

Tottenham Hale North Island

External Materials: Curtain Wall System, Louvres,
Pre-cast Concrete and Balconies

Rev.08, 28th October 2022

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1.0 Introduction

This report has been prepared to support an application to fully discharge planning condition A1 “Material Samples” of the Tottenham Hale Centre Development Planning Permission (LPA ref. HGY/2018/2223).

An application (LPA reference HGY/2021/2610) to partially discharge condition A1 insofar as it relates to the proposed window system within North Island (Plot A) was previously approved by the London Borough of Haringey in November 2021.

An application (LPA reference HGY/2022/0275) to partially discharge condition A1 insofar as it relates to the proposed rainscreen system, glass reinforced concrete (GRC) and brickwork within North Island (Plot A) was previously approved by the London Borough of Haringey in April 2022.

The approved details from the applications mentioned above are not affected by this submission and are shown within this report for information only to demonstrate how the proposed curtain wall system, louvres, pre-cast concrete and balconies relate to the rest of the building façades.

Condition A1 - Material Samples
Prior to the installation of materials on the external surfaces on the building(s) within Plot A, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot A, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.



CGI view from The Hale looking north

2.0 Materials Strategy

2.1 Contextual Response

The local urban fabric has heavily influenced the materials strategy adopted, referencing the rich industrial heritage of the surrounding context through the following robust materials:

Brick

Warm, grey-brownish brickwork with grey mortar has been selected to provide consistency with the surrounding context.

Pre-Cast Concrete & Glass Reinforced Concrete (GRC)

Grey pre-cast concrete and GRC were chosen owing to their durability, solidity and robustness, lending a sense of permanence to the scheme. The use of grey concrete at the base of the building creates uniformity across the three buildings comprising the Island Sites, while the interplay of smooth and textured GRC elements adds depth and interest.

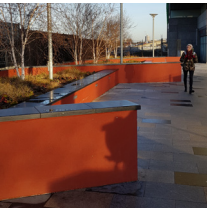
Metal Rainscreen Panels

Bronze metal panels are used to add further warmth and animation to the façade through reflections and shadows, tying together the brickwork and concrete/ GRC.

A consistent palette of materials is being used across all façades to ensure a sense of continuity and uniformity, while the differences in texture, tone and finish of the materials will create visual interest at a variety of scales. For example, the bricks have natural variations in colour; the GRC has both smooth and textured finishes; the bronze metal panels have a consistent finish however incorporate different profiles; and the pre-cast concrete will use two different etch finishes, one of which will also be profiled.

Furthermore, all of the chosen materials above have been reviewed in conjunction with the proposed material palette for Ferry Island to ensure that the plots read as a family of buildings, with cohesive elements in varying hues tying the schemes together.

Contextual Material & Colour Palette



Daneland Walk



Ashley Road



Ashley Road



Ashley Road



The Hale



Chestnut Road



Ashley Road



Ashley Road



Ashley Road



Ashley Road



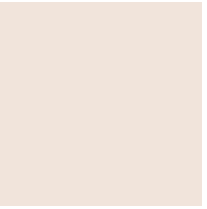
Tottenham Hale Bus Station



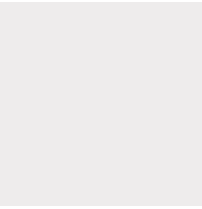
Ashley Road



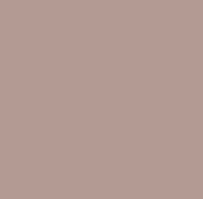
Brown palette



Orange - brown palette



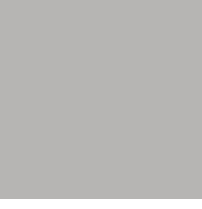
Grey palette



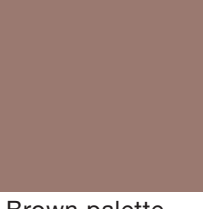
Brown palette



Orange - brown palette



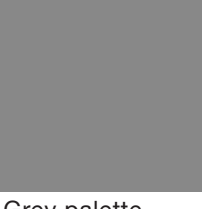
Grey palette



Brown palette



Orange - brown palette



Grey palette

Proposed Material Palette









Smooth Glass Reinforced Concrete

Reckli BB117 - 2/201 Mecklenburg

Textured Glass Reinforced Concrete

Reckli BB117 - 2/200 Sodingen

Brick

Vande Moortel CREA 7039
(213W x 62H x 100D)
Stretcher bond

Mortar

Light grey
Tarmac Black-Brown Light (Y148)
Pointing: raked

Metal rainscreen panels

Aluminium
TIGER Drylac 68/15235
C32 Anodized ME/STM - Gloss level 12%
(Folded/profiled panels as shown in elevation)

Metal windows, curtain wall and louvres

Aluminium
Finish to match TIGER Drylac 68/15235

Pre-cast concrete

Welsh Grey
Very heavy etch

Profiled pre-cast concrete

Welsh Grey
Light etch

3.0 Elevation Overview

3.1 North Elevation



3.0 Elevation Overview

3.2 West Elevation

