene. The street views and verified views produced demonstrate that the height of the building does not compromise the conservation areas or the local street scene.

The impact upon the amenity of neighbours has been assessed and shown to be will be limited to acceptable levels. The scheme has been designed to be secure and improvements proposed to the wider neighbourhood will help to improve safety. The importance of fire safety has been integrated into the building design.

The landscape enhancements proposed and improvements to the play areas and provision of secure cycle hangers for existing residents provide a significant benefit to the neighbourhood.



Street view looking North-East on Boyton Road

[illegible]