

5.0 30-36 CLARENDON RD - DESIGN DEVELOPMENT

5.4 PRE-APPLICATION 1 - APRIL 2022

COMMENTS FROM OFFICERS

Richard Trustcott "was impressed how the scheme had progressed and felt that the proposed approach was logical. He queried whether there was scope to look at alternative master plan options which could include, for example, a two storey element with podium roof garden or an open space to the west of the site."

RT felt that the proposed massing of the scheme was very promising and he liked the more slender appearance of the building and felt that the different elements of the building related well to each other. He noted that there was scope to have a contrasting base to the building.

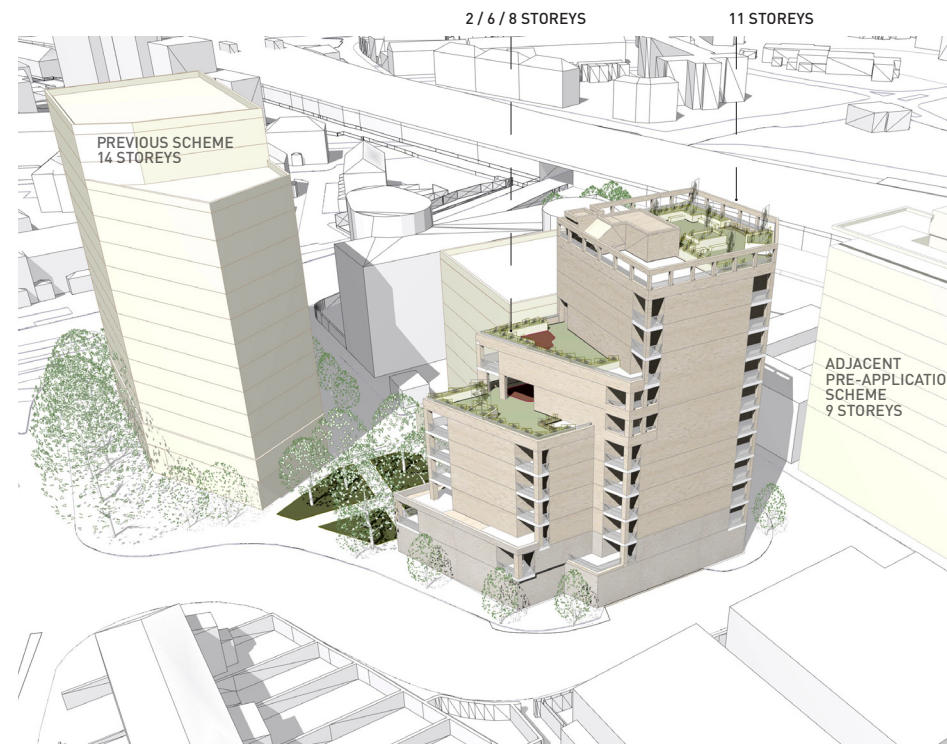
north facing single aspect one bed room units at floors 4 to 6 be revised?

He also queried whether the workspace units should be north facing,

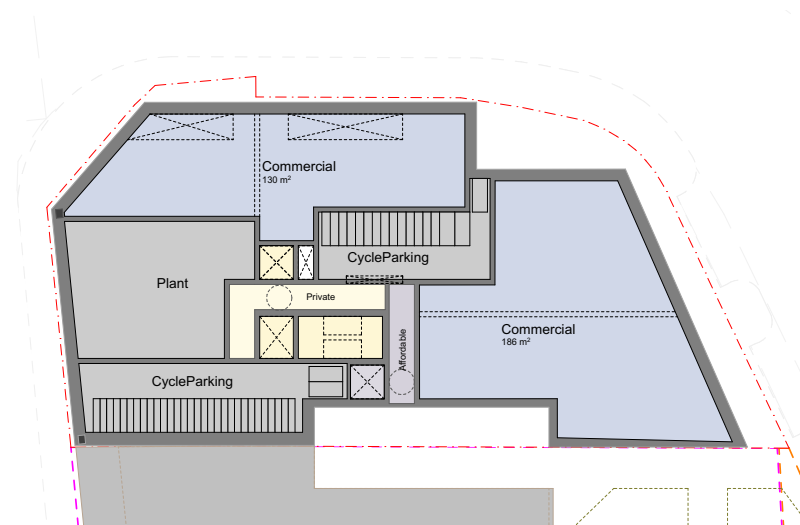
"noted that the lpa did not normally allow disabled parking on-street as there was then no control over who could use it. He also felt that some of the cycle parking should be provided at ground floor level, whilst some could be provided in the basement."

Philip Crowther confirmed that a mixed use scheme was acceptable

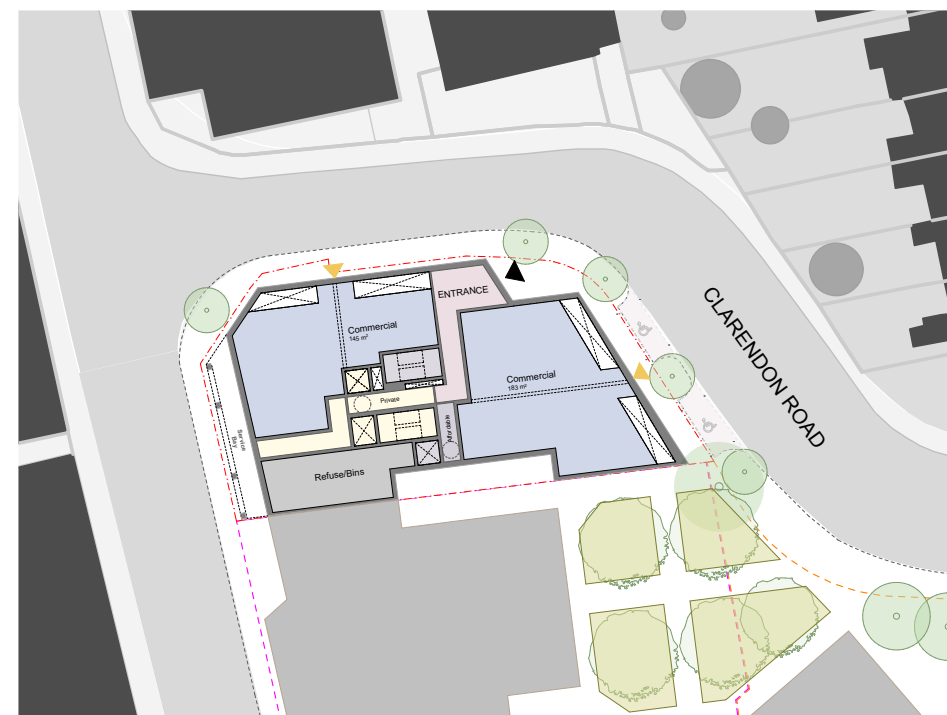
Tobias Finlayson noted that the scheme currently provided 34.7% affordable, which would need to be increased to 35% for a fast track approach.



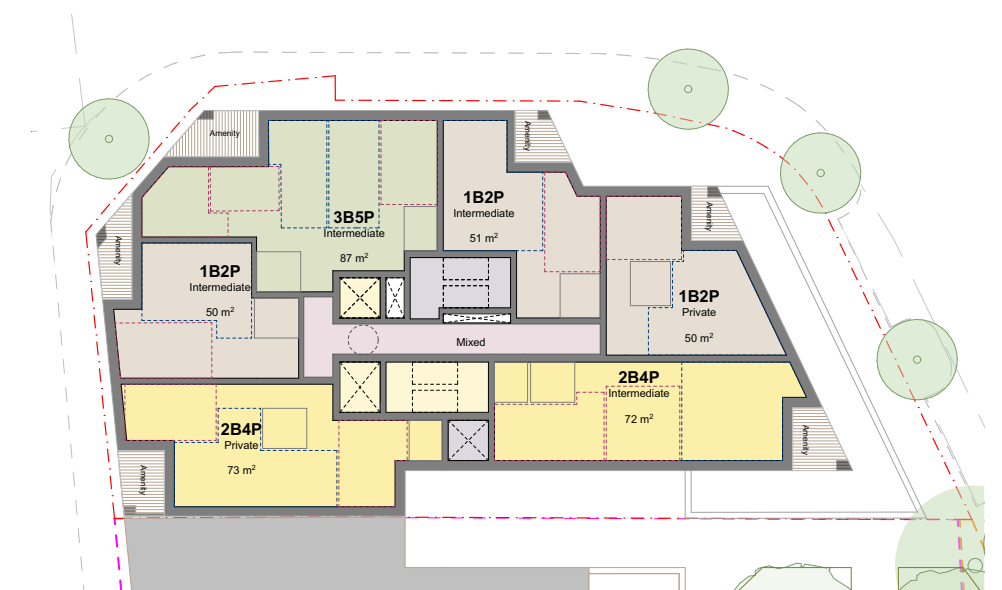
ENTRANCE TO HEARTLAND VIEW



PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

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5.4 PRE-APPLICATION 2 - JULY 2022

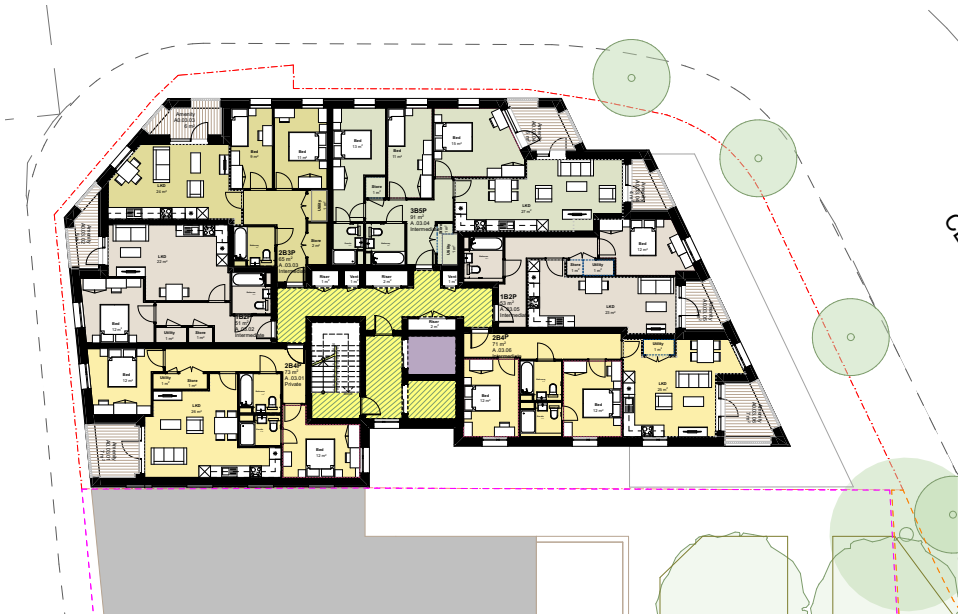
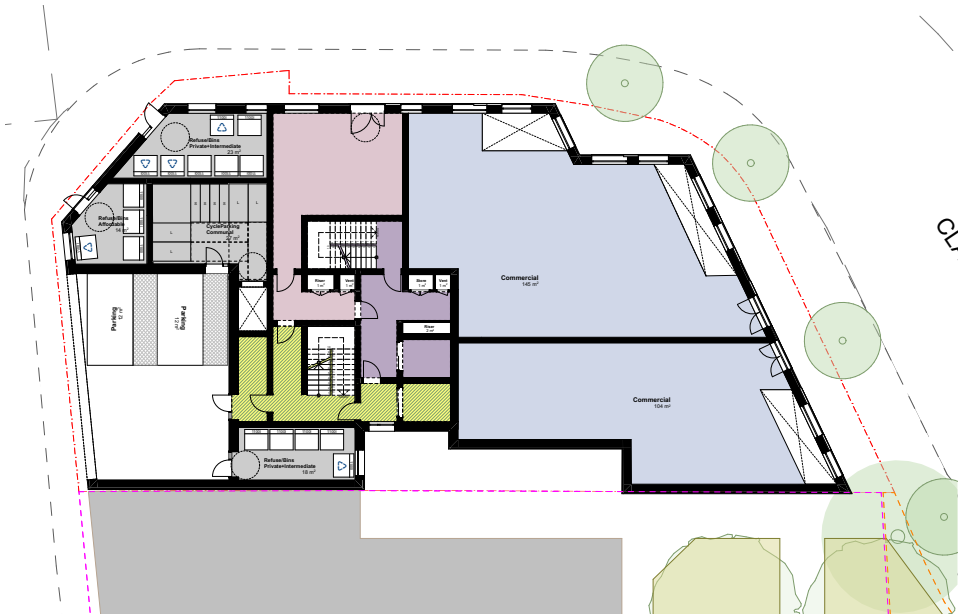
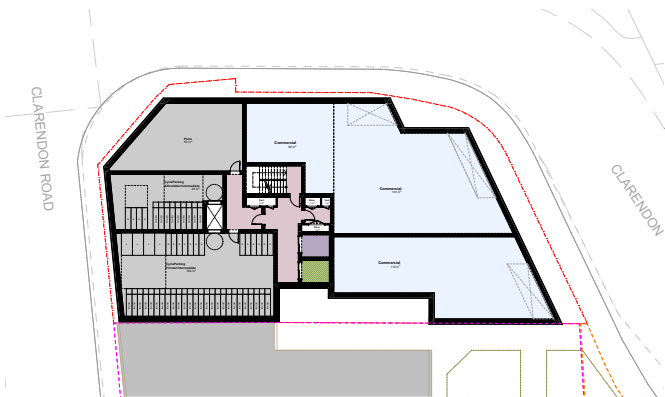
CHANGES

- Two Master plan options explored – Master Plan A which incorporates a central open space; and Option B which builds over the central space.
- Incorporating a two storey base provides a strong design approach.
- Topic meeting held with highways in May confirmed need to park within red line boundary
- Residential entrance is relocated on northern elevation
- plant room is located on the basement level
- commercial floorspace is provided at ground and basement level
- The scheme has been amended to provide more dual aspect units and no single aspect north facing units. 68% of units will be dual aspect. removal of 1B north facing unit.
- Amenity terraces accesible to all tenures provided on the sixth floor with a play area for 0-4 year olds and which has access via the lifts. The eight floor terrace will be accessible to all floors and will be for 5-11 year olds
- 35% of the accommodation by habitable room is affordable, with the aim of achieving an approximate 60/40 split affordable rent/intermediate

COMMENTS FROM OFFICERS

Richard Trustcott "The elevational treatment of the scheme is impressive

RT felt that the internal entrance layout had become too complex. RT queried whether the entrance area could be recessed; and whether the yard area could be better utilised
Haringey will require views from greater distance to demonstrate the scheme's visibility from Hornsey High Street, Hornsey Water works, Hillfield Avenue Alexandra Palace etc



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5.4 QUALITY REVIEW PANEL (QRP) - AUGUST 2022



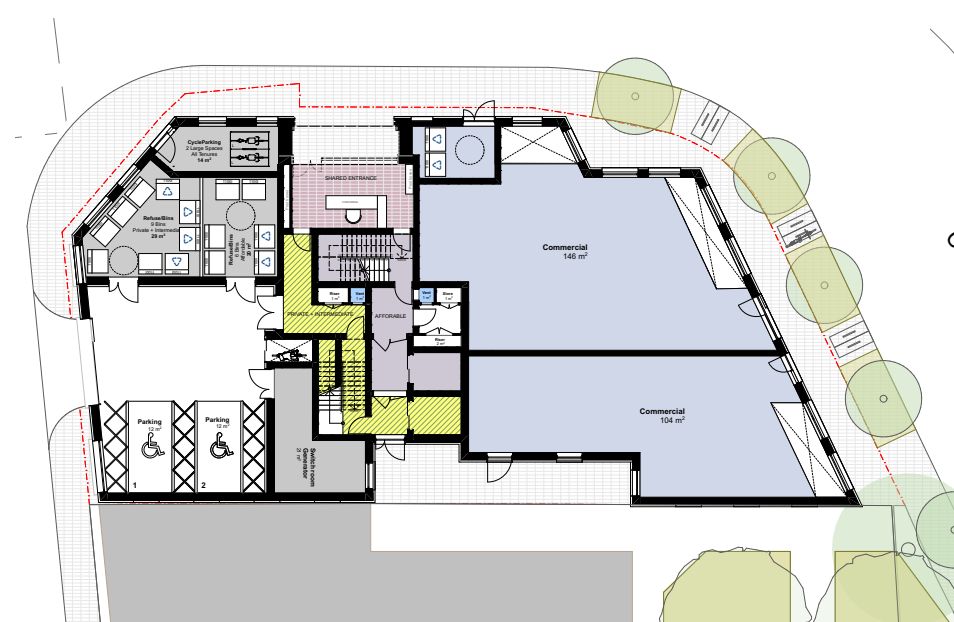
AXO VIEW PRESENTED AT QRP



PROPOSED ENTRANCE



ENTRANCE TO HEARTLANDS VIEW



PROPOSED GROUND FLOOR PLAN



VIEW FROM CLARENDON ROAD

5.0 30-36 CLARENDON RD - DESIGN DEVELOPMENT

5.4 QUALITY REVIEW PANEL (QRP) - RESPONSES - AUGUST 2022

The panel broadly supports the proposed scheme, which it feels makes a welcome contribution to the local area and has the potential to create a prominent gateway building.

The Design Team welcomes the panel’s support for the proposed scheme, which will provide a key gateway building into the Haringey Heartlands.

The panel understands the land ownership constraints informing the wider development and supports Masterplan A, which it feels is the more deliverable option and offers greater permeability given the surrounding context.

The Design Team agrees that Master Plan Option A, which provides a green open space on Clarendon Road, is the preferred option. The inclusion of other options demonstrates that there is more than one way of developing the site, whilst retaining the agreed design principles. which will provide a key gateway building into the Haringey Heartlands.

The overall scale of the development seems appropriate, as well as the proposed mix of uses, particularly the commercial space along the Clarendon Road frontage.

The Design Team are pleased to note that the proposed tenure mix and unit sizes are supported by the Panel. The inclusion of commercial floorspace at basement and ground level will ensure employment levels are retained on the site, in accordance with Policy SA23 and also introduce activity along Clarendon Road.

As design work continues, the panel would encourage further work to create greater variety and texture across the scheme’s facades, to improve the appearance of the building, both from a distance and at ground / podium level.

Further consideration has been given to the elevational treatment of the building, particularly the southern elevation, where an increased rhythm has been introduced. In order to break up the vertical emphasis horizontal banding has been introduced, along with different materials and fenestration,

The panel also feels that the verticality of the building might be reduced by revisiting the current window treatment, and further consideration given to, for example, horizontal banding at junctures across its facades. As noted above, a greater horizontal banding and changes to the window arrangement has been introduced to reduce the verticality of the building.

The panel also feels that daylighting of the scheme’s entrance, and the clarity of layout and ease of circulation within this area is problematic and would benefit from a more generous and welcoming treatment.

The entrance approach and ground floor has been opened up and a straight access to the lift area created. The cycle store has been relocated, allowing for a more generous lobby area.

It also asks for further thought about the flat layouts in terms of daylighting levels, particularly at the lower floors.

Following liaison with the daylight/sunlight consultants and initial testing, the layout of the flats with deep plan layouts have been altered to improve levels of daylight/sunlight. Kitchens have been relocated closer to windows; windows have been enlarged; and lightwells introduced. The scheme will maximise light from the wintergardens and by opening up balconies to the east.

It also feels that the area occupied by the proposed disabled parking provision is excessive, and suggests that Highways are engaged further to consider how this might be reduced.

The two disabled parking spaces have been retained but the area now allows for access to the plant area below in order to better utilize the area.

While recognising the provision of green / amenity space at various levels throughout the building, the panel has concerns about the low level of green / amenity space at ground floor level.

The scheme achieves 0.4 greening factor. Public realm improvements and tree planting will be introduced along Clarendon Road. A small outdoor space will be introduced at the southern elevation.

The panel suggests further consideration is given to the design and layout of the building’s main entrance at ground level. The arrangement of the reception area, corridors and stair / lift access appears overly complex and unresolved.

This has been reconsidered as shown on the revised floor plan. There is now a more direct route to the lift area.

Similarly, with the current scheme proceeding independently of prospective future development of the College and Cultural Centre sites, the panel expresses its concern about the low level of provision of amenity / green space at ground level.

The scheme provides an opportunity to enhance the public realm around the site, with improved landscaping

The panel is confident that its concerns can be addressed by the project team in consultation with Haringey officers and, on this basis, is happy to support the scheme.

A number of changes have been made to the scheme which will be discussed with Haringey officers at a pre-application meeting on 14 September.



CROWN DETAIL PRESENTED AT QRP

5.0 30-36 CLARENDON RD - DESIGN DEVELOPMENT

5.4 QUALITY REVIEW PANEL (QRP) - RESPONSES - AUGUST 2022

While supportive of Masterplan A's permeability, the panel has concerns about the approach to the scheme from the south / Turnpike Lane. It suggests that further thought is given to how this vista might be opened up, and how the detailing of the building at ground level might support this.

Additional consideration has been given to the treatment of the ground/ first floor, particularly when viewed from the south and to give the building greater clarity in long views.

The panel recommends further work with Highways to address the disabled parking provision, where creating two bays with forward-access both in and out is leading to an excessive allocation of space. Re-allocating a proportion of the current parking provision to create a more generous entrance to the building at that location would be beneficial to the scheme overall.

As noted above, part of the parking area will be used to provide access to the basement plant area, thereby making better use of this space.

The panel is broadly supportive of how the building sits within its surrounding context, with the tallest element of the scheme appropriately signalling as a 'gateway' building. However, the panel recommends further consideration of the detailing of the building to increase 'elegance' and 'delight'.

The building has been designed to respond to the scale of the surrounding context. Further consideration has been given to the detailing and the upper floor with a crown treatment to visually reduce it and increase the elegance of the building.

The treatment of each of the building's elevations would benefit from further thought, with a view to introducing variety across the facades. This might be achieved through changes in windows / materials / brickwork, with this detailing being sensitive to the context faced by each different elevation.

Further detailed design has been undertaken to address the Panel's comments on the elevational treatment – see response above.

In addition, the panel would welcome further thought on the design of the building's base / podium, middle and top, with consideration given to the introduction of variety and texture through these levels.

The design has been developed further to distinguish between the base, middle and top of the building through the choice of materials and detailed design treatment

The aim should be to lighten the appearance of the building, which the panel feels is currently quite heavy. The panel points to the brick textures and colours used in other recently completed buildings in the area as reference points.

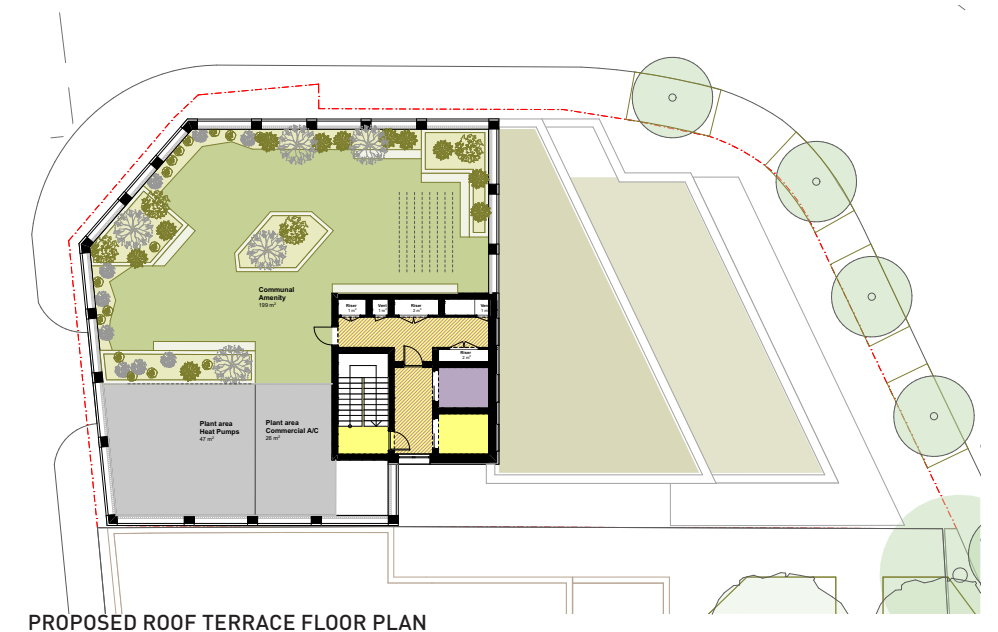
The Design Team has given further consideration to the choice of materials in order to lighten the appearance of the building. This has included looking at materials being used in surrounding developments, notably the Clarendon Gas Works scheme for St Williams.

The panel welcomes the increase in dual-aspect provision since the scheme's last review. However, the panel has concerns about daylighting to some of the deeper flats' interior spaces, particularly at the lower floors. It recommends further improvements to this aspect of the scheme are considered.

As noted above, further consideration has been given to the internal layout of units and the location and size of glazing to improve the internal daylight and sunlight of the building, particularly at ground and first floor level.

The panel welcomes the access afforded to the rooftop garden spaces for all tenures. However, it still has concerns about the level of this provision given the number of residents to be accommodated.

The proposed playspace meets GLA standards for under 12's and the scheme offers a range of outdoor amenity spaces as well as providing each home with its own private amenity space. The scheme is close to a number of green spaces including Clarendon Square, Lordship Recreation Grounds, Ducketts Common and Alexandra Park.



PROPOSED ROOF TERRACE FLOOR PLAN



PROPOSED LANDSCAPING FLOOR PLAN

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5.5 COMMUNITY INVOLVEMENT

CONSULTATION PROCESS

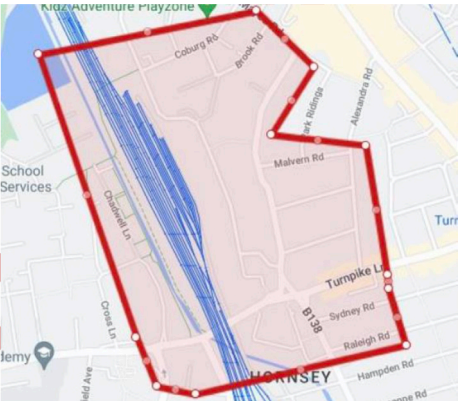
We publicised the consultation to the households and businesses surrounding the site, using GPS-tracked hand delivery to distribute the information letter to 2,460 properties, as shown in the map below. The letter was posted on 14 September 2022.

The objective of the letter was to publicise the project website, to communicate information about the scheme, and to encourage local residents to share their views about the proposal. The letter included a freephone number and freepost address, to increase accessibility in the consultation. A copy of this letter is available in Appendix 1.

Invitation letters were also sent to all the elected representatives and stakeholders.

We have a project website with a unique URL – jessicabuttons.site. This went online in early September 2022 and will be maintained throughout the planning application process. Below are screenshots showing a few sections of the site

We attended a Development Management Forum arranged by Haringey Council on 21 September.



DISTRIBUTION MAP

30-36 Clarendon Road,
London N8 0DJ
Statement of Community
Involvement



New and
affordable homes



Sustainable
development

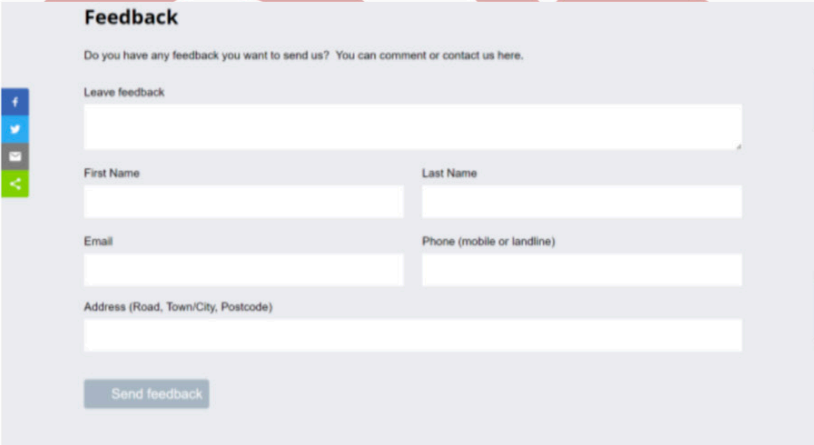
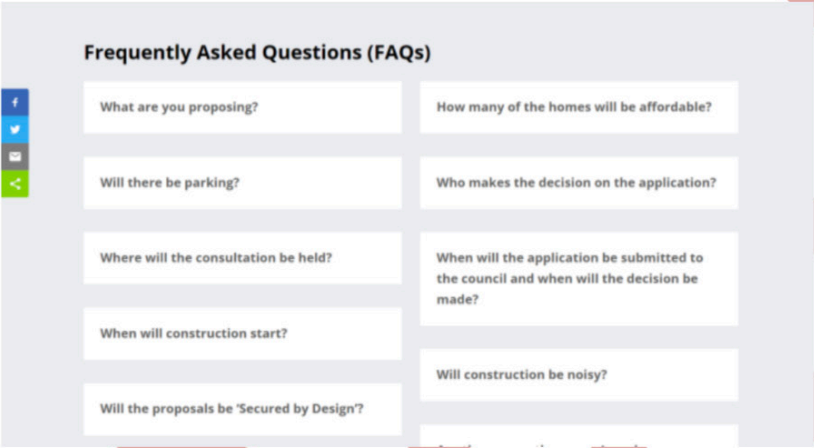
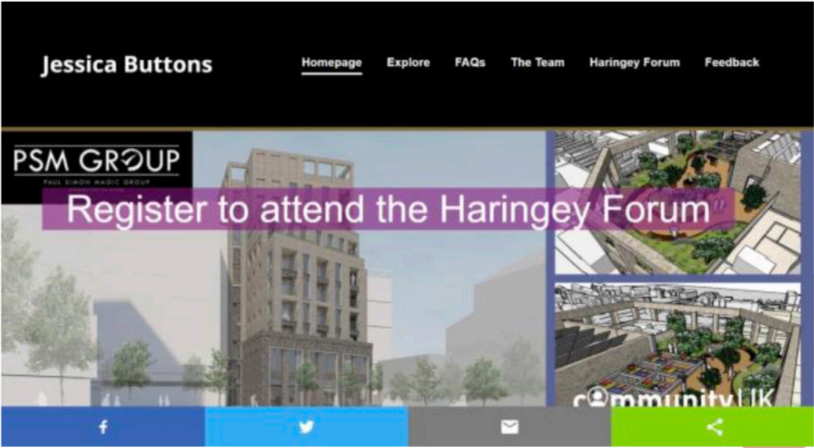


Increase in
employment



High quality
amenity spaces

YOUR
SHOUT



WEBSITE

