

06.Consultation Process

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The scheme has evolved through an in-depth consultation process involving:

- + 4 pre-app meetings with officers
- + 2 QRP sessions + a public form organised by the council
- + Consultation with existing residents involving exhibitions, workshops, one-on-one meetings and small group sessions.

The following pages summarise the process that was pursued, the issues raised and our response.



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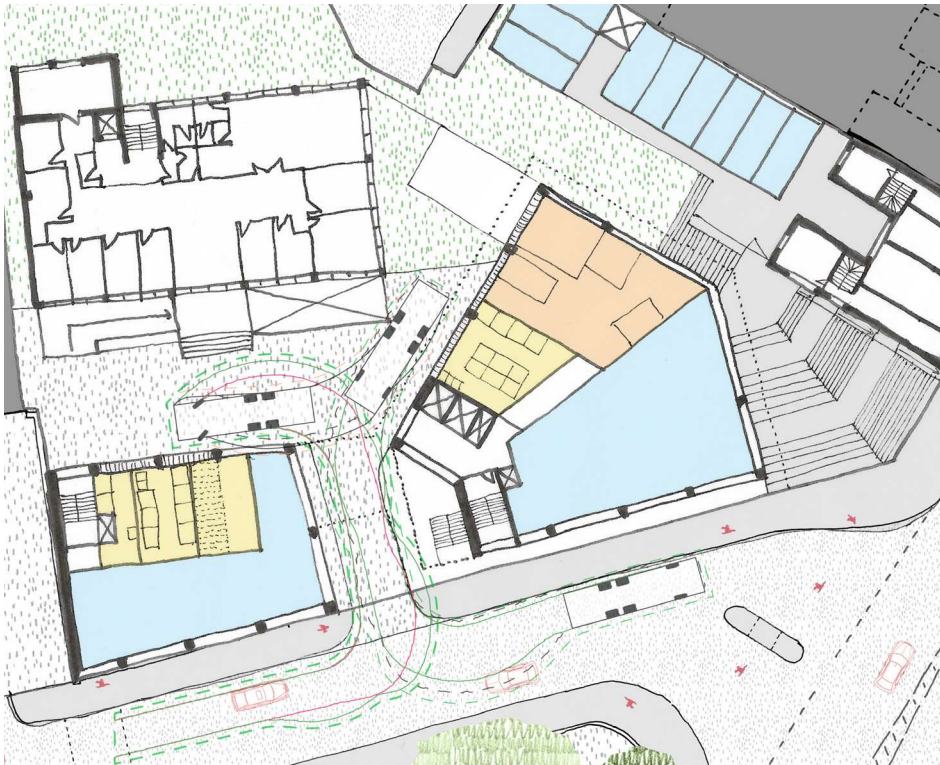
Pre-Application Meeting 1

Key Moves

- + Mirrored floor plan configuration to create efficiencies
- + External deck provides fire escape, allowing a more open floor plate
- + Two buildings bridged to cultivate community

Feedback & Reflections

- + Fire, security and management considerations of external deck
- + Communal spaces squeezed by pinch points.
- + Central area receives low levels of natural daylight due to single aspect



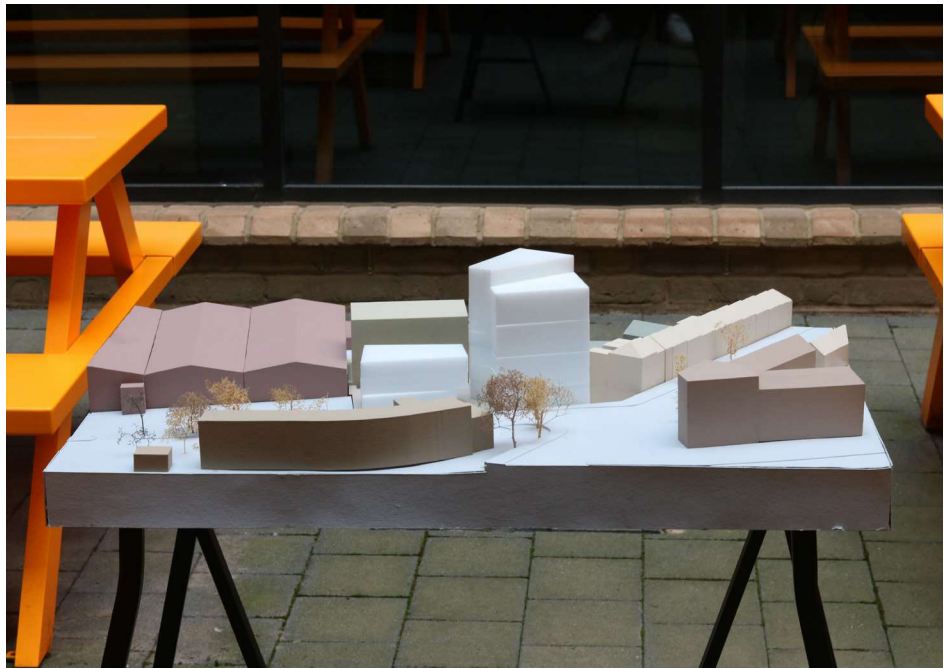
Pre-App 01 Ground Floor



Pre-App 01 Typical Floor



Internal sketch of kitchen + workspace



Development model presented at meeting

06. Consultation Process

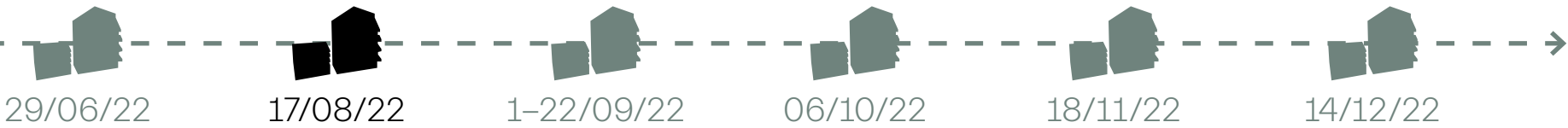
Quality Review Panel

Key Moves

- + Block A core centralised to improve fire safety and floor plan efficiency
- + Communal space located on corners to provide dual aspect views
- + Bridges removed from upper levels due to initial fire concerns. Concerns on level of third-party management required to ensure escape path kept clear went mixed with social areas
- + Additional residential unit accommodated at Block A ground level

Feedback & Reflections

- + More active frontage required along Eade Road
- + Main residential entrances better situated in Cara Yard to strengthen community
- + Can Block A be configured to reduce corridor lengths?
- + Block B: explore accessing units through communal space



QRP Ground Floor



QRP Typical Floor



Diagrammatic Massing Model



Illustration of Eade Road corner

06. Consultation Process

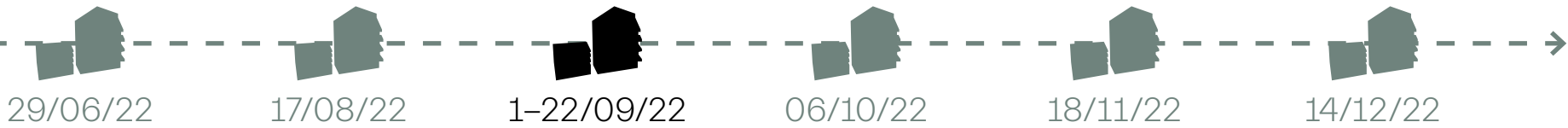
Residents Consultation 01 & 02

Key Moves

- + Entrances moved to within Cara Yard
- + Block B reconfigured to access units via communal space
- + Additional commercial space provided at ground level
- + Blue badge parking to be provided on-road to improve Cara Yard amenity
- + Reinstate bridge between buildings as passive fire safety measure

Feedback & Reflections

- + Concern from residents over metallic finishes. This is a standard approach to conventional housing and does not capture warehouse community **spirit** or **aesthetics**
- + Block B configuration pushes stair into Cara Yard, compromising quality of space.



Residents Consultation - Ground Floor



Residents Consultation - Typical Floor



Community consultation engagement events



Seven Sisters Site Consultation

Dear Residents,

As you may know Provenell have been looking for some time to try and define what the next chapter of warehouse living could look like. We employed a team of Architects and Engineers to help develop the next iteration of our unique communal working and living model, but to current building regulations and sustainability targets, still maintaining the core principles of where we started and how we like to live.

We would like to show you our design thoughts so far, as we intend to place this building on the vacant land near Cara House. We will bring with us part of our Design Team, to talk through the proposal so that you get an understanding of our approach.

Thanks you all who attended the initial drop-in session on the 1st September. Your feedback has been invaluable. We will be hosting a follow up session at **New River Studios** on **22nd September** between **7.00 and 9.00PM**.

Please let your other house members know of the meeting.

All welcome.

Provenell Design team.



Event publicity poster

06. Consultation Process

Pre-Application Meeting 02

Key Moves

- + Block B reconfigured. Communal space to east end of block to benefit from **triple aspect**. Natural surveillance to entrance route
- + Lift provides marker for block entrance
- + Post room introduced at ground level to improve security for residents
- + Cara Yard tracking and access refinements
- + Test of reconfigured core options presented. Current configuration with central core still provides best balance and space efficiency

Feedback & Reflections

- + Planner support for additional commercial frontage along Eade Road
- + Configuration of Block B welcomed
- + Demonstrate how additional cycle storage beyond 0.75:1 base mark can be accommodated within units



Pre-App 02 - Ground Floor



Pre-App 02 - Typical Floor



Still from Cara House daylight study animation



Illustration of Cara Yard vision

06. Consultation Process

Pre-Application Meeting 03

Key Moves

- + Refinement to ground floor servicing provisions
- + Updated yard landscaping
- + Set back of escape stair to improve hierarchy of elements and comply with external fire spread criteria
- + Cycle storage provision within units demonstrated
- + Fire fighter access provided direct from street based on consultant recommendations

Feedback & Reflections

- + Facade development flowing in right trajectory but requires further refinement
- + Scheme to demonstrate 1:1 provision of cycle storage. This should be balance against frontage



Pre-App 03 - Ground Floor



Pre-App 03 - Typical Floor



Work-in-progress visualisation - south facade



Work-in-progress visualisation - Eade Road corner

06. Consultation Process

Quality review panel 02

Key Moves

- + Further façade material colour testing and sampling
- + Façade materials finalised and analysed against core objectives
- + Additional cycle storage accommodated in units

Feedback & Reflections

- + Reflect on setting of the proposal within the wider non-industrial context
- + Topology of site to be more celebrated
- + Improve legibility of ground floor
- + Heighten experience of main entrances
- + Improve connectivity at upper level on bridge links*
- + Help wider stakeholders understand design moves
- + Support for generous floor-to-ceiling heights



View looking West up Eade Road



View of Main entrance of Eade Road



View looking unto Break-out spaces



View looking South-west from Tewkesbury Road

06. Consultation Process Summary

Public and stakeholder consultation and feedback has been vital to the decision-making process of the design. This has enriched the design to ensure it achieves a balance in meeting sometimes competing criteria.

The accompanying sections focus on communicating the design features to ensure the **contextual relationships**, response to **sustainability, Health and safety, Landscape** and **access** is carefully communicated to the relevant stakeholders and illustrate the response to the local development charter.

Key actions

- + Refine material studies
- + Ensure sustainability objects communicated
- + Fire and healthy and safety objectives



The ten characteristics of well-designed places.
Extract from National Design Guide 2021

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

Extract Haringey Development Management DPD
Policy DM1: Delivering high quality design