

High Road West

Whitehall Mews (Plot A)

Comparison between Planning Submission (October 2021) and Current Proposal
July 2022

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Revisions	
Rev	C
Date	2022-10-03
Notes	Non Material Amendment Final Submission

1.0 Introduction

This design document has been prepared by Pollard Thomas Edwards (PTE) to provide supplementary information relating to changes to High Road West, Whitehall Mews (Plot A). The amendments relate to Planning Application Ref: HGY/2021/3175 and have been subject to discussions with London Borough of Haringey’s (LBH) Regeneration and Housing Teams.

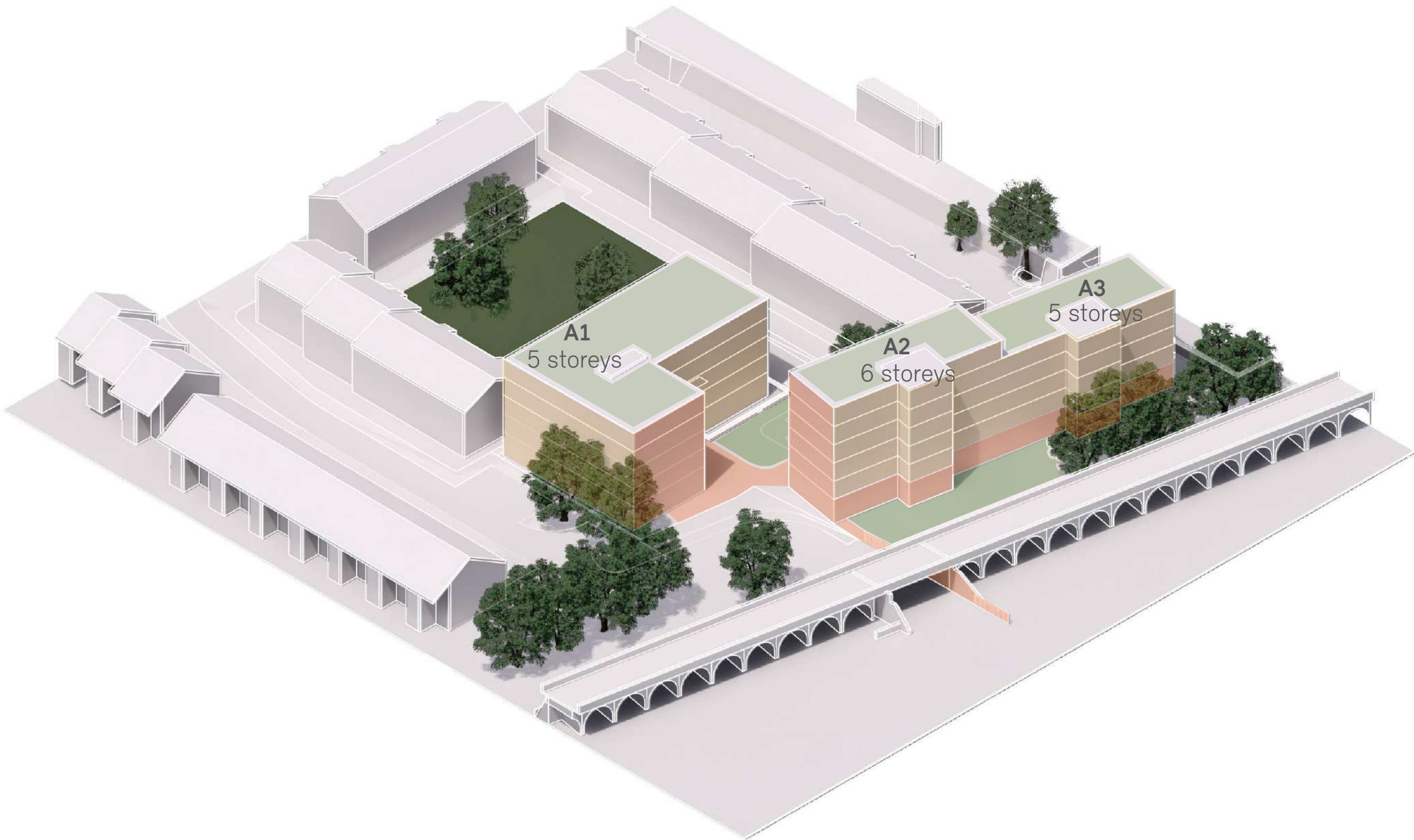
2.0 Schedule of accommodation

2.1 Planning submission (Oct 21)

	A1	A2	A3	TOTAL
1B2P	9	4	3	16
2B3P WCH	3	0	0	3
2B4P	12	0	0	12
3B5P	5	8	6	19
3B5P WCH	2	0	0	2
3B5P Duplex	0	2	2	4
4B6P Duplex	0	2	2	4
TOTAL	31	16	13	60

	TOTAL		
1B2P	16	16	27%
2B3P WCH	3	15	25%
2B4P	12		
3B5P	19		
3B5P WCH	2	25	42%
3B5P Duplex	4		
4B6P Duplex	4	4	7%
TOTAL	60		

- 68% dual aspect homes
- 0% north facing single aspect homes



2.2 Current proposal

- Net increase of 1 home (61 homes vs 60 homes)
- 6% increase of dual aspect homes (74%)

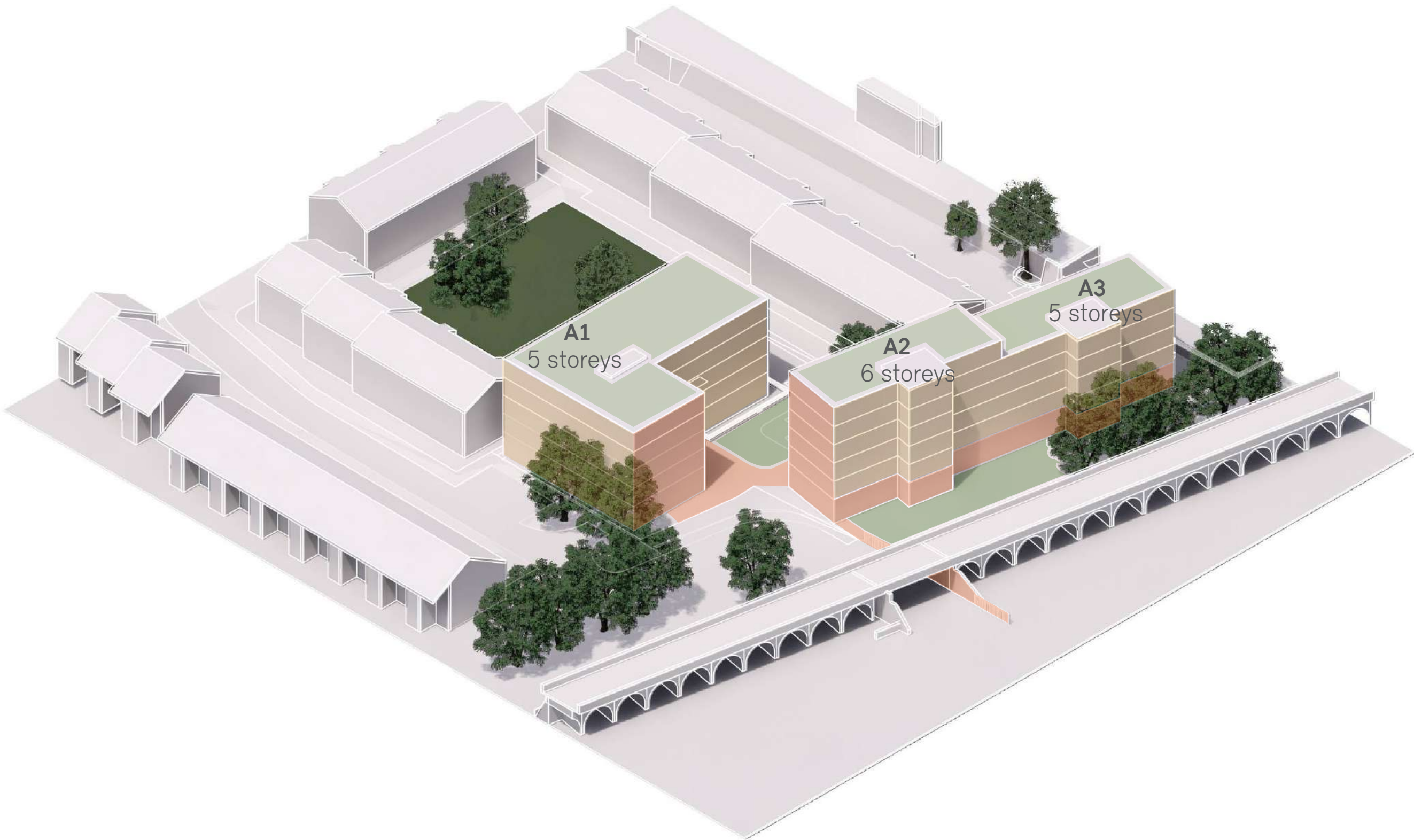
Internal layout reconfigurations within Building A1 have been implemented to align with updated requirements of LBH’s Regeneration and Housing Teams requirements, and the emerging Love Lane Estate’s needs assessments.

As a result, there has been an amendment to the mix of the homes in the southern end of Building A1. These changes have not affected the massing of Building A1. Minor changes to layouts and elevations are described on the following pages. There are no changes to the massing or unit mix of Buildings A2 and A3.

Schedule of accommodation (Proposed)

	A1	A2	A3	TOTAL	
1B2P	13	4	3	20	(+4)
2B4P WCH	4	0	0	4	(+1)
2B4P	10	0	0	10	(-2)
3B5P	5	8	6	19	(=)
3B5P WCH	0	0	0	0	(-2)
3B5P Duplex	0	2	2	4	(=)
4B6P Duplex	0	2	2	4	(=)
TOTAL	32	16	13	61	
	(+1)	(=)	(=)	(+1)	

	TOTAL			
1B2P	20	20	33%	(+6%)
2B4P WCH	4	14	23%	(-2%)
2B4P	10			
3B5P	19			
3B5P WCH	0	23	38%	(-4%)
3B5P Duplex	4			
4B6P Duplex	4	4	7%	(=)
TOTAL	61			
	(+1)			



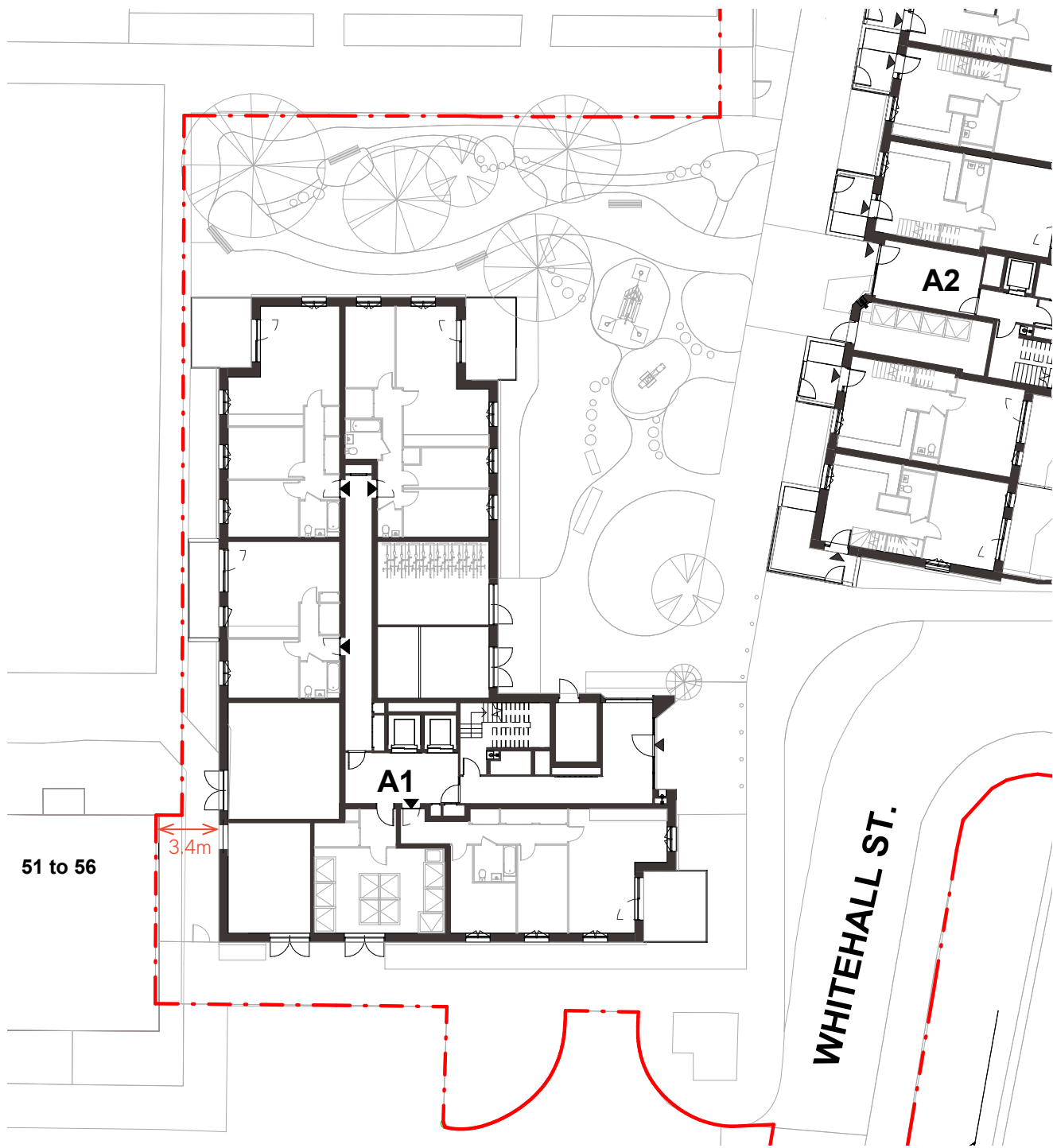
3.0 Building A1

3.1 Realignment of footprint

As a result of design development and alignment with detailed survey information, the footprint of building A1 has been shifted to the east by approximately 1.2m. The massing of building A1 remains unchanged.

The updated position will increase the separation between building A1 and 51-56 Tenterden Road properties from 3.4m to 4.6m, reducing disruption and facilitating greater privacy between windows of block A1 and Tenterden Road properties. Minor improvements to daylighting in the existing and proposed properties is also expected.

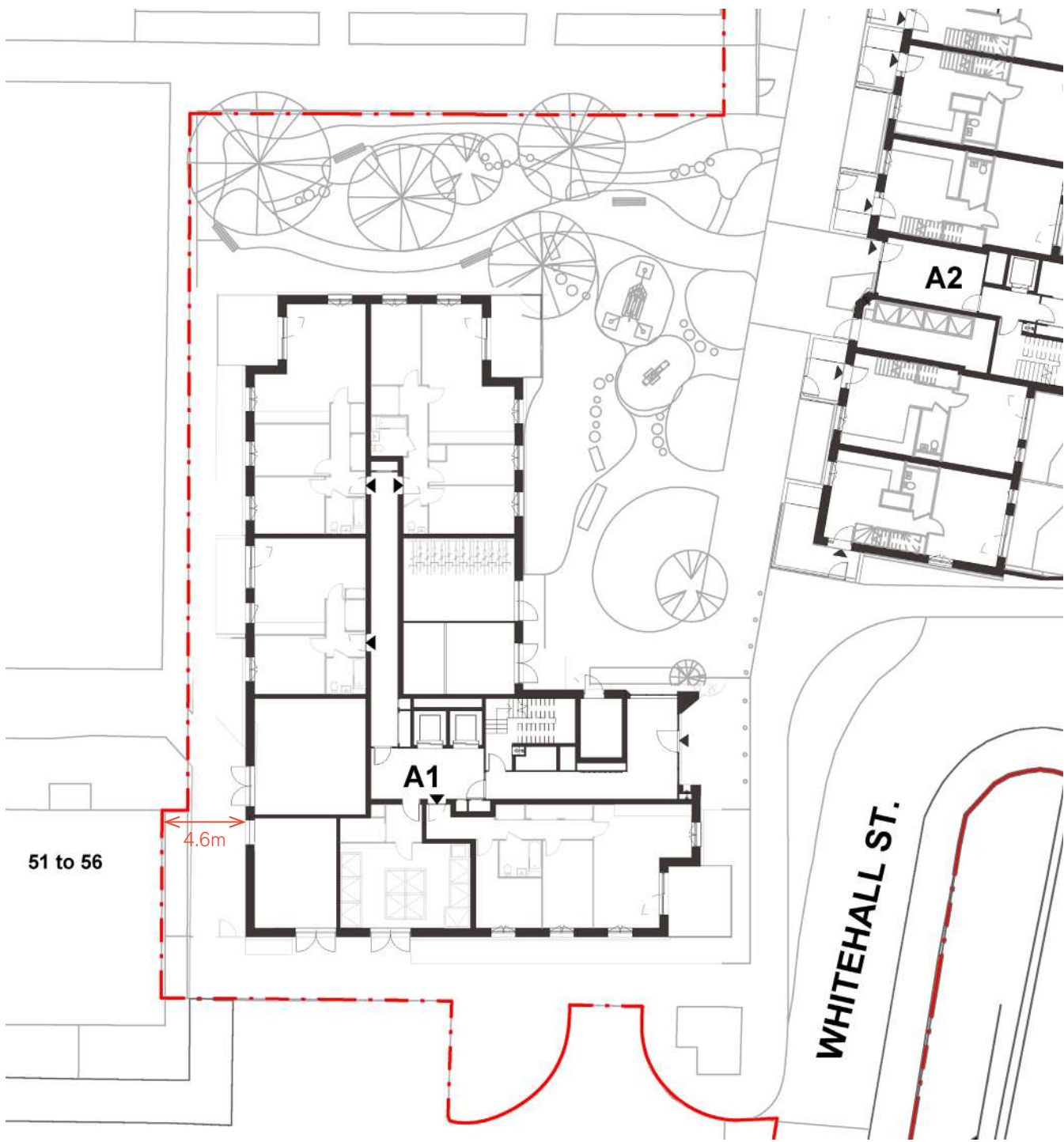
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Ground floor plan



CURRENT PROPOSAL



Ground floor plan

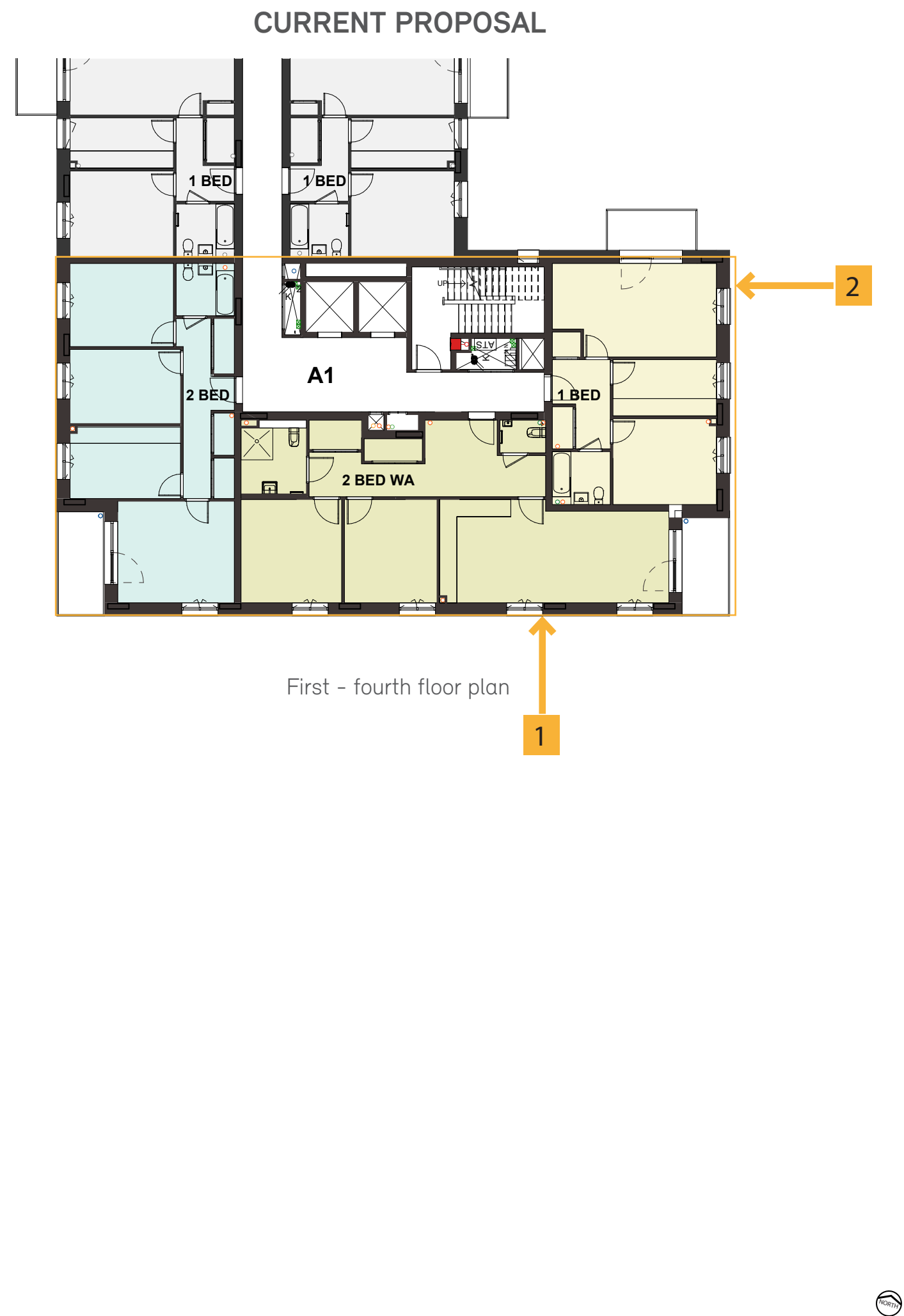


3.2 Layout changes

- 1. The 2B3P wheelchair home has been increased to a 2B4P dual aspect wheelchair home, with east facing corner balcony
- 2. The 2B4P home facing east has been reduced to a dual aspect 1B2P home, with a balcony facing onto Whitehall Mews
- 3. Top floor layout has been removed. Southern end of Building A1 stacks from first to fourth floor

Internal layout reconfigurations within Building A1 have been implemented to align with updated requirements of LBH’s Regeneration and Housing Teams requirements, and the emerging Love Lane Estate’s needs assessments. This change has increased the number of dual aspect homes across the plot by 6% (74% dual aspect), and all homes with more than 1 bedroom are dual aspect.

There are 4no. 2B4P Category 3 accessible wheelchair homes on Plot A, totalling 6.6% (previously 8%). It was agreed with the LBH Regeneration and Housing Teams that this is acceptable as it meets the current needs of the Love Lane residents, and that the shortfall of wheelchair homes in this plot can be provided in future phases of the masterplan.



3.3 Elevation changes

- 1. Minor elevation changes to South and North elevations, in response to the layout changes to the south of Building A1.
- 2. Minor changes to East elevation to include balconies.
- 3. Plant on roof.

South elevation

This elevation previously had 3 projecting balconies, which have now been relocated due to the changes to the internal layouts. The 2B4P Cat 3 home now has a corner balcony to the East of this elevation, so the south projecting elevations are not needed. The principle of the original design has been developed with the windows arrangement, playfully staggered to help create visual interest to the elevation.

East elevation

This elevation now has 4 additional projecting balconies due to the changes to the internal layouts. 4no. 1B2Ps are stacked above the main entrance to Building A1. The balconies have been located so that they

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South elevation



East elevation

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South elevation



East elevation

3.3 Elevation changes

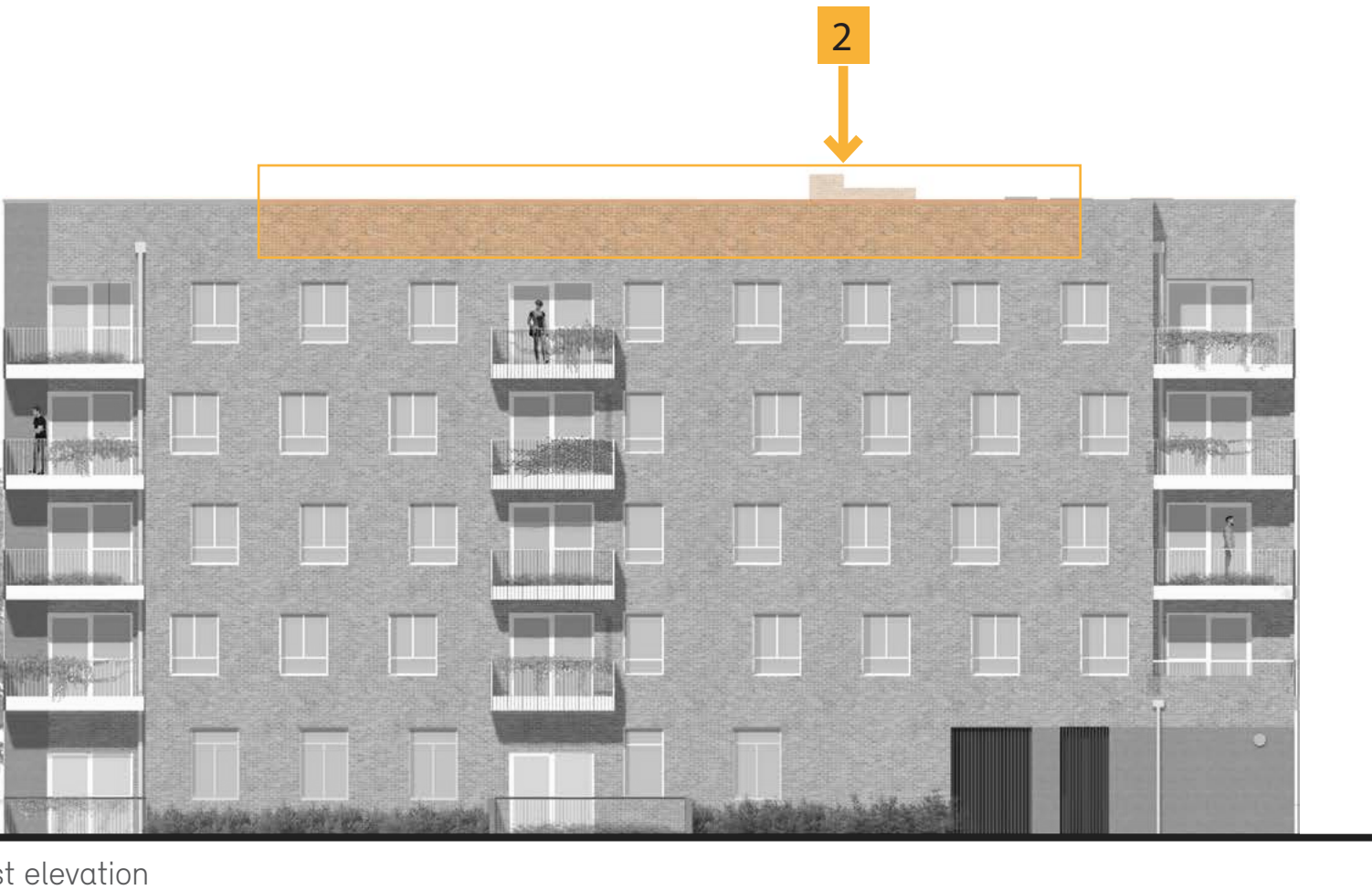
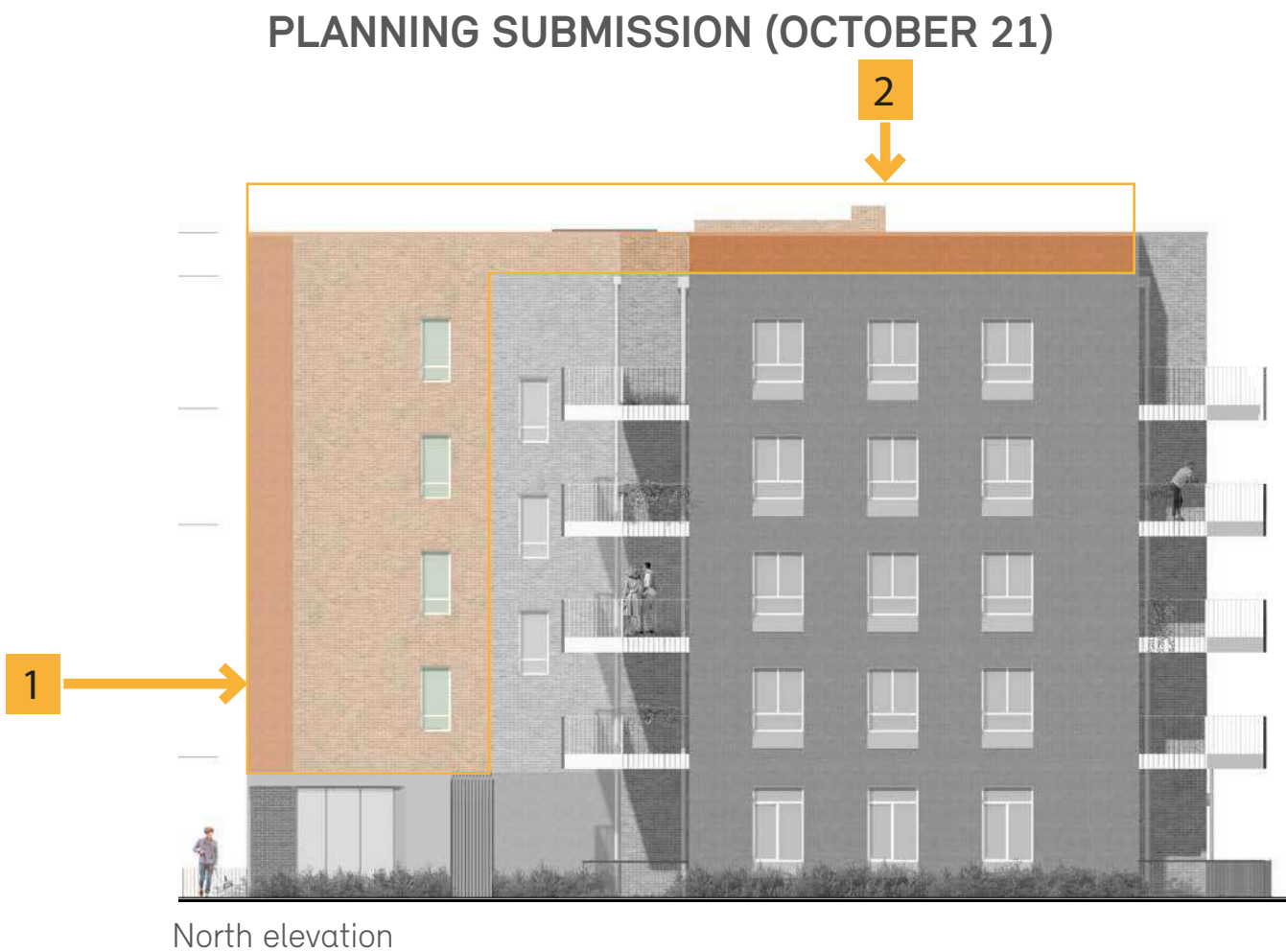
are overlooking the Whitehall Mews garden.

1. Due to the internal layout changes, there are additional balconies to the 1B2P apartment, facing onto Whitehall Mews.

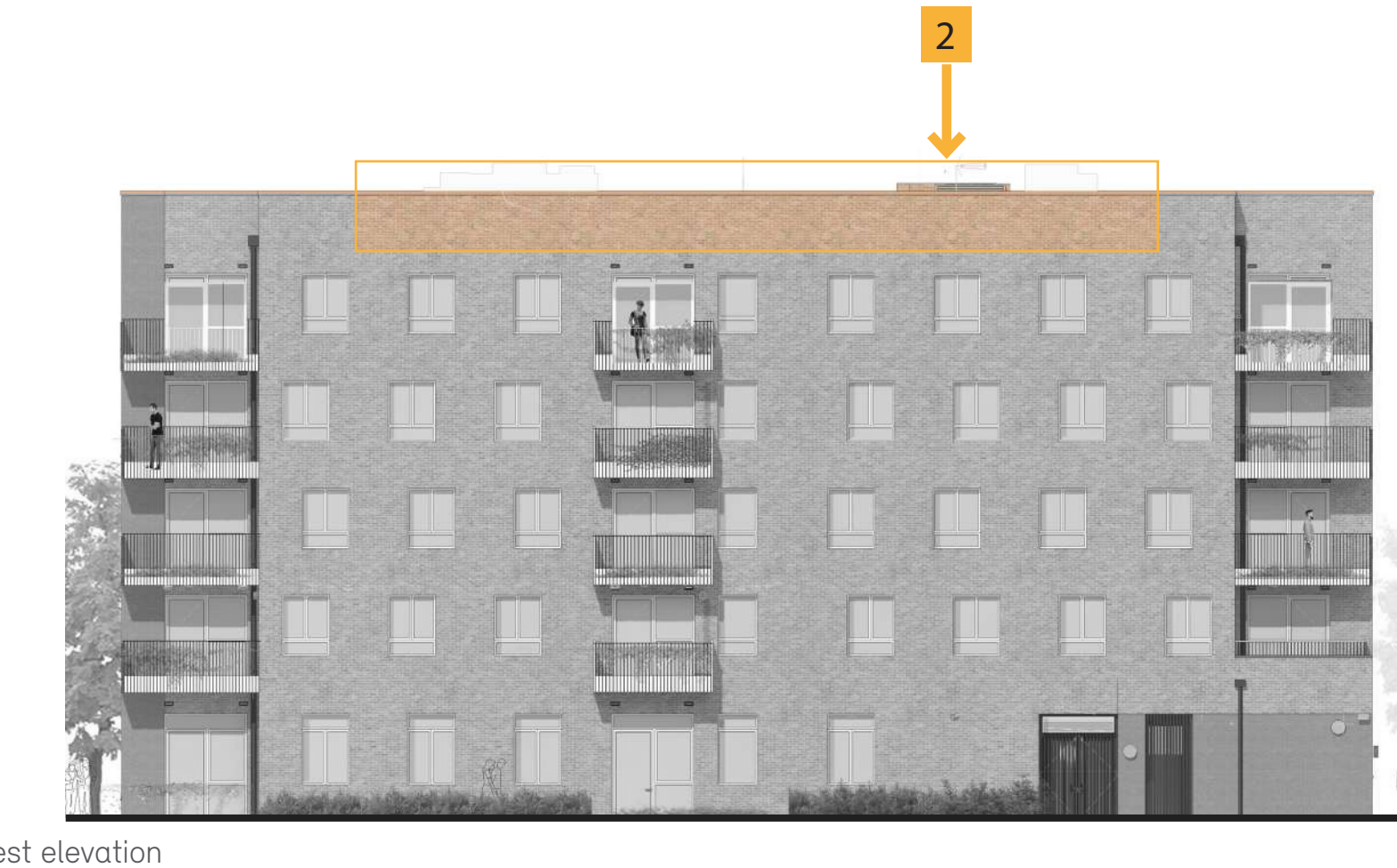
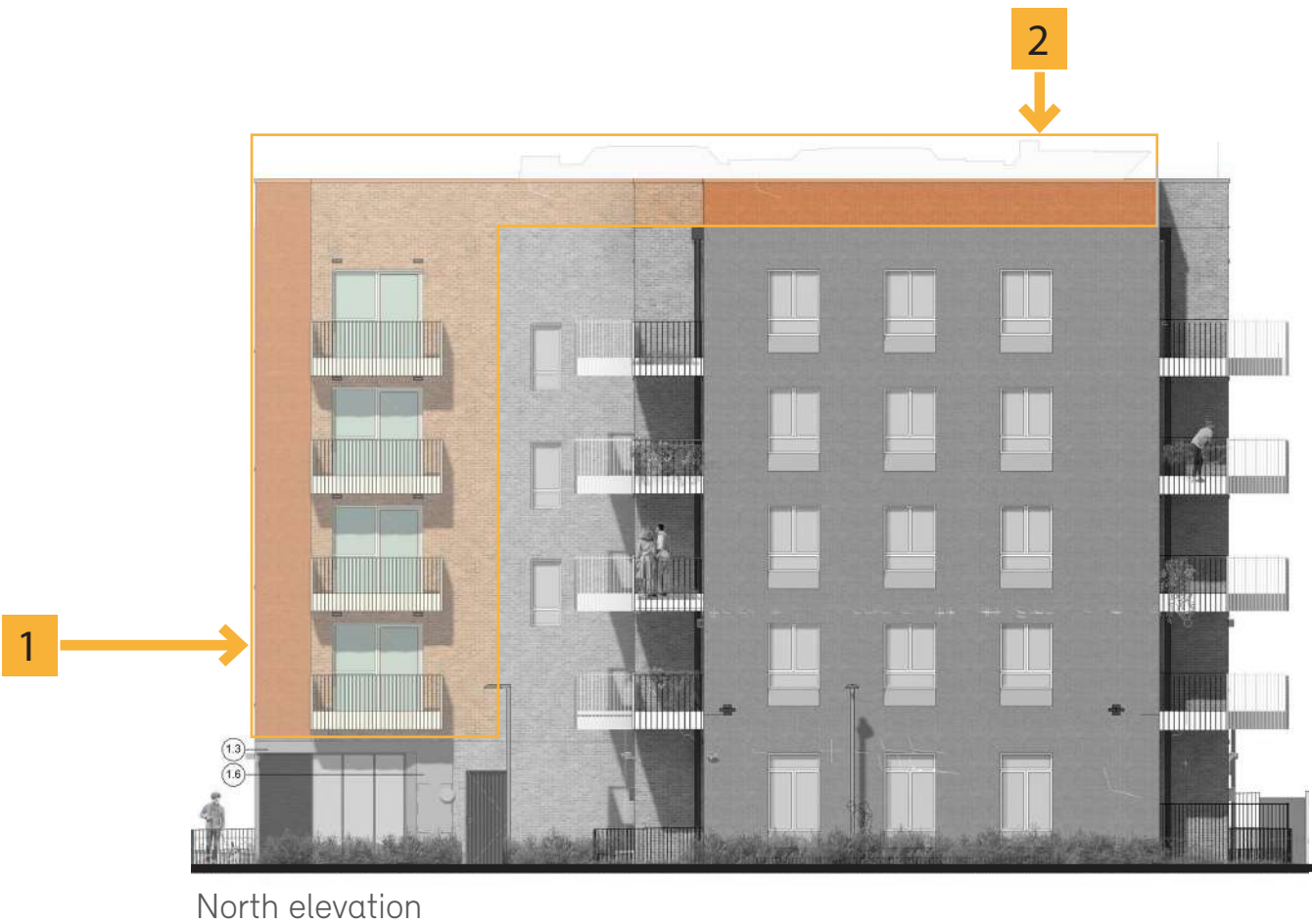
2. Plant on roof.

North elevation

This elevation now has 4 additional projecting balconies due to the changes to the internal layouts. 4no. 1B2Ps are stacked above the main entrance to Building A1. The balconies have been located so that they are overlooking the Whitehall Mews garden.



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4.0 Building A2-A3

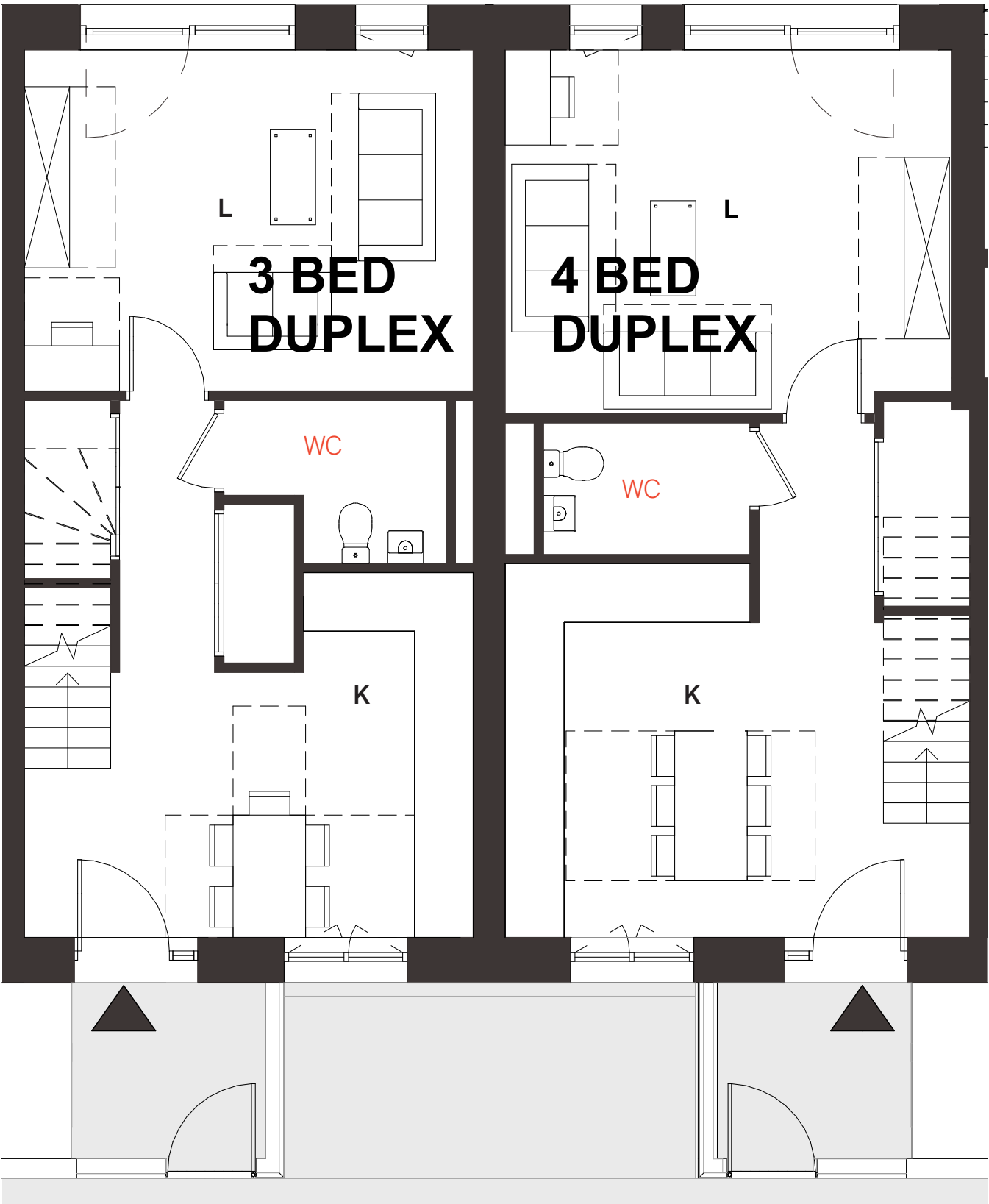
4.1 Duplex changes

- Minor alterations to layout of ground floor duplexes
- Ground floor windows to Building A2-A3 have raised sill (1100mm).

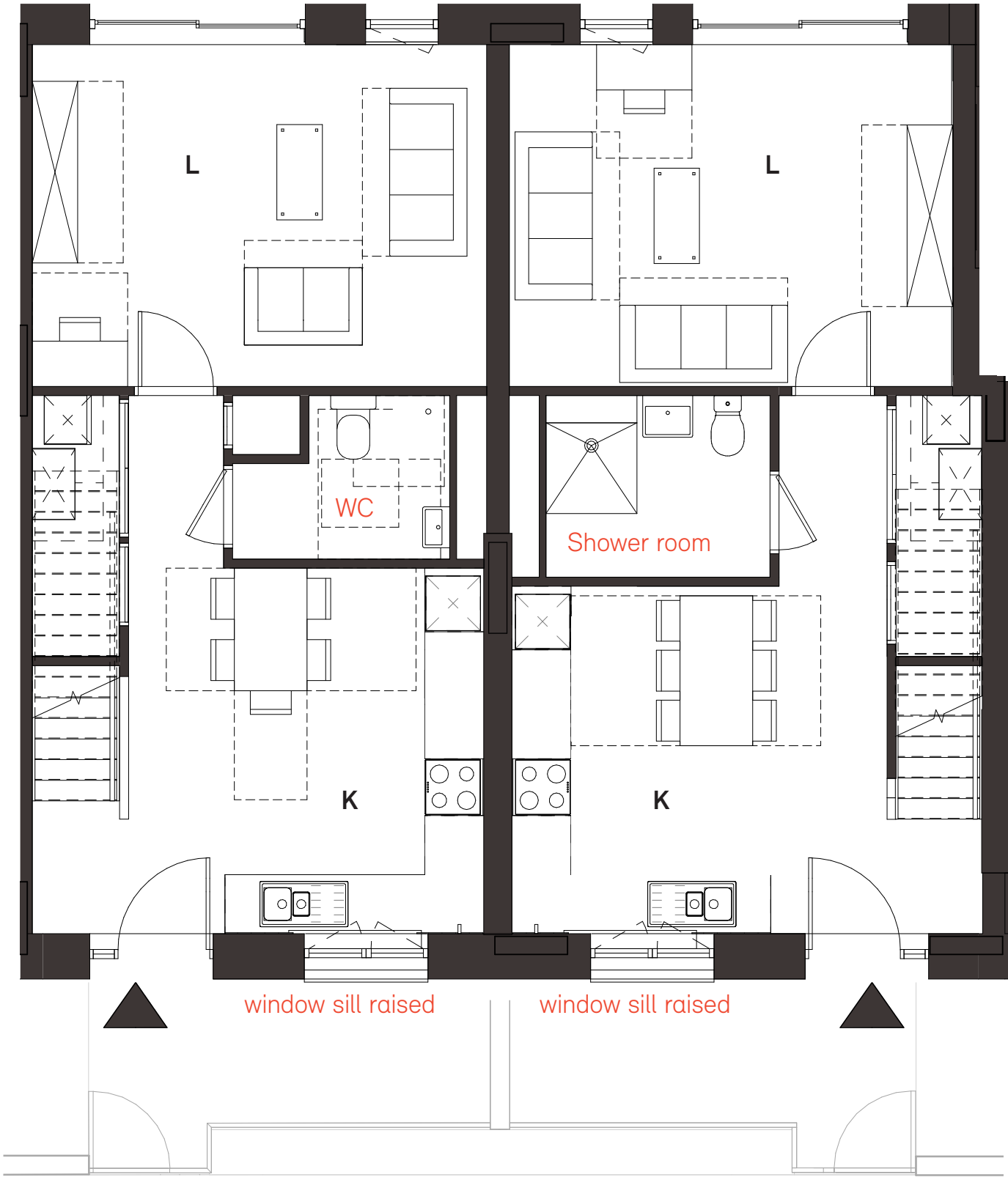
Layout amendments to the ground floor of the duplexes have been carried out following discussions with LBH’s Regeneration and Housing Teams, which have included increasing the 4B6P Duplex’s downstairs WC to a shower room, and re-orientating the kitchens so that they sit underneath the windows. This change has raised the window sill to the ground floor kitchen to 1100mm (previously 675mm), and has created more flexibility and storage space within the kitchen. Consil (Daylight Consultant) has tested the change in sill height, which would cause relatively small reductions in daylight amenity within the kitchen/dining room (around 0.2% ADF).

It should be noted that the Building Research Establishment (BRE) issued revised guidance on daylight and sunlight in June 2022, retracting the 2011 version of the guidance that this assessment was undertaken in accordance with. The BRE guide is intended to provide guidance throughout the design process and, as the design for Plot A has been developed over the past year in accordance with the 2011 guidance, it is not considered appropriate to re-analyse the internal daylight and sunlight levels using the new guidance.

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4.1 Duplex changes

- 1. Minor alterations to South and West elevations.
- 2. No changes to East and North elevations.

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Duplex ground floor window with 675mm cill



West elevation



South elevation

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Duplex ground floor window with 1100mm cill



West elevation



South elevation

5.0 Cycle strategy changes

1. All cycle stores are externally accessible
2. Additional cycle store in Building A1 as generator is no longer required.

Bike stores accessed through homes or internal communal lobbies have been removed and replaced with externally accessible bike stores, to align with updated requirements of LBH's R&H teams. The communal stores behind Building A2 and A3's cores and the cycle stores within the duplex gardens, requiring bikes to be carried through internal spaces, have been removed.

Further development of the energy strategy has meant that the generator to the south of Building A1 is no longer required, which has allowed for an additional cycle store.

In order to increase the safety of the cycles stored within the large cycle store to the north of A3, and to accommodate LBH updated requirements, cycle cages have been introduced to add additional protection.

Development of the setting out of cycle stores by Steer Group (Transport Consultant) has increased the efficiency of the layout of the cycle stores.

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Of the 114 secure cycle stands:

- 75% (86 spaces) are double stack
- 19% (22 spaces) are Sheffield stands
- 5% (6 spaces) are accessible Sheffield stands with a 1.8m aisle width.

In addition to the 114 secure cycle spaces, there are 2 Sheffield stands (4 spaces) for visitors located in the landscape, adjacent to building A1's entrance.

KEY

-  Residential cycle store
-  Private residential cycle store
-  Visitor cycle store
-  Resident cycle spaces (achieved / required)
-  Visitor cycle spaces (achieved / required)

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Of the 113 secure cycle stands:

- 88% (100 spaces) are double stack
- 4% (5 spaces) are Sheffield stands
- 7% (8 spaces) are accessible Sheffield stands with a 1.8m aisle width.

In addition to the 113 secure cycle spaces, there are 2 Sheffield stands (4 spaces) for visitors located in the landscape, adjacent to building A1's entrance.

15% of all the cycle spaces are provided as Sheffield stands.

6.0 Landscape changes - A2-A3

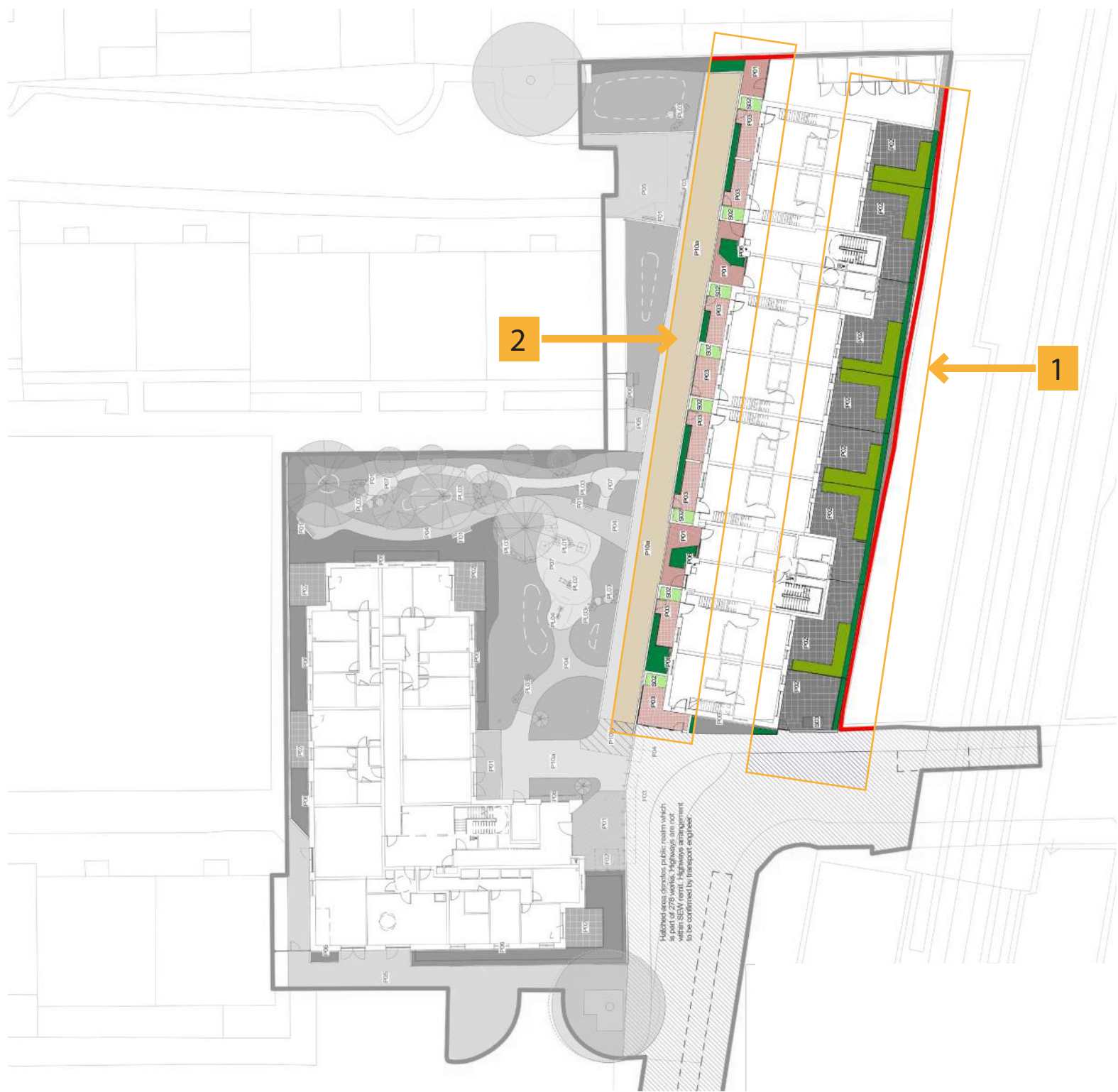
Changes to landscape following LBH Housing comments:

- 1. Change to rear duplex gardens arrangement. There were concerns from LBH around the size of lawns being too small to justify the required maintenance and storage space for a mower in each garden. Gardens have been altered to provide more hardstanding for flexible use throughout the year. Planting and hedging to the rear of the gardens was found to be more appropriate to the scale of the garden space, providing amenity value to residents whilst also uplifting biodiversity value from the previous design.
- 2. Change to duplex front entrances. There were concerns from LBH that the front garden entrances were too small and whether options could be explored to move the bike stores to the front. It was advised by Secure by Design to include knee-rails to all defensible planting to deter access to windows. The front gardens have been altered to provide more hardstanding for residents to personalise and take ownership of their space, with hedging and railings to delineate defensible space.

PLANNING SUBMISSION (OCTOBER 21)



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6.1 Landscape changes

- Changes to landscape following design co-ordination:
1. 1no. tree relocated and reduced in size to accommodate Thames Water sewer location following survey results. No net loss of proposed trees.
 2. Main access corridor. Surface material has changed from a loose compact aggregate surface to a more robust and easily maintained bound aggregate surface due to design development. The arrangement has also been updated to accommodate the service corridor below ground.
 3. Arrangement of trees have been amended following review of existing tree locations from latest topographical survey. Proposed trees are spaced generously to facilitate healthy growth and reduces competition for light and resources.
 4. Amendment to play space items and arrangement of play space. Additional play features have been integrated following advice from accessibility consultant to create a more inclusive play space. Changes to the layout and landscape levels have been made to push play space further from Building A1 in response to LBH comments.
 5. Omission of gravel path following updates to drainage and levels strategy through design development. Informal play features are retained in area of planting.
 6. Removal of fire escape route to the back of duplex gardens. There is no requirement for the rear alley behind the duplex gardens as a means of escape following NHBC advice. This has resulted in omission of escape route, associated lighting & CCTV, security rated gate exiting onto White Hall Street, and garden gates along the rear fence for residents.



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