



Figure 32: 3D sketch showing the proposed new terraces are sheltered from overlooking



Figure 33: Diagram showing how impact on neighbours is negligible

4.05 Impact on Neighbours

The building's siting on a corner plot means that the massing is mostly facing the public realm. The neighbouring properties to the north and east are set back from the boundaries and are largely unimpacted by the existing building. The proposed extension is significantly set back from these boundary walls therefore there will be no additional impact on the adjacent properties to the north or east. The proposed terraces in these areas will incorporate planted screening to prevent occupants overlooking these properties.

To ensure that the existing residents of the building are not affected by the proposal it was considered that the extension should be set back from the rear wall facing the private rear garden. This set back also creates the opportunity for communal terraces as well as deck access. It also means that every new flat is dual aspect.

The proposed layout also ensures that each new dwelling avoids overlooking within the development. Also the proposed new terraces are isolated from each other ensuring that they provide adequate privacy.



Figure 29: Front elevations bay study showing the materiality of the proposed extension in the context of the existing



Figure 30: Rear elevations bay study showing the materiality of the proposed extension in the context of the existing

4.06 Materiality

The existing Highcroft building has a distinctive character for the front and back of the building. The front elevation of Highcroft is characterised by horizontal white banding and red and brown stock brick, topping out with pan tiles. The rear of the building uses a white/cream brick with fewer architectural features.

The materiality of the proposed extension reflects these different contexts and responds with appropriate architectural solutions for the front and the rear.

Front

The proposed extension is set back from the face of the building and it is necessary to use an appropriate lightweight construction method. Such lightweight construction would also serve to reinforce the subservience of the proposed addition. It is considered that a metal cladding with an earth-coloured finish would be appropriate in complementing the tonal quality of the existing brickwork.

The proposed windows will be simple with minimal metal frames. This style will complement the steel windows of the existing building. Although aligning with the rhythm of the windows below the reduced height of the windows give the extension as a whole a more compact and retrained appearance, clearly subservient to the existing building.

Rear

Complementing the different materiality and simpler architecture of the rear, the extension uses a simpler form with less articulation. The use of a neutral coloured render for the set backs again reinforces the subservience of the extension. Where the proposed extension builds off the line of these rear walls, it is proposed to be in brick match the existing.

The flat entrances from the deck access are signified by the use of a smaller area of metal cladding. This simple feature is used to create a break in the elevation.

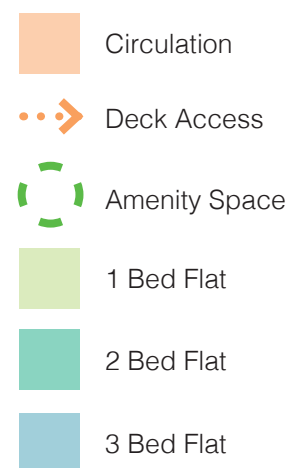


Figure 31: Proposed 4th Floor Plan showing the proposed access, types of accommodation and position of the amenity space

4.07 Accommodation

The proposed extension results in the provision of six new apartments offering a mix of accommodation.

- 3x 1b2p Flats - min 50sqm
- 1x 2b3p Flat - 61sqm
- 1x 2b4p Flat - 70 sqm
- 1x 3b4p Flat - 74 sqm

All flats are laid out to meet the minimum area standards as required by the London Plan. This includes the internal room sizes for bedrooms and storage. The proposed layout ensures that all flats are dual aspect and will receive good level of natural light and ventilation.

4.08 Amenity

The proposal provides both private and communal amenity space for the new flats. By intermittently increasing the set back along the front of the building there is the opportunity to provide a series of private terraces. As these facades face south-east and south-west they will receive excellent sunlight.

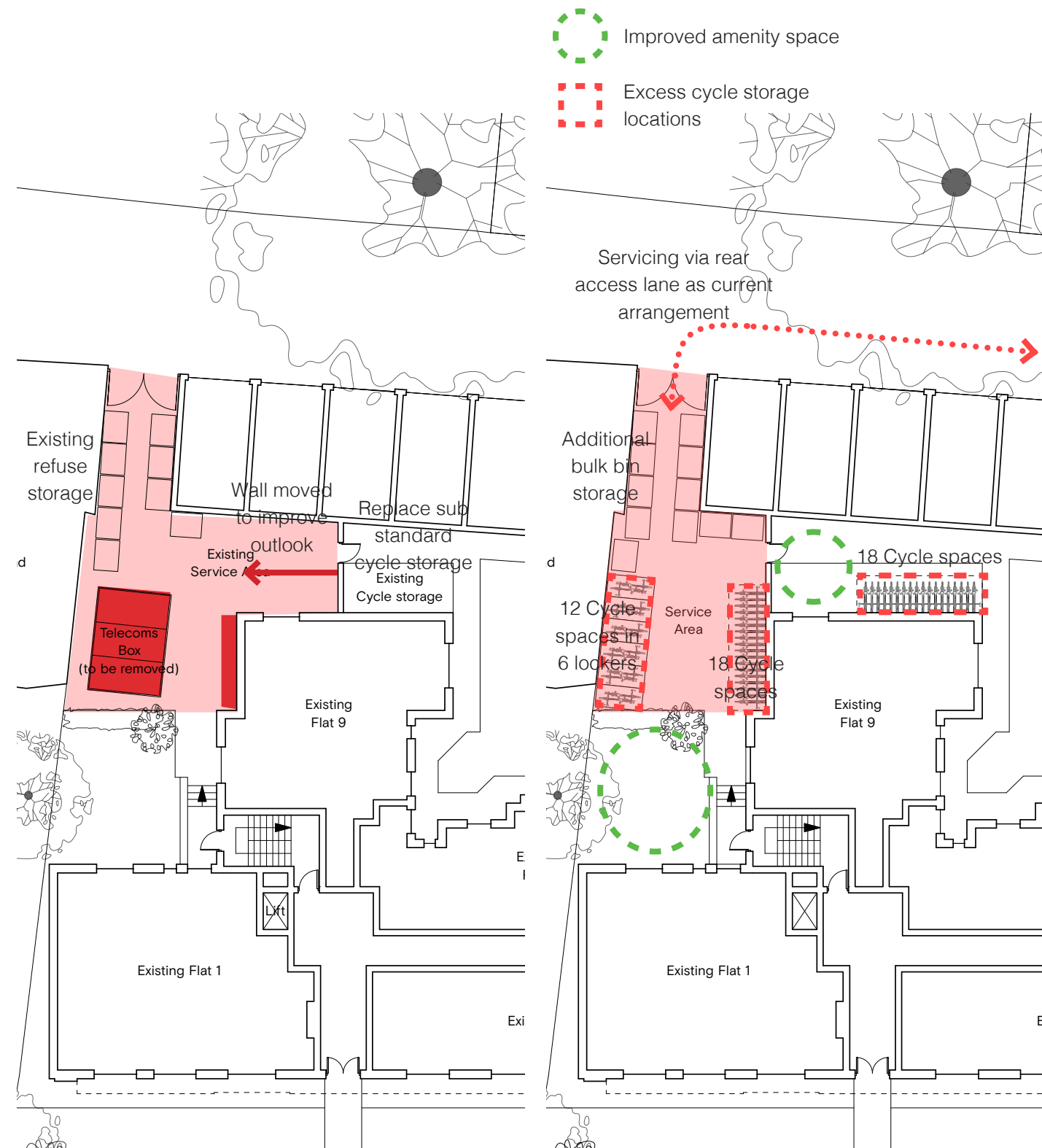
The set backs from the ends of the building allow for the largest flats most suitable as family accommodation to benefit from large terraces.

The communal decks for accessing the flat are generous in their width providing an opportunity for use as communal areas.

The reconfiguration of the ground floor service area will allow for the creation of additional communal garden which will particularly improve the aspect and outlook of the ground floor flats.



Figure 32 (top): Existing telecoms hut to be removed
Figure 33 (bottom): Existing bicycle storage to be replaced and improved



5. ACCESS STATEMENT

5.01 Accommodation Access

Scope for improved access is limited with the existing heritage building however it is proposed to replace and improve the existing lift to serve the roof extension. The new flats will have level access and be compliant with part M.

5.02 Cycle Storage

Secure cycle parking for residents is being provided for the new flats in accordance with the London plan requirements. Further to this cycle storage arrangements will be greatly improved. The following bicycle storage solutions will be provided:

- 6x secure cycle lockers measuring 2000x900x1200mm internally and suitable for the storage of 2 bicycles each alongside ancillary equipment will be provided.
Total - 12 bicycle spaces
- 2x semi vertical bicycle racks will be fitted with weatherproof canopies.
Total - 36 bicycle spaces

Taken together the proposed development will provide 48 secure and weatherproof bicycle spaces.

5.03 Refuse

The existing arrangement for the block will be maintained with the bulk refuse bin accessed via the side lane and rear gate. The current block has 6x 1100l refuse bins and 3x 1100l recycling bins. Based on the Haringey's refuse storage requirement in the Sustainable Construction and Design SPD, the proposed extension would require an additional 1100l each for refuse and recycling. Due to this small uplift we would not anticipate any additional servicing visits would be required and existing arrangements could continue as currently.

6. SUMMARY

The proposed scheme will provide benefits as follows:

- Remove intrusive towers and telecoms equipment from roof.
- Create high quality residential accommodation adding to the existing building community.
- Integrate proposals with existing building, enhancing the profile and massing in this prominent location.



Figure 36: Visualisation of the proposed roof extension