

Tottenham Hale Island Sites

Building 1&2

NMA Design Report

**ALLFORD
HALL
MONAGHAN
MORRIS**

April '23



ARGENT

RELATED

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Note

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ALLFORD
HALL
MONAGHAN
MORRIS

CONTENTS

1.0

Introduction

2.0

Schedule of Amendments

3.0

Drawings and Description of Proposed Changes

3.1

Basement

3.2

Ground Floor

3.3

Mezzanine

3.4

Upper Floors

3.5

Façades

4.0

Schedule of Accommodation

1.0 INTRODUCTION

This Design Report has been prepared to accompany a non-material amendment application following the granting of Planning Permission for the Tottenham Hale Centre development proposals (LPA Ref No HGY/2018/2223) and subsequent NMA (HGY/2021/0631) to that application.

This report sets out proposed changes to Building 1 & 2 and the shared basement on the Ferry Island plot. The changes proposed have arisen through the introduction of a second staircase to both buildings in response to a consultation paper that was issued by the Department for Levelling Up, Homes and Communities (DLUHC) and in December 2022, the Single Staircase Policy Position Statement issued by the National Fire Chiefs Council.

Section 2 of this document provides a schedule of the amendments whilst Section 3 includes drawings of the planning approved scheme alongside the revised layouts. A detailed description and explanation of the changes accompany the revised drawings.

There is no change to the overall mix and number of habitable rooms as part of this change - however there are minor adjustments in the size and arrangement of some of the apartments in Building 2 and this is recorded in Section 4 of this report.

2.0

SCHEDULE OF AMENDMENTS

Building 1			
	Level	Proposed Amendment	Description
	Basement	Relocation of door to stair	Due to the addition of the second stair on the upper levels, the position of the access to the stairs has changed to resolve level changes across all floors.
	Basement	Reconfigured waste store	Access to the waste store has been updated to respond to the revised stair configuration.
	Basement	Position of riser	Service risers have been relocated within the core following the addition of the second staircase.
	Ground Floor	Fire escape	Addition of an additional fire escape providing egress from the second staircase.
	Ground Floor	Cycle stair	Cycle stair has been mirrored as a result of the introduction of a second means of escape from the core.
	Ground Floor	Removal of lift to basement	The cycle lift within Building 1 (between ground and basement floors) has been removed to allow egress for the second staircase at ground floor. Building 1 residents are still able to access the cycle lift in Building 2. Oversized goods lift remains in Building 1 for redundancy.
	Ground Floor	Location of lobby to the cycle stair revised	The lobby to the cycle stair has been relocated to respond to the introduction of the additional fire escape.
	Ground Floor	Relocation of door to stair	Due to the addition of the second stair on the upper levels, the position of the access to the stairs has changed to resolve level changes across all floors.
	Ground Floor	Additional door added to stair	Additional door added to provide separation between the stair between basement and the upper levels.
	Ground Floor	Position of riser	Service risers have been relocated within the core following the addition of the second staircase.
	Ground Floor	Reduction in retail	Minor reduction in the size of the retail unit as a result of introducing a means of escape for the second stair.
	Upper Levels	Second stair added	A second fire escape stair has been added between ground floor to upper levels.
	Upper Levels	Relocation of door to stair	Due to the addition of the second stair, the position of the access to the stairs has changed to resolve level changes across all floors.
	Upper Levels	Position of riser	Service risers have been relocated within the core following the addition of the second staircase.
	Upper Levels	Additional doors	Additional doors have been added within the communal corridors to comply with the latest fire strategy.

Various small scale alterations associated with the detailed design development of Ferry Island and the main amendments set out within the schedule above are also proposed.

2.0

SCHEDULE OF AMENDMENTS

Building 2			
	Level	Proposed Amendment	Description
	Ground Floor	Fire escape	Addition of an additional fire escape providing egress from the second staircase.
	Ground Floor	Update to back of house arrangement	Back of house arrangement has been updated to respond to the introduction of the second stair.
	Ground Floor	Position of riser	Service risers have been relocated within the core following the addition of the second staircase.
	Level 01-06	1 bed apartment layout	The layout of the 1 bed apartment adjacent to the stair has been revised to respond to the new stair arrangement.
	Upper Levels	Communal stair arrangement	The communal stair has rotated through 90degrees to allow a second stair to work in conjunction.
	Upper Levels	Second stair added	A second fire escape stair has been added between ground floor to upper levels.
	Upper Levels	Communal corridor width	The communal corridor has reduced in width from 2m to 1.5m to accommodate the revised riser layout.
	Upper Levels	Relocation of door to stair	Due to the addition of the second stair, the position of the access to the stairs has changed to resolve level changes across all floors.
	Upper Levels	Position of riser	Service risers have been relocated within the core following the addition of the second staircase.
	Upper Levels	Additional doors	Additional doors have been added within the communal corridors to comply with the latest fire strategy.
	Level 07	Line of facade revised	The line of the façade to access the terrace has been updated to allow the communal corridor to extend and provide access to the adjacent 1 Bed apartment – all due to the revised stair arrangement.
	Level 07-11	Additional projecting balcony	Projecting balcony added between levels 7-11 to compensate for loss of recessed balcony.
	Level 08-11	Revised 2 bed apartment layout	Updated apartment layout to respond to the revised stair arrangement.
	Level 08-11	Revised 1 bed apartment layout	Updated apartment layout to respond to the revised stair arrangement.
	Level 08-12	Updates to façade bays	Minor amendments to façade around the 1bed and 2 bed apartment to respond to the updated apartment layouts.
	Level 12	Switch location of 1 bed and 2 bed apartment	On level 12 the 1 bed and 2 bed apartments have switched location to enable the second stair to be accommodated.
	Level 13	Updated roof layout	Updated roof plan to capture the rotation of the stair on the lower floors.

Various small scale alterations associated with the detailed design development of Ferry Island and the main amendments set out within the schedule above are also proposed.

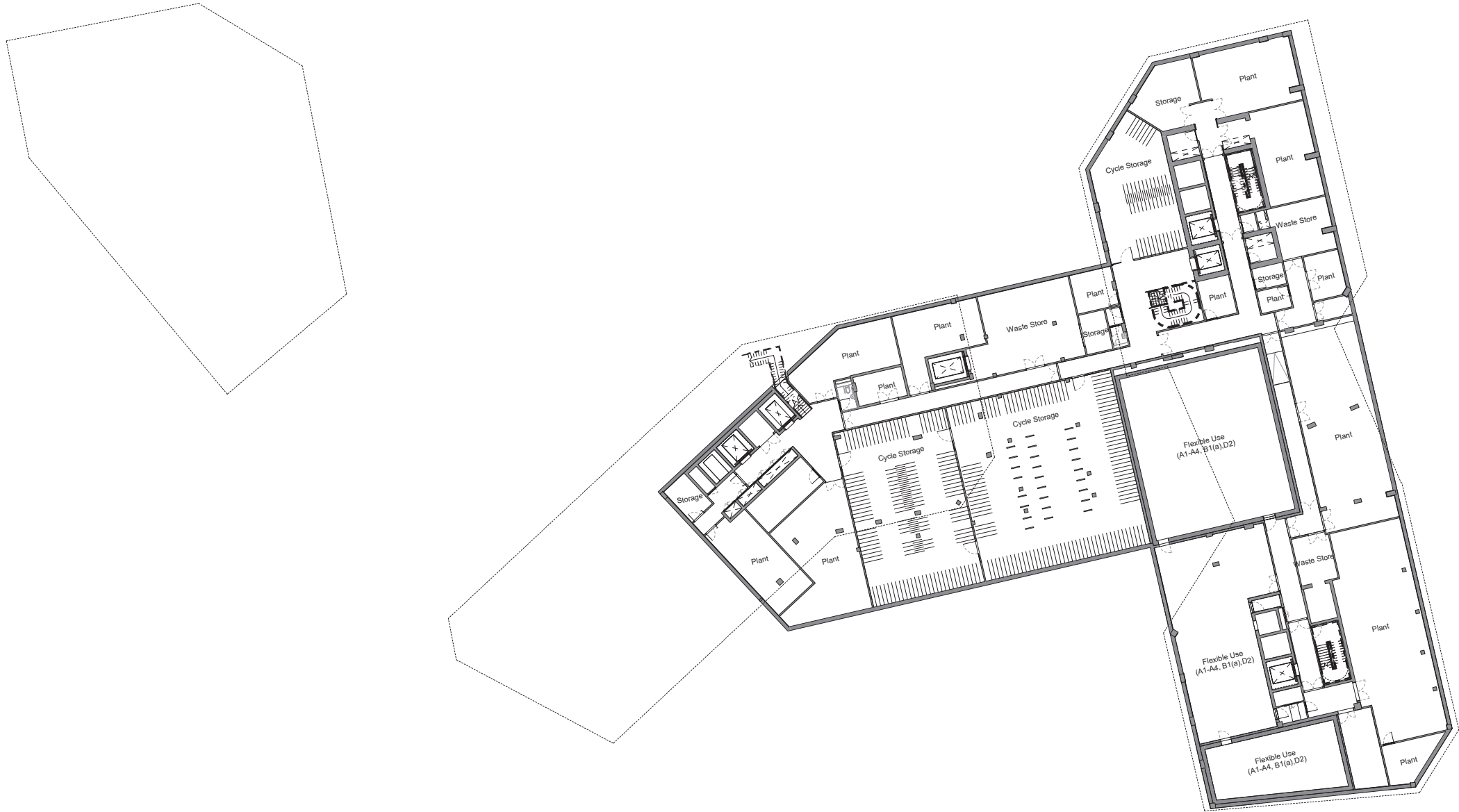
3.0

3.1

DRAWINGS AND DESCRIPTION OF PROPOSED CHANGES

BASEMENT - OPTION B

APPROVED



KEY	
W.U.	Wheelchair Adaptable Dwelling Unit
PV	Photovoltaic Panels
AOD	Above Ordnance Datum
	Private Amenity
	Brown Roof
REV DATE DESCRIPTION	
P00	July '18 ISSUED FOR PLANNING
P01	Oct. '18 PLANNING ADDENDUM
P02	March '21 DESIGN AMENDMENTS - As per B2 & B3 Design Report Mar '21
P03	December '21 DESIGN AMENDMENTS - As noted in Building 1 & 2 Design Report dated December '21
ARCHITECTS	
Ashley Road East	ALISON BROOKS ARCHITECTS
Ferry Island North Island	ALLFORD HALL MONAGHAN MORRIS
Ashley Road West Welbourne	Pollard Thomas Edwards
Ferry Square Pavilion	RUFFARCHITECTS
NOTE	
Residential layouts, terrace layouts, planting and materials are shown for illustrative purposes only.	
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LOCATION	
job title	
TOTTENHAM HALE CENTRE ISLAND SITES	
drawing title / location	
PROPOSED BASEMENT PLAN - OPTION B	
drawn by	checked
MG	AM
scale	status
1 : 250@A1 , 1:500@A3	FOR APPROVAL
drawing number	revision
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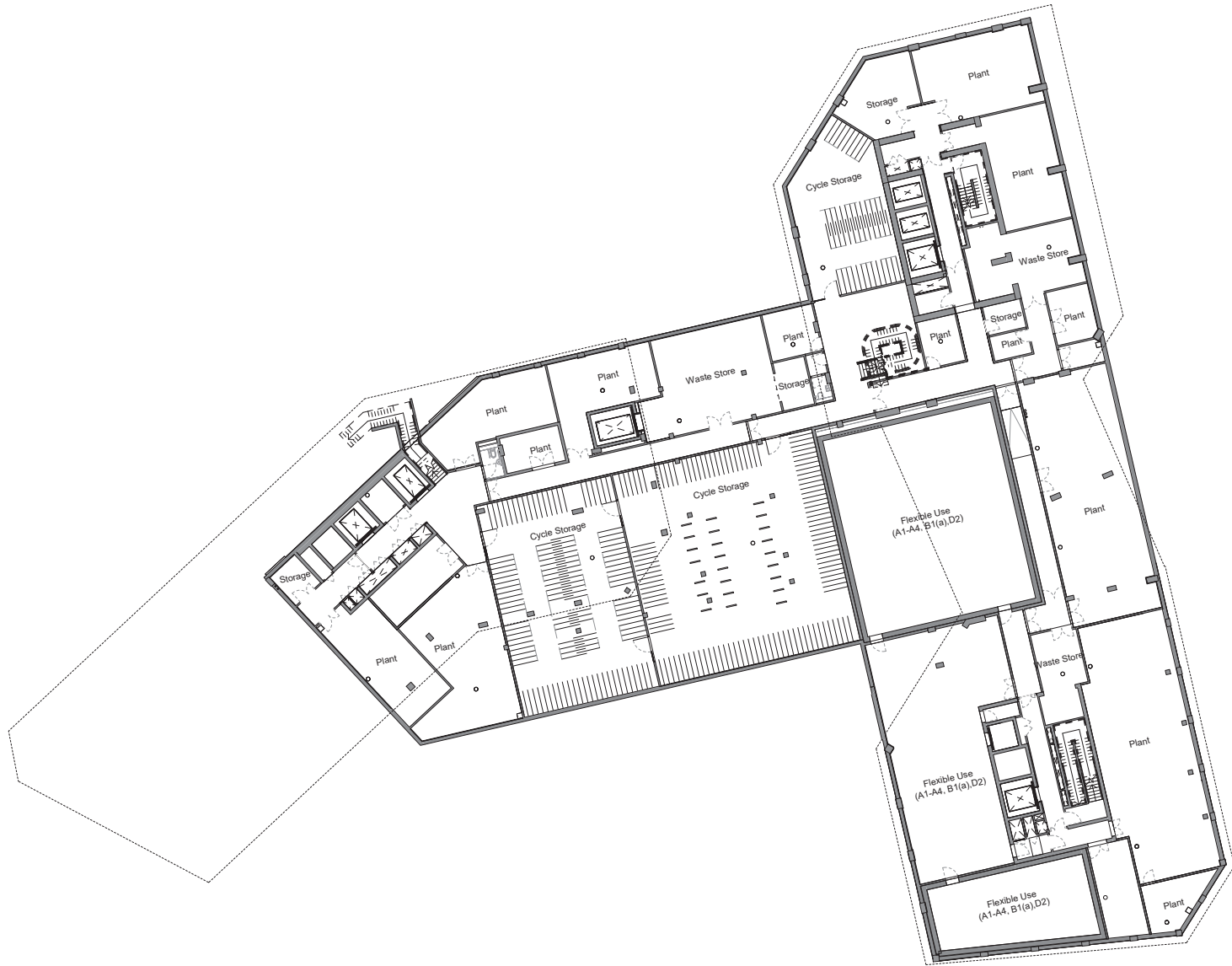
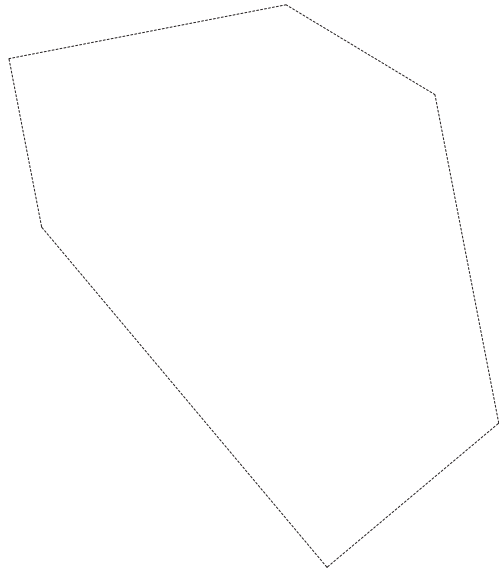
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DRAWINGS AND DESCRIPTION OF PROPOSED CHANGES

BASEMENT - OPTION B

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KEY	
W.U.	Wheelchair Adaptable Dwelling Unit
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job title	
TOTTENHAM HALE CENTRE	
ISLAND SITES	
drawing title / location	
PROPOSED BASEMENT PLAN - OPTION B	
drawn by	checked
MG	AM
scale	status
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drawing number	revision
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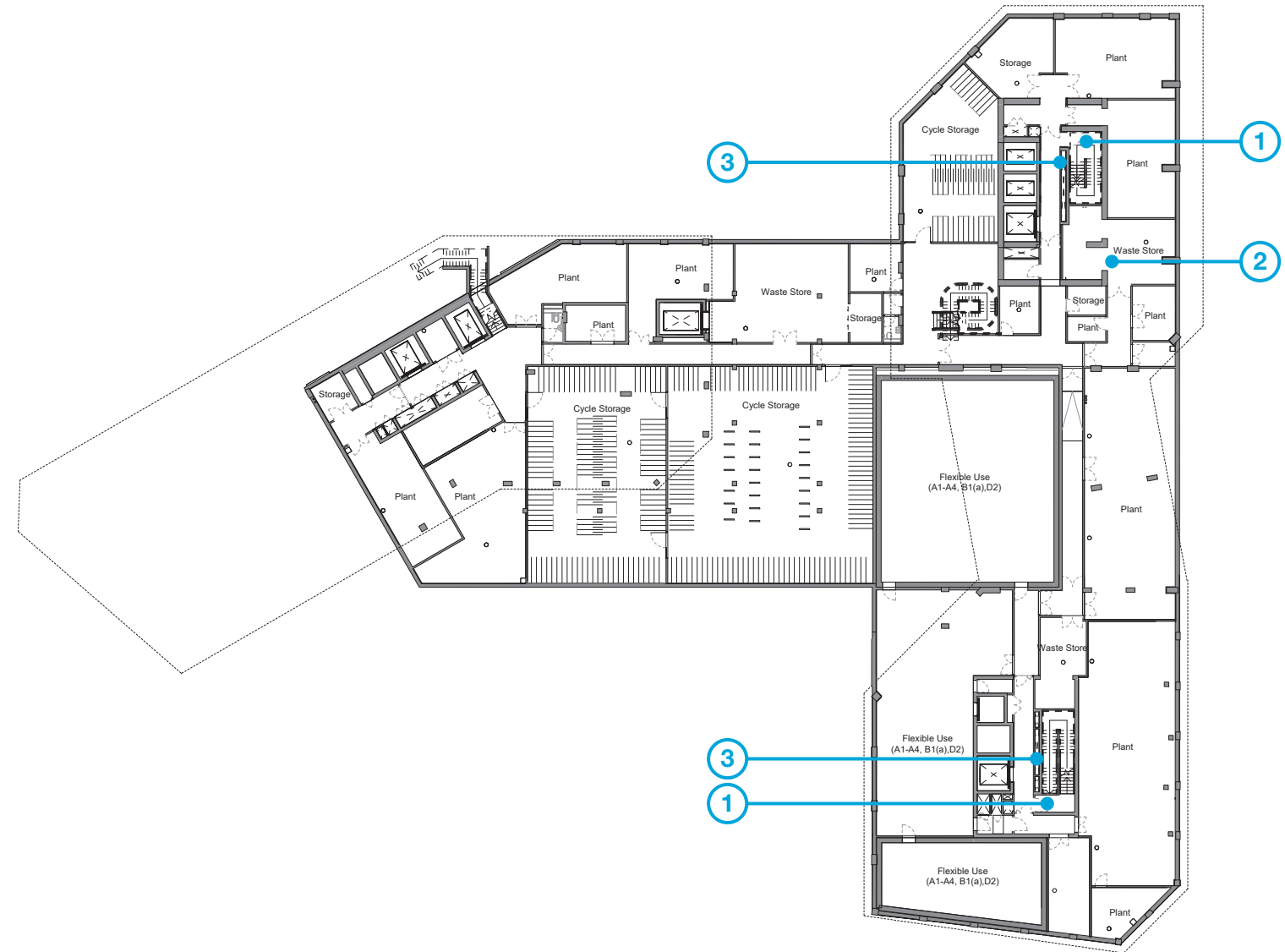
3.0 DRAWINGS AND DESCRIPTION OF PROPOSED CHANGES

3.1 BASEMENT - OPTION B

Approved



Proposed



1. Due to the addition of the second stair on the upper levels, the position of the access to the stairs has changed to resolve level changes across all floors.
2. Access to the waste store has been updated to respond to the revised stair configuration.
3. Service risers have been relocated within the core following the addition of the second staircase.

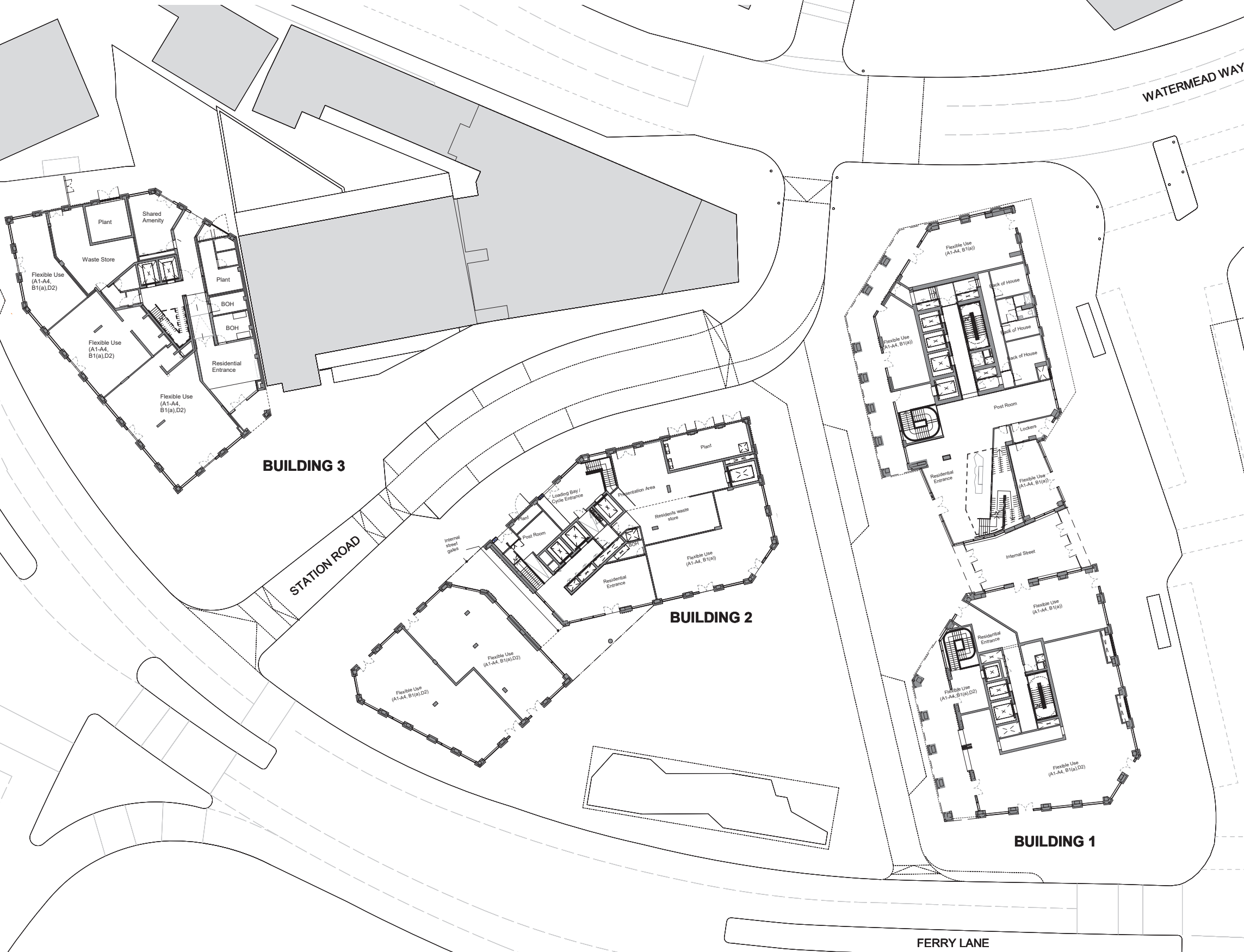
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3.2

DRAWINGS AND DESCRIPTION OF PROPOSED CHANGES

GROUND FLOOR - OPTION B

APPROVED



KEY

W.U.

Wheelchair Adaptable Dwelling Unit

PV

Photovoltaic Panels

AOD

Above Ordnance Datum

Private Amenity

Brown Roof

REV

DATE

DESCRIPTION

P00

July '18

ISSUED FOR PLANNING

P01

Oct. '18

PLANNING ADDENDUM

P02

April '20

DESIGN AMENDMENTS - As per B3 Design Report Apr '20

P03

March '21

DESIGN AMENDMENTS - As per B2 & B3 Design Report Mar '21

P04

December '21

DESIGN AMENDMENTS - As noted in Building 1 & 2 Design Report dated December '21

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LOCATION

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TOTTENHAM HALE CENTRE ISLAND SITES

drawing title / location

PROPOSED GROUND FLOOR PLAN - OPTION B

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scale

status

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revision

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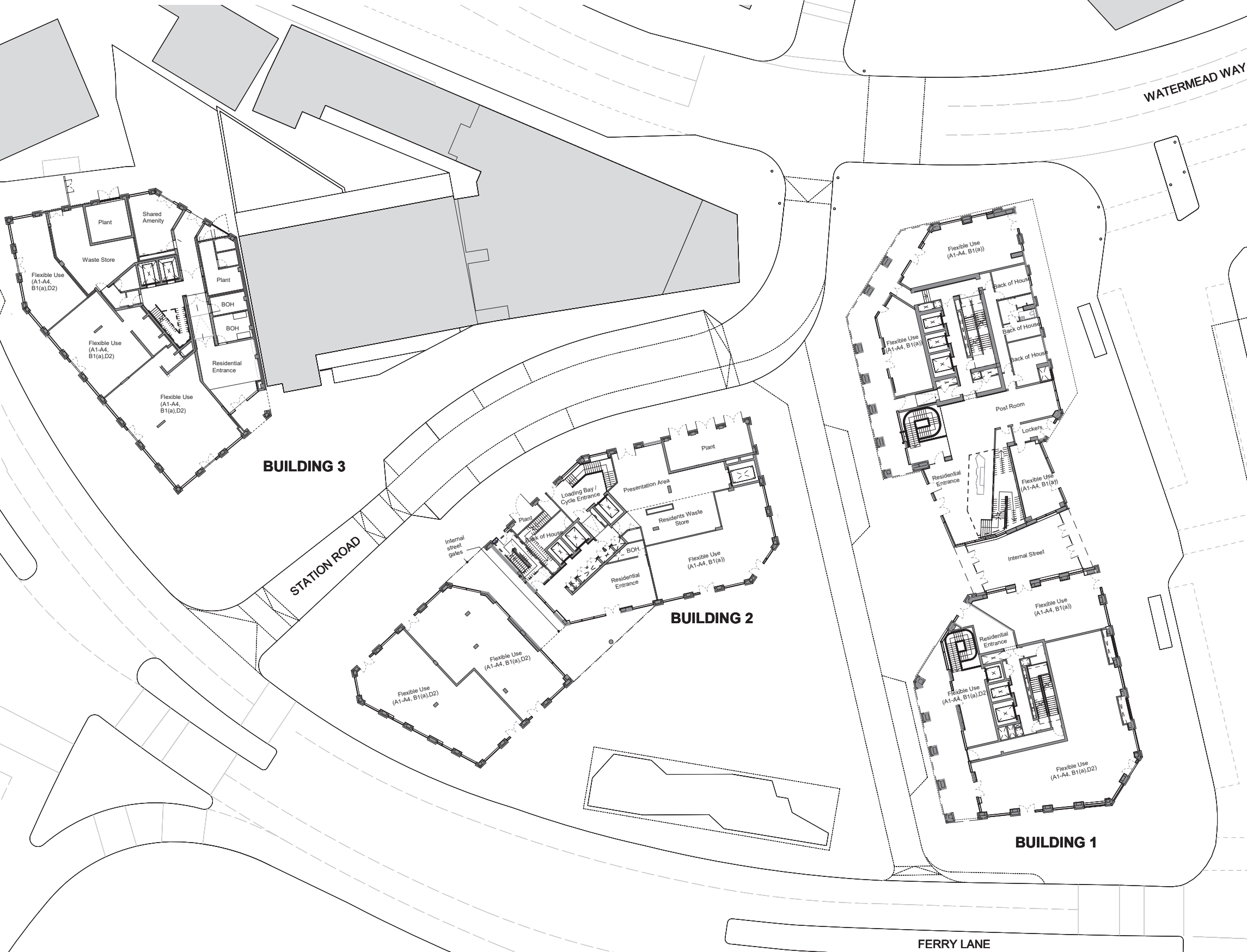
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3.2

DRAWINGS AND DESCRIPTION OF PROPOSED CHANGES

GROUND FLOOR - OPTION B

PROPOSED



KEY

W.U.

Wheelchair Adaptable Dwelling Unit

PV

Photovoltaic Panels

AOD

Above Ordnance Datum

Private Amenity

Brown Roof

REV

DATE

DESCRIPTION

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ISSUED FOR PLANNING

P01

Oct. '18

PLANNING ADDENDUM

P02

April '20

DESIGN AMENDMENTS - As per B3 Design Report Apr '20

P03

March '21

DESIGN AMENDMENTS - As per B2 & B3 Design Report Mar '21

P04

December '21

DESIGN AMENDMENTS - As noted in Building 1 & 2 Design Report dated December '21

P05

April '23

DESIGN AMENDMENTS - As noted in Building 1 & 2 Design Report dated April '23

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LOCATION

Job title

TOTTENHAM HALE CENTRE ISLAND SITES

drawing title / location

PROPOSED GROUND FLOOR PLAN - OPTION B

drawn by

checked

scale

status

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FOR APPROVAL

drawing number

revision

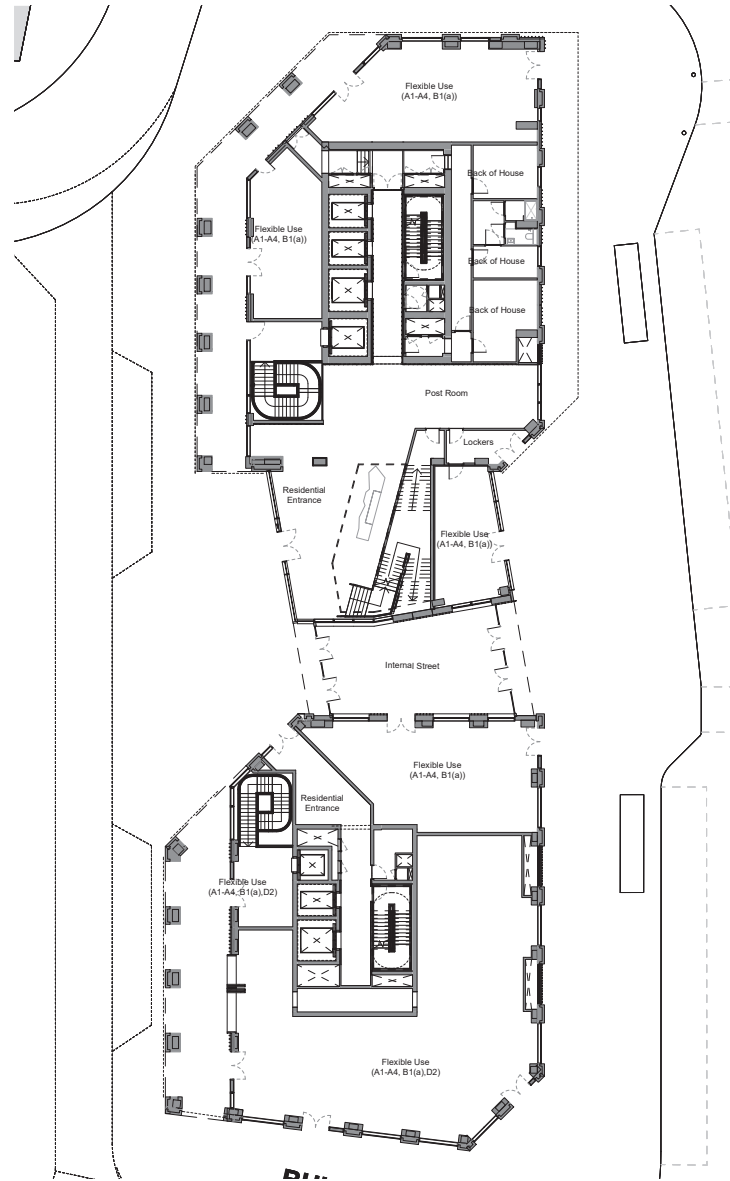
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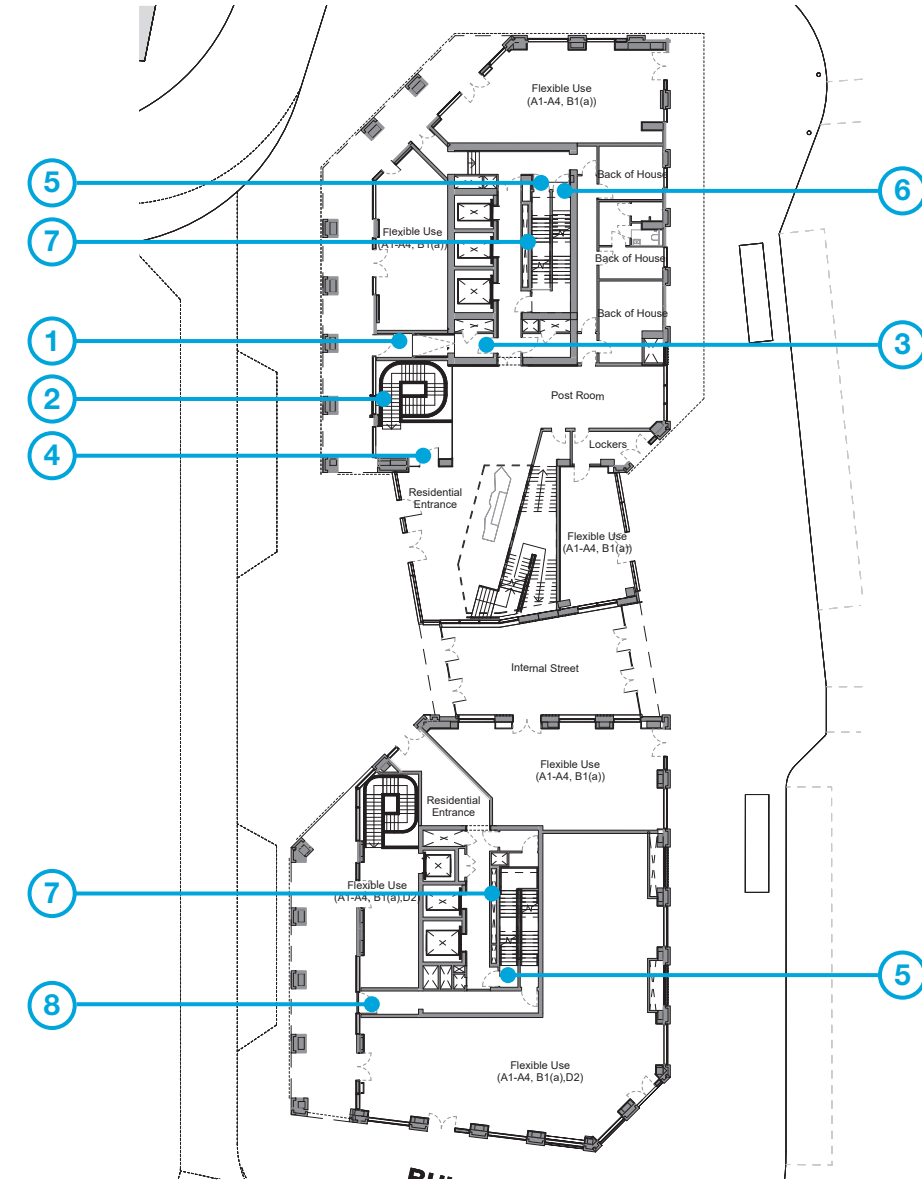
3.0 DRAWINGS AND DESCRIPTION OF PROPOSED CHANGES

3.2 BUILDING 1 GROUND FLOOR - OPTION B PROPOSED

Approved



Proposed



1. Addition of an additional fire escape providing egress from the second staircase.
2. Cycle stair has been mirrored as a result of the introduction of a second means of escape from the core.
3. The cycle lift within Building 1 (between ground and basement floors) has been removed to allow egress for the second staircase at ground floor. Building 1 residents are still able to access the cycle lift in Building 2. Oversized goods lift remains in Building 1 for redundancy.

4. The lobby to the cycle stair has been relocated to respond to the introduction of the additional fire escape.
5. Due to the addition of the second stair on the upper levels, the position of the access to the stairs has changed to resolve level changes across all floors.
6. Additional door added to provide separation between the stair between basement and the upper levels.

7. Service risers have been relocated within the core following the addition of the second staircase.
8. Minor reduction in the size of the retail unit as a result of introducing a means of escape for the second stair.