

PRINTWORKS

STUDENT ACCOMMODATION SCHEME

NOS. 819-829 HIGH ROAD, TOTTENHAM, N17

PRINT-1000-ZZ-ZZ-RP-0002

NMA 2: DESIGN AND ACCESS STATEMENT ADDENDUM

STAGE 5 DESIGN DEVELOPMENT

MARCH 2026



24.03.26	GB	UKPN AND GA AMENDMENTS	A2	P3
21.02.25	AC	CYCLE STORAGE PROVISION AMENDED	A2	P2
26.07.24	AC	NON-MATERIAL AMENDMENT APPLICATION	A2	P1
DATE	CHK	DESCRIPTION	STA	NO.
REVISION HISTORY				

Section 1 of this document describes a series of minor alterations to the Consented scheme, which capture areas of design development undertaken during RIBA Stage 5 design.

These alterations are categorised as follows:

- Minor amendments to the UKPN substation layout and of doors location following UKPN design involvement.
- Minor amendments to GA Internal arrangement plans and elevations:
PBSA reception
Level 00 - Level 06, Printworks new build and 823-827 High Road existing buildings
819-821 High Road (Grade 2 listed)
- Minor amendments to the location of the gates in both the Western and Eastern Courtyards and 2 additional pedestrian gates added in response to DOCO's recommendations.
- Updated Fire Strategy.

Section 2 is a digital appendix where we have enclosed the supporting drawings and reports.

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R00-LO23191-Tottenham Printworks-OFR Fire Statement Summary Letter-FN-CIC

PRINTWORKS

SECTION 1.0 STAGE 5 DESIGN DEVELOPMENT - PLANNING AMENDMENTS

1.1 UKPN SUBSTATION

1. Substation
2. The substation entrance doors have been relocated from the eastern to the northern elevation to comply with UK Power Networks (UKPN) safety requirements. UKPN has confirmed that doors opening directly into areas of vehicular movement are not permitted and must be recessed by a minimum of 1 metre from the building frontage. In the eyes of UKPN, the original eastern entrance did not meet this requirement due to its proximity to the vehicle access route. Relocating the doors to the northern elevation allows the safe access for maintenance personnel and aligns the layout with UKPN's requirements.

Key	Amendments
1	UKPN Substation
2	External Door

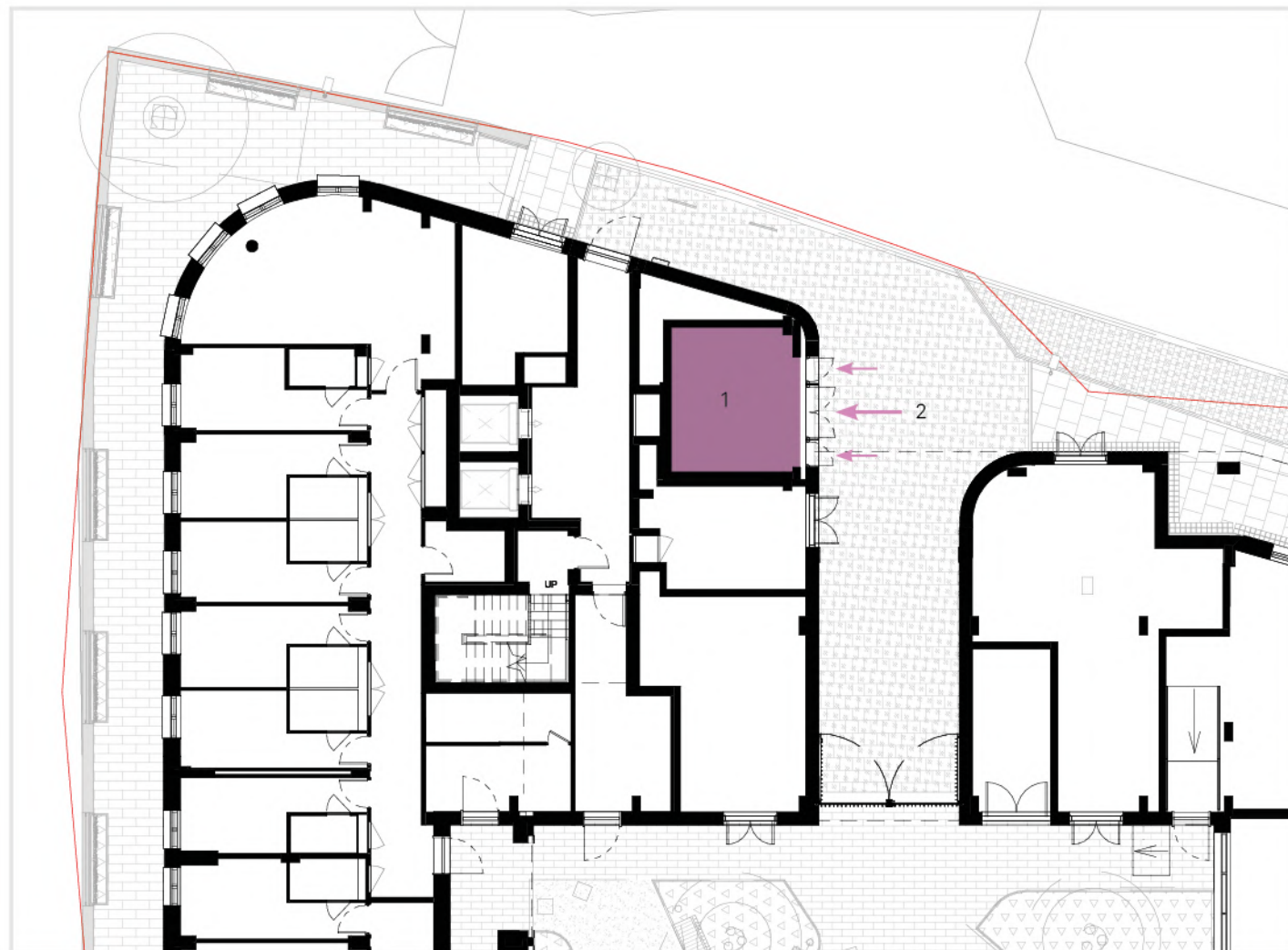


FIGURE 1. Consented Scheme - Printworks L00 UKPN

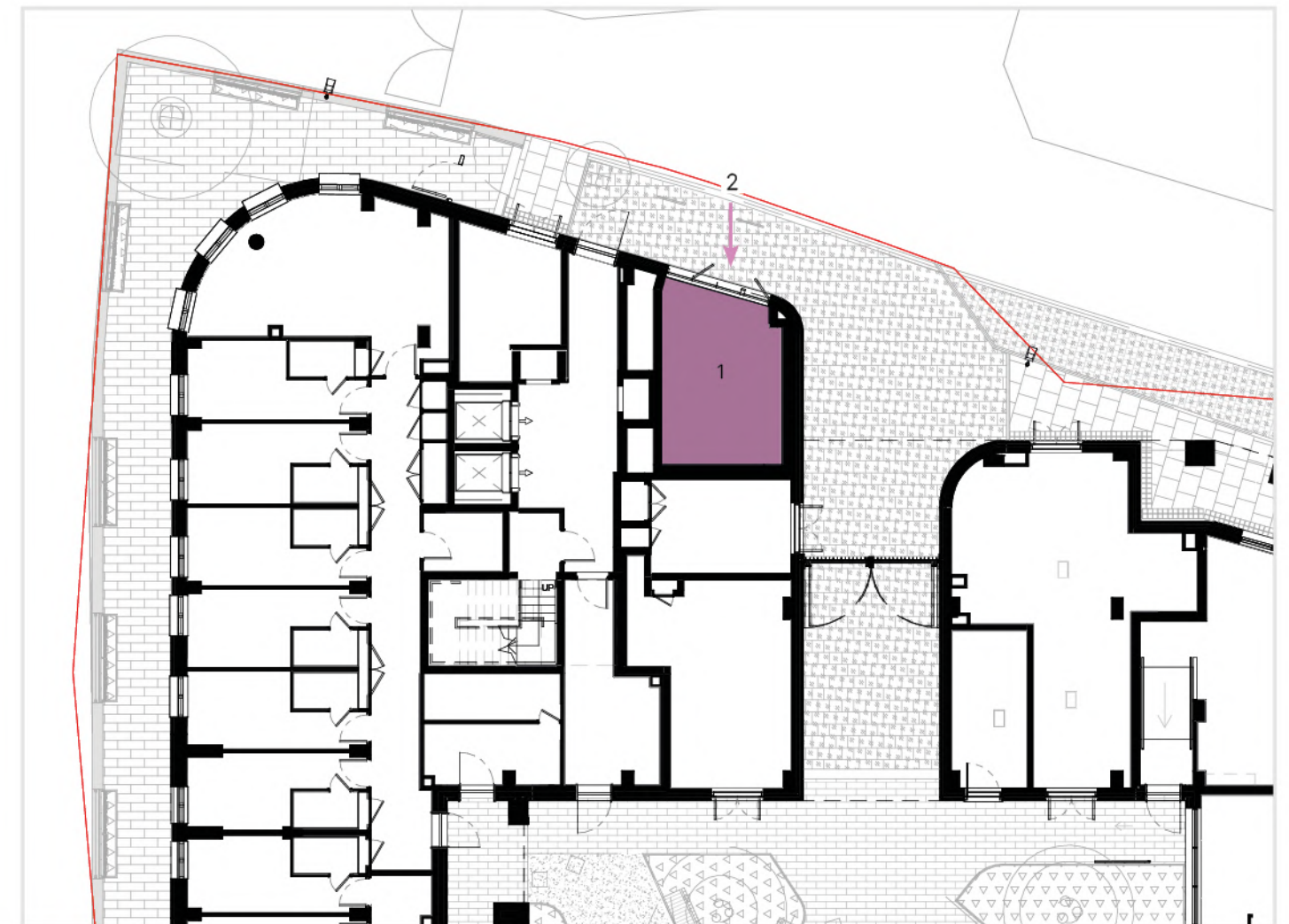


FIGURE 2. Proposed Scheme - Printworks L00 UKPN

1.1 UKPN SUBSTATION

- Please refer to the notes on the previous page.

Key	Amendments
1	UKPN Substation External Door

Note: Elevations shown are the Interim scenario. The Updated scheme was submitted as part of NMA Rev.1. HGY/2024/2095. No revision to the highlighted (updated) area has been made.



FIGURE 3. Consented Scheme- North Elevation



FIGURE 4. Proposed Scheme - South Elevation

1.2 GENERAL GA AMENDMENTS

1.2.1 RECEPTION - HIGH ROAD

- The key shown to the right identifies minor layout amendments arising from ongoing design development in response to PBSA operator input and interior design coordination. These refinements improve functionality and resolve coordination items, with no overall change to the GIA.
- The previously proposed double door has been revised to a single door to the internal courtyard. This is a minor refinement to the external opening arrangement, with no material change to access, appearance, or amenity.

Key	Amendments	Area (sqm)		
		Consented	Proposed	+/-
1	Reception	56.6	43.5	13.1
2	Office	12.7	14.7	2
3	Staff Kitchenette	8.4	-	-
4	WC	6	4	2
5	Parcel/BOH	7.4	10.3	2.9
6	Draught Lobby		6.8	
7	Access Control	N/A		
8	Storage	N/A		
9	Rear Door	N/A		

Note: No change to overall GIA



FIGURE 5. Consented Scheme - High Road L00



FIGURE 6. Proposed Scheme - High Road L00

1.2 GENERAL GA AMENDMENTS

RECEPTION - HIGH ROAD



FIGURE 8. Consented Scheme - East Elevation



FIGURE 10. Proposed Scheme - East Elevation



FIGURE 7. Consented Scheme - East Courtyard, West Elevation



FIGURE 9. Proposed Scheme - East Courtyard, West Elevation

1.2 GENERAL GA AMENDMENTS

1.2.2 L00 - PRINTWORKS

1. Adjustments to riser internal separating partitions in cores as response to MEP engineer requirements.
2. Minor layout amendments arising from ongoing design development in response to PBSA operator input and interior design coordination. These refinements improve functionality and resolve coordination items, with no overall change to the GIA.
3. Glass Partition added to the Amenity in response to PBSA operator request and design development.
4. Amendments to structural columns in High Road Class E following Structural engineer input.
5. Additional window added following structural coordination.
6. Partitions added to the cycle store for the service trench link to 807.
7. External door handing updated for access control and ease of use.

Key	Amendments
1	Riser alterations
2	Amenity Partitions
3	Amenity - Games Room
4	Structural Columns
5	Window Arrangement
6	Cycle Store - Service Trench
7	External Doors



FIGURE 11. Consented Scheme - Printworks L00



FIGURE 12. Proposed Scheme - Printworks L00

1.2 GENERAL GA AMENDMENTS

1.2.3 L01 - PRINTWORKS

- 1. Adjustments to riser internal separating partitions in cores as response to MEP engineer requirements.
- 2. Minor layout amendments arising from ongoing design development in response to PBSA operator input and interior design coordination. These refinements improve functionality and resolve coordination items, with no overall change to the GIA.
- 3. Minor adjustments to roof maintenance access stairs due to design development of interior layout and concrete upstands.

General note:

- External door handing updated for access control and ease of use.
- Louvres size and location developed with MEP consultant.
- Minor alterations to plumbing setting out to suit services.

Key	Amendments
1	Riser alterations
2	Internal arrangement
3	Access to Roof



FIGURE 13. Consented Scheme - Printworks L01



FIGURE 14. Proposed Scheme - Printworks L01

1.2 GENERAL GA AMENDMENTS

1.2.4 L02 - PRINTWORKS

1. Adjustments to riser internal separating partitions in cores as response to MEP engineer requirements.
2. Minor layout amendments arising from ongoing design development in response to PBSA operator input and interior design coordination. These refinements improve functionality and resolve coordination items, with no overall change to the GIA.

General note:

- External door handing updated for access control and ease of use.
- Louvres size and location developed with MEP consultant.
- Minor alterations to plumbing setting out to suit services.

Key	Amendments
1	Riser alterations
2	Internal arrangement



FIGURE 15. Consented Scheme - Printworks L02



FIGURE 16. Proposed Scheme - Printworks L02

1.2 GENERAL GA AMENDMENTS

1.2.5 L03 - PRINTWORKS

- 1. Adjustments to riser internal separating partitions in cores as response to MEP engineer requirements.
- 2. Minor adjustments to roof maintenance access internal stairs due to design development of interior layout and concrete upstands.
- 3. Stair layout altered following structural development and fire strategy review.

General note:

- External door handing updated for access control and ease of use.
- Louvres size and location developed with MEP consultant.
- Minor alterations to plumbing setting out to suit services.

Key	Amendments
1	Riser alterations
2	Access to Roof
3	Stair Layout

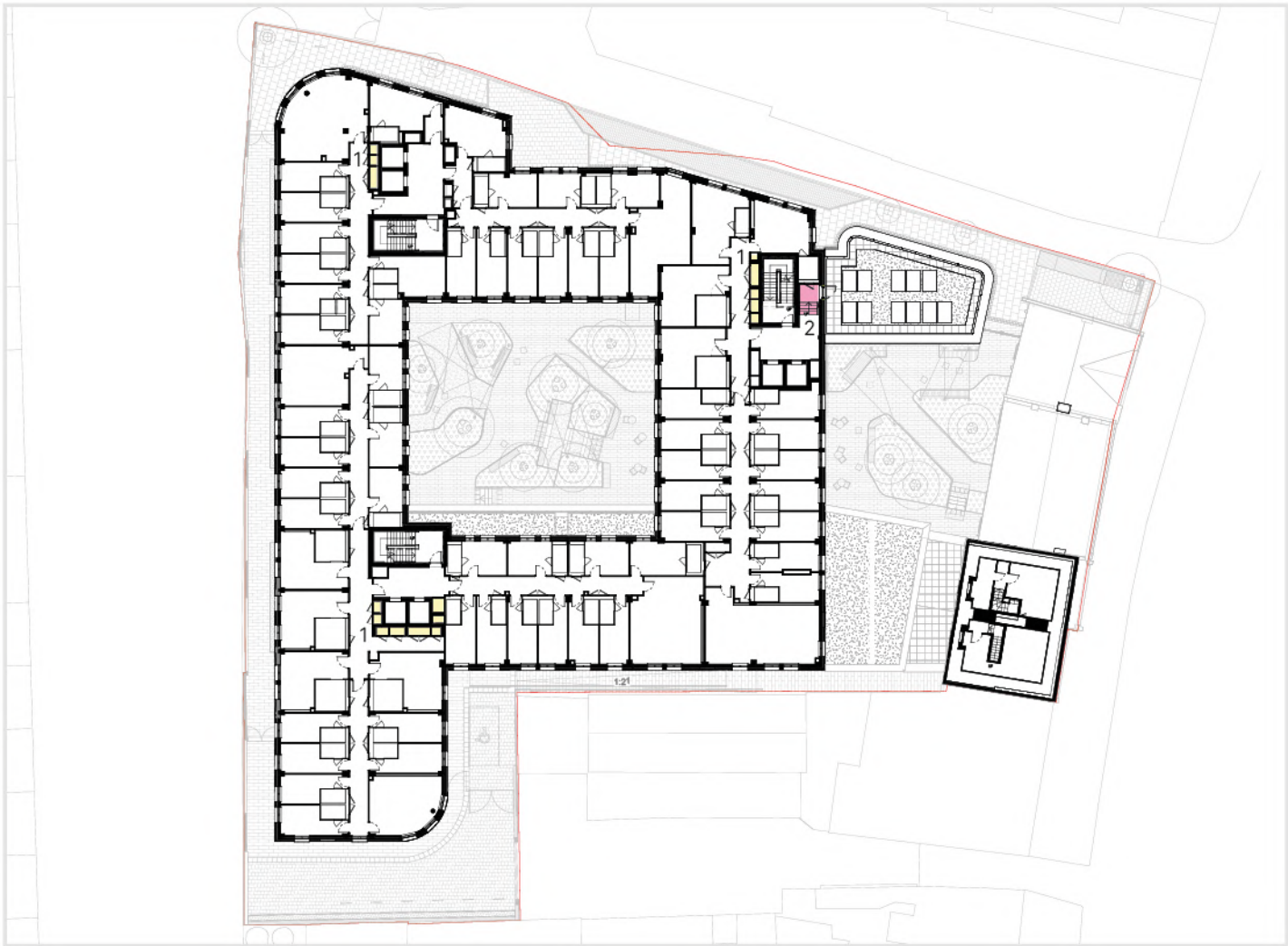


FIGURE 17. Consented Scheme - Printworks L03

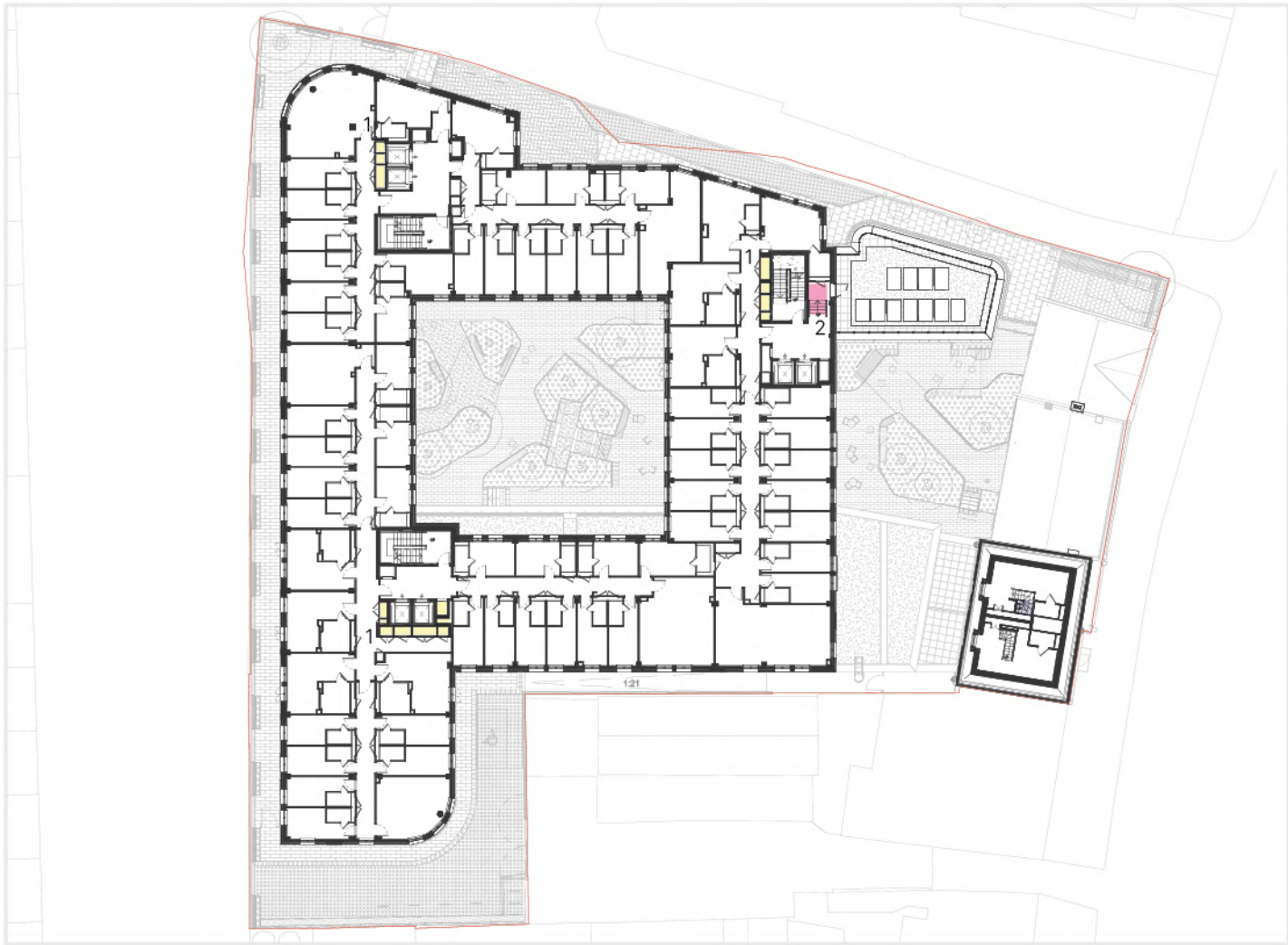


FIGURE 18. Proposed Scheme - Printworks L03

1.2 GENERAL GA AMENDMENTS

1.2.6 L04 - PRINTWORKS

1. Adjustments to riser internal separating partitions in cores as response to MEP engineer requirements.
2. Minor adjustments to roof maintenance access internal stairs due to design development of interior layout and concrete upstands.

General note:

- External door handing updated for access control and ease of use.
- Louvres size and location developed with MEP consultant.
- Minor alterations to plumbing setting out to suit services.

Key	Amendments
1	Riser alterations
2	Access to Roof

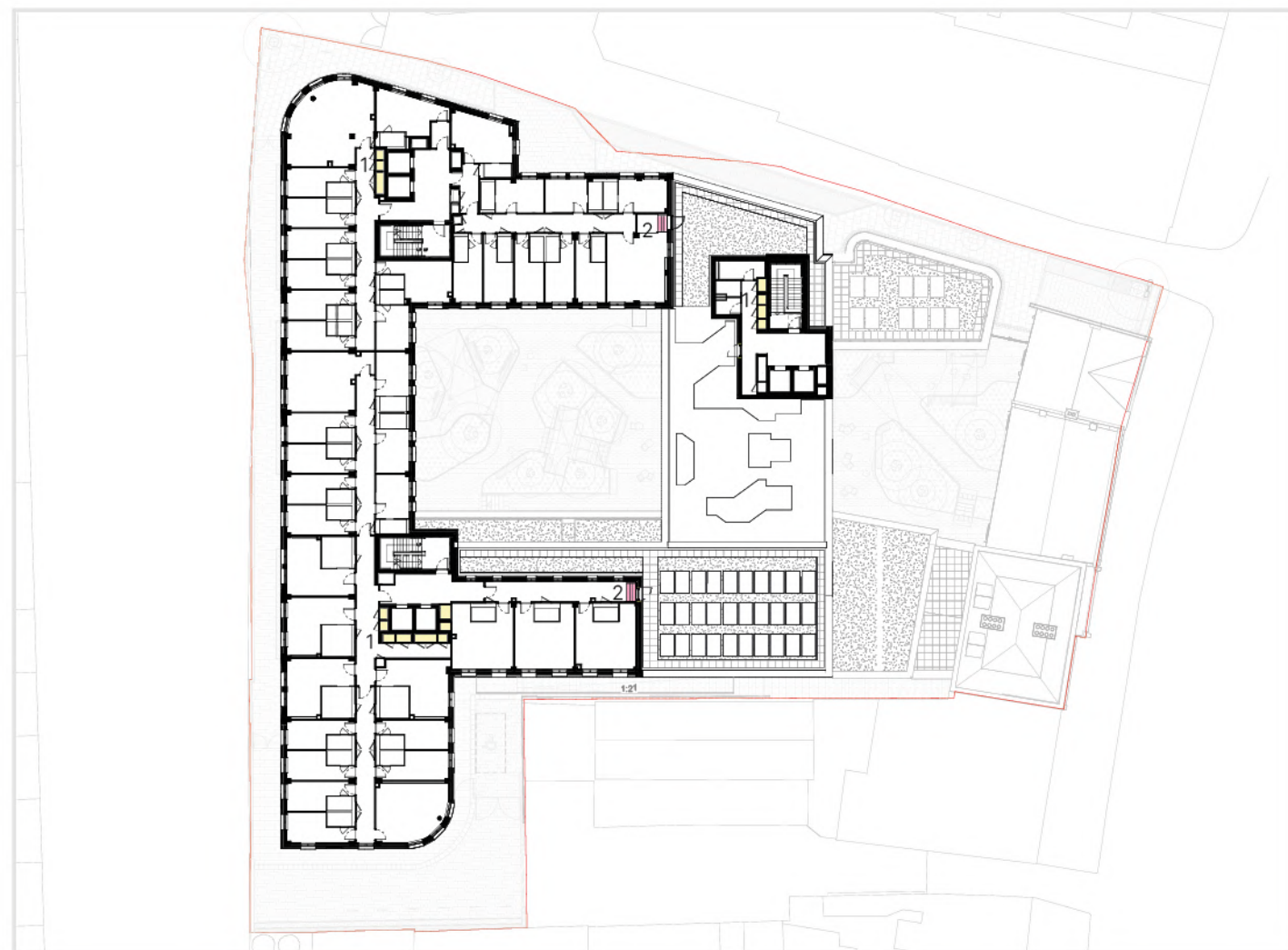


FIGURE 19. Consented Scheme - Printworks L04

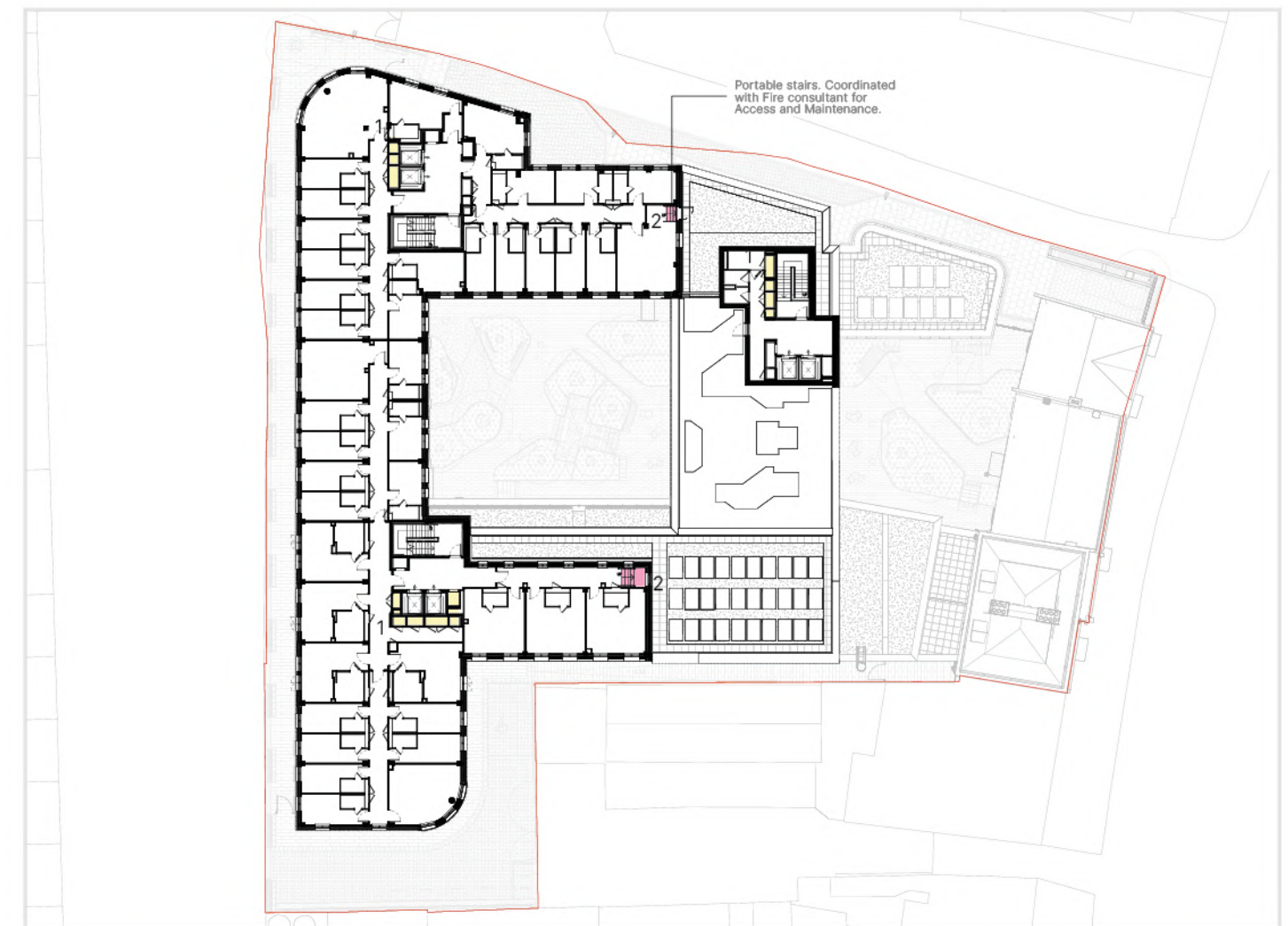


FIGURE 20. Proposed Scheme - Printworks L04

1.2 GENERAL GA AMENDMENTS

1.2.7 L05 - PRINTWORKS

- Adjustments to riser internal separating partitions in cores as response to MEP engineer requirements. Minor adjustments to roof maintenance access internal stairs due to design development of interior layout and concrete upstands.

General note:

- External door handing updated for access control and ease of use.
- Louvres size and location developed with MEP consultant.
- Minor alterations to plumbing setting out to suit services.

Key	Amendments
1	Riser alterations
2	Access to Roof

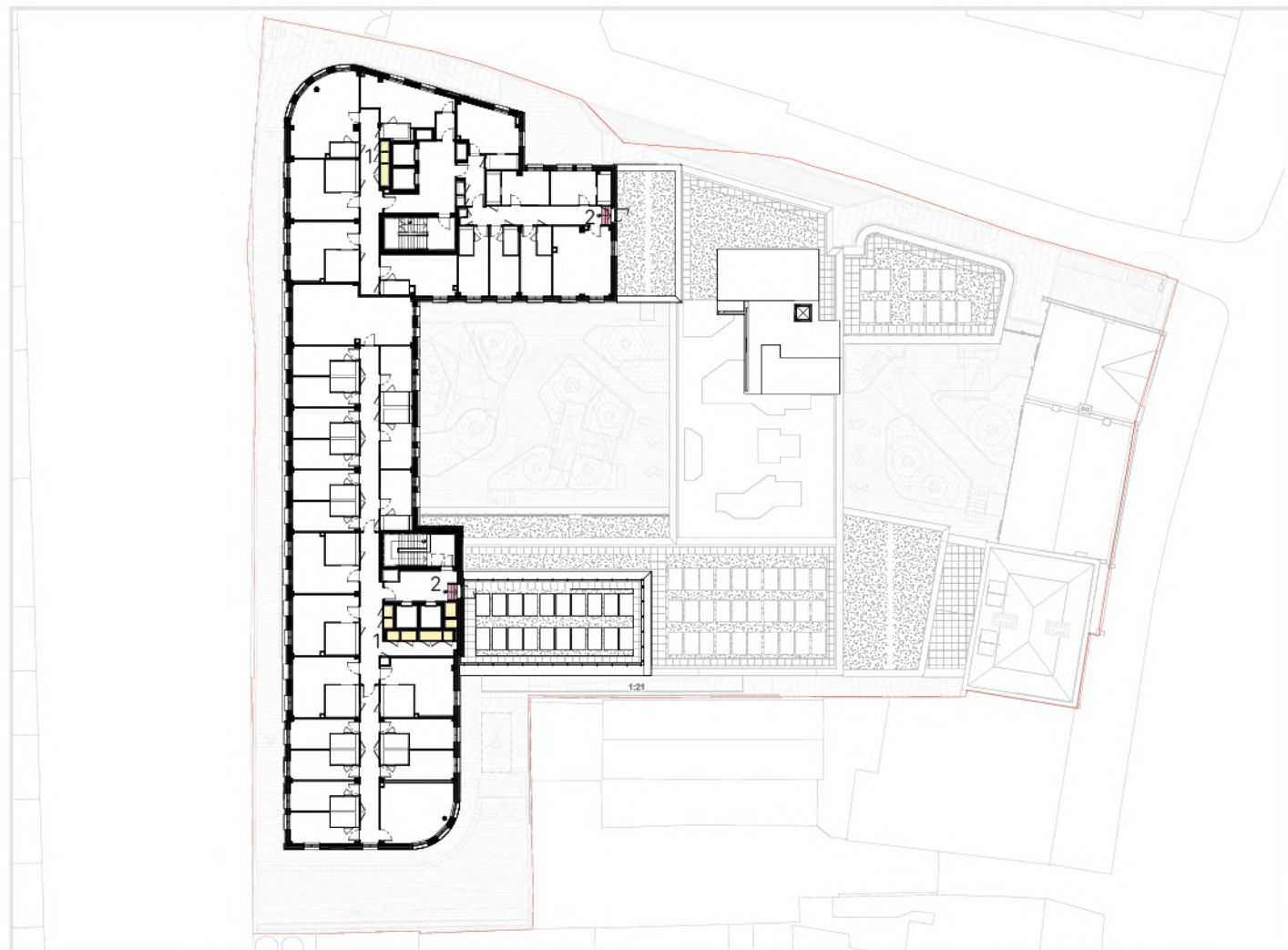


FIGURE 21. Consented Scheme - Printworks L05

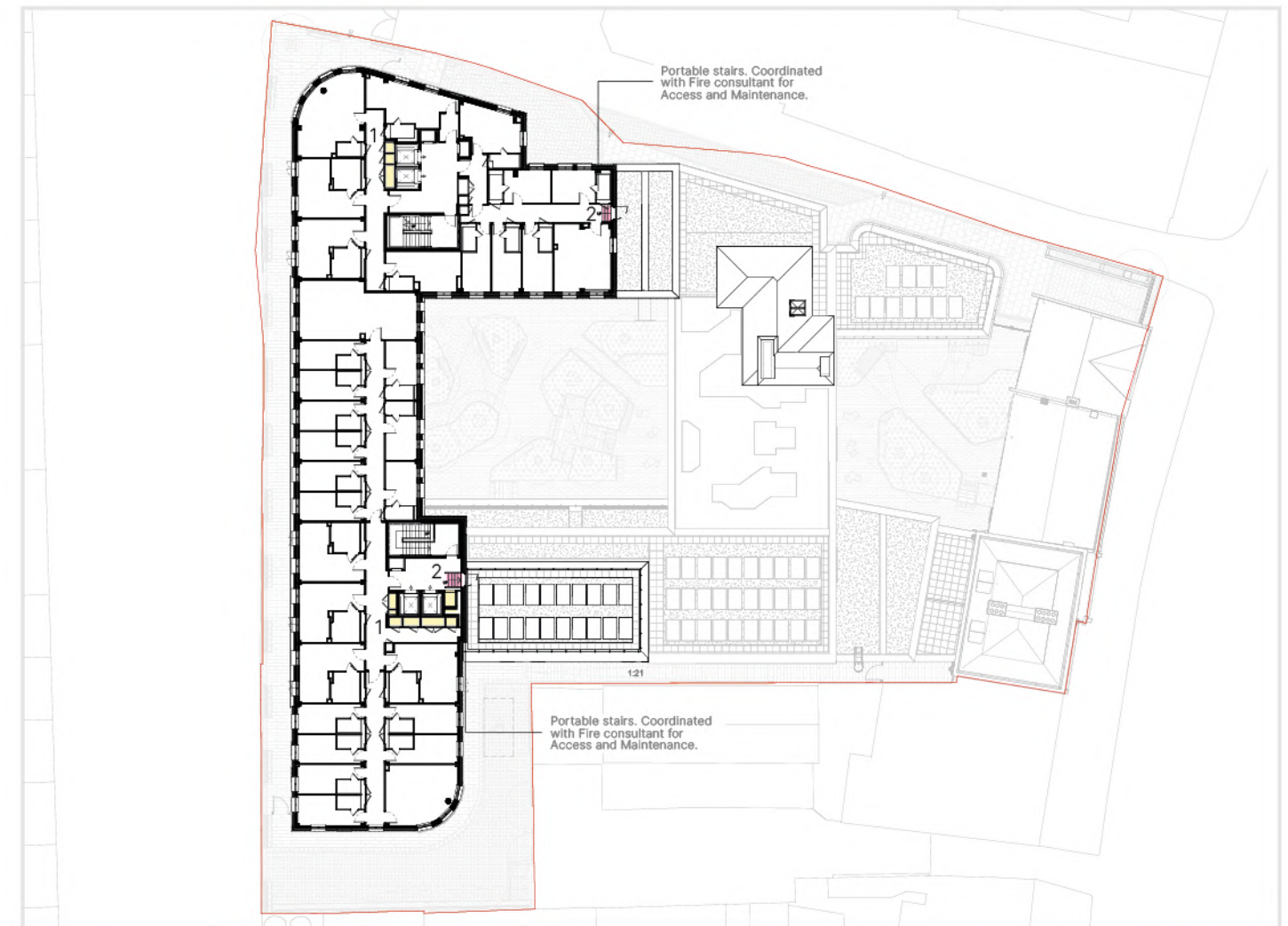


FIGURE 22. Proposed Scheme - Printworks L05

1.2 GENERAL GA AMENDMENTS

1.2.8 L06 - PRINTWORKS

- 1. Adjustments to riser internal separating partitions in cores as response to MEP engineer requirements.
- 2. Minor layout amendments arising from ongoing design development in response to PBSA operator input and interior design coordination. Update from Studio Premium to Accessible Studio. The bedroom layout has been updated with only minimal amendments, principally to increase the number of accessible bedrooms so the scheme meets the requirements of Condition 5.
- 3. Minor adjustments to roof maintenance access stairs due to design development of interior layout and concrete upstands.
- 4. Small amendments to the highlighted partition following EDC and Walsh input and advice.

General note:

- External door handing updated for access control and ease of use.
- Louvres size and location developed with MEP consultant.
- Minor alterations to plumbing setting out to suit services.

Key	Amendments
1	Riser alterations
2	Internal arrangement
3	Access to Roof
[4]	Internal Partition

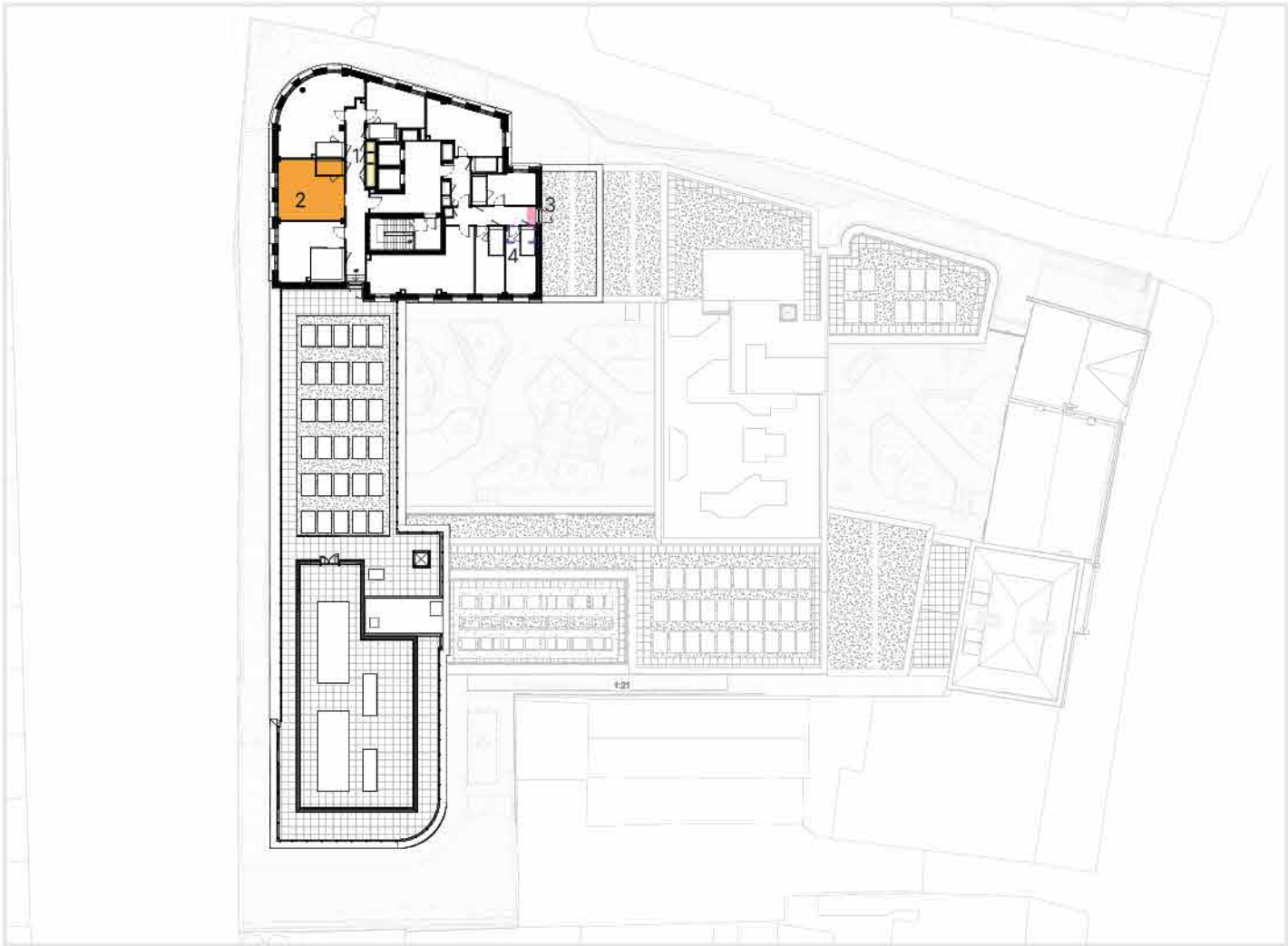


FIGURE 23. Consented Scheme - Printworks L06

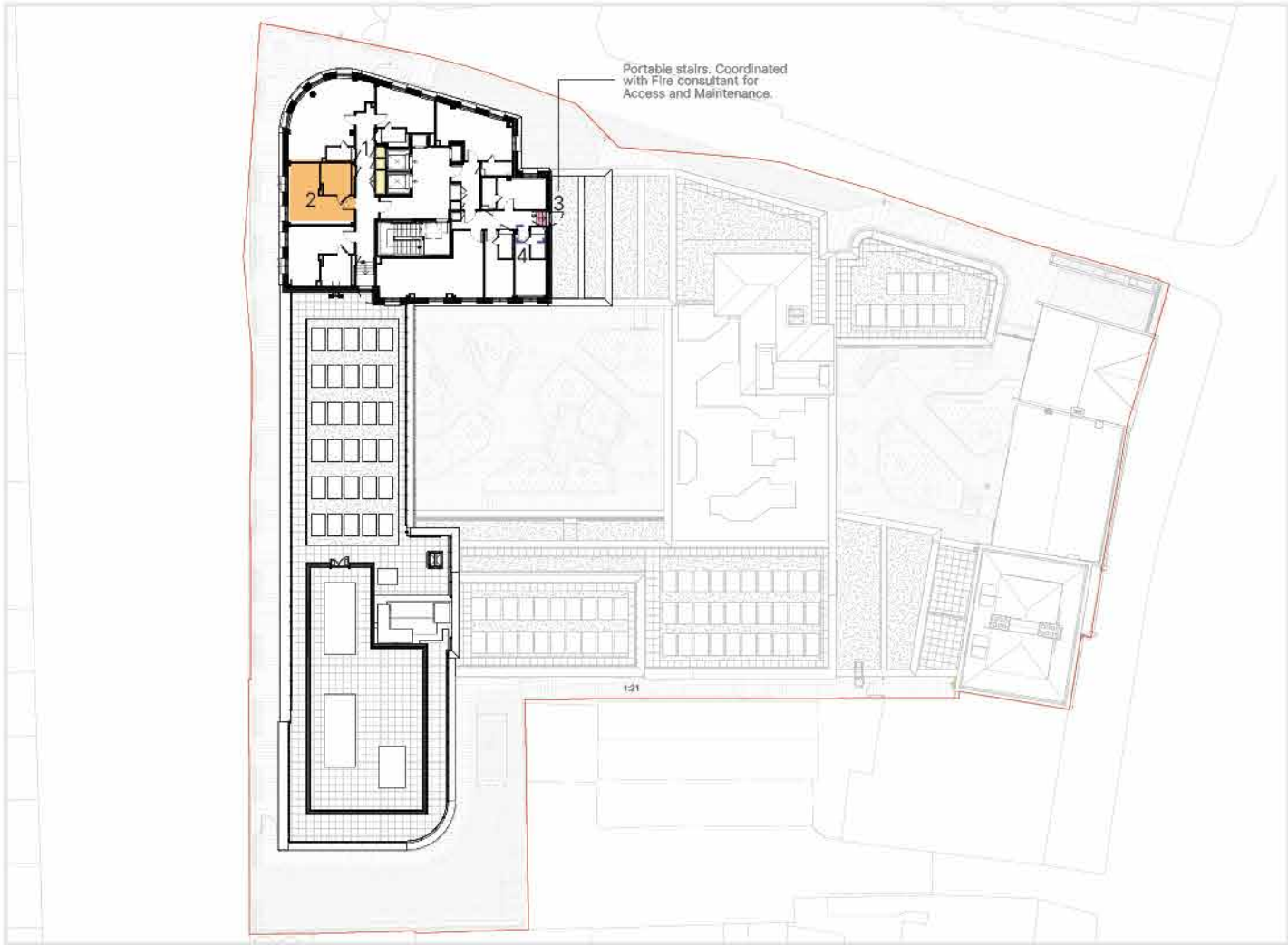


FIGURE 24. Proposed Scheme - Printworks L06

1.2 GENERAL GA AMENDMENTS

1.2.9 ROOF PLAN - PRINTWORKS

- Roof construction details and MEP Plant developed with specialist input. No overall changes to height. In accordance with submitted and approved energy and overheating strategy.
- Note: Roofs and landscape layouts covered by separate drawings and Discharge of Condition documents. Final layouts and MEP equipment subject to development based on specialist's input.

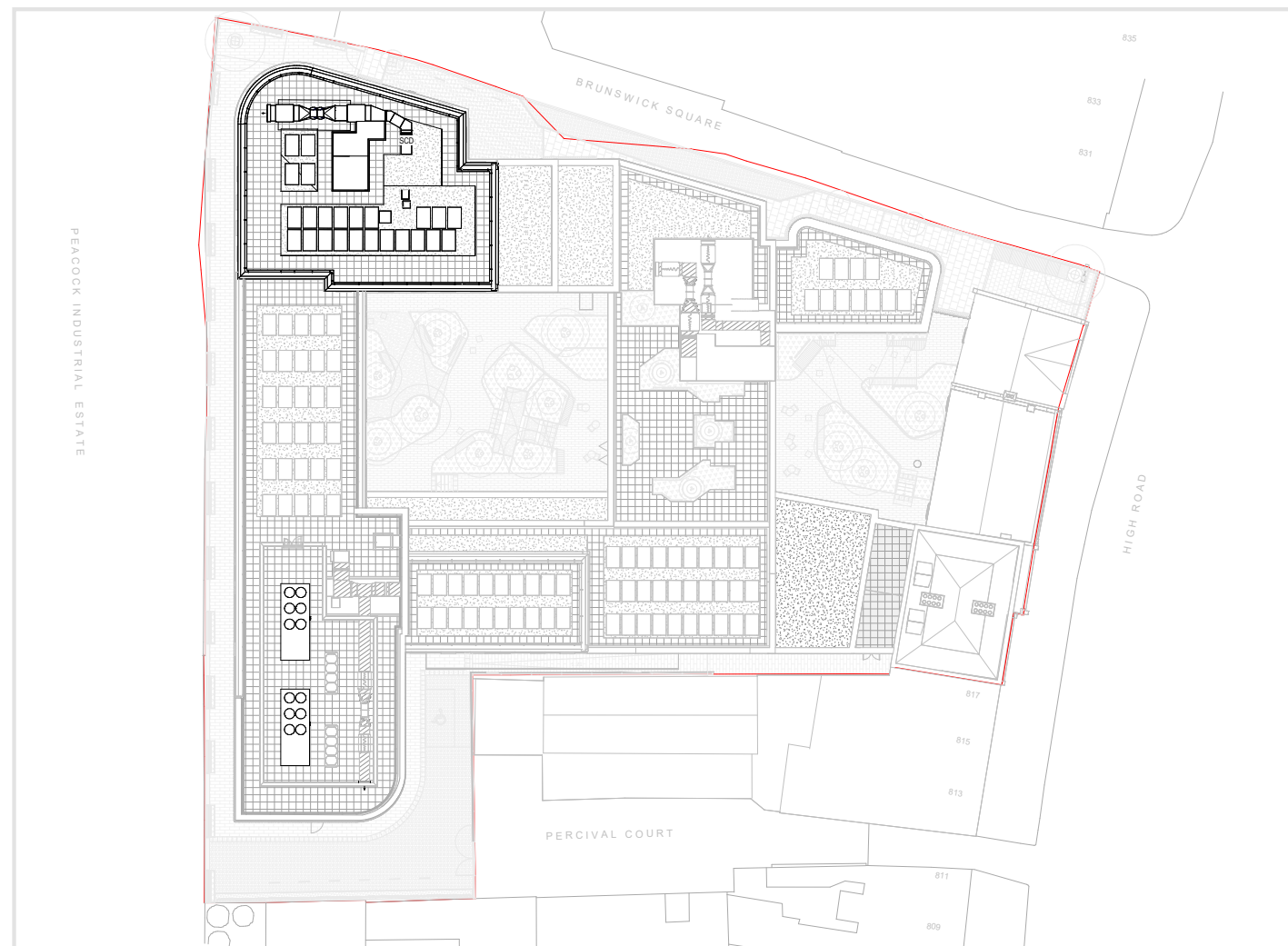


FIGURE 25. Consented Scheme - Printworks Roof Plan

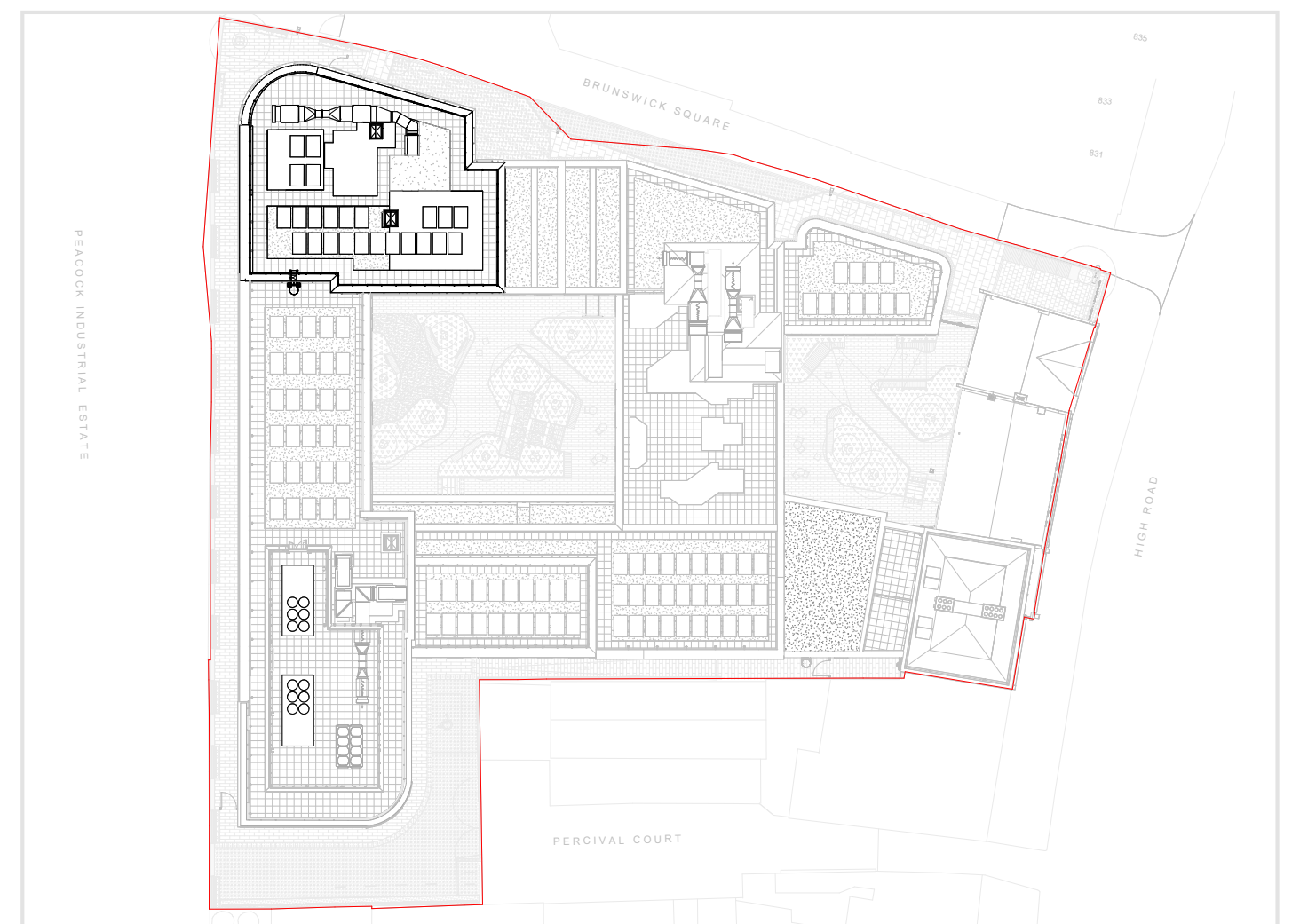


FIGURE 26. Proposed Scheme - Printworks Roof Plan

1.2 GENERAL GA AMENDMENTS

1.2.10 L02 AND L03 - 819, 821 HIGH ROAD (GRADE 2 LISTED)

1. Staircase arrangement altered.
2. Ensuited to L03 rooms relocated.

Key	Amendments
1	Stair Layout
2	Internal arrangement
—	Existing
—	Proposed

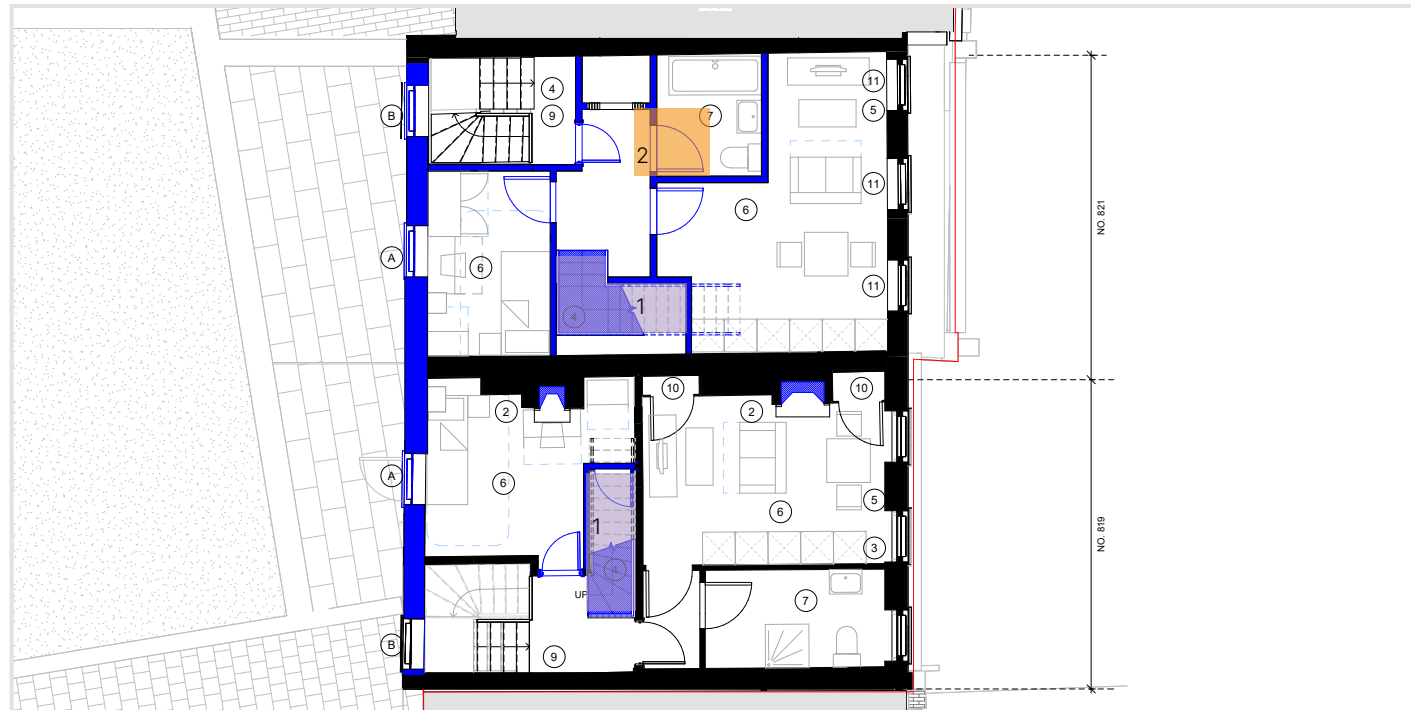


FIGURE 27. Consented Scheme - Printworks L02

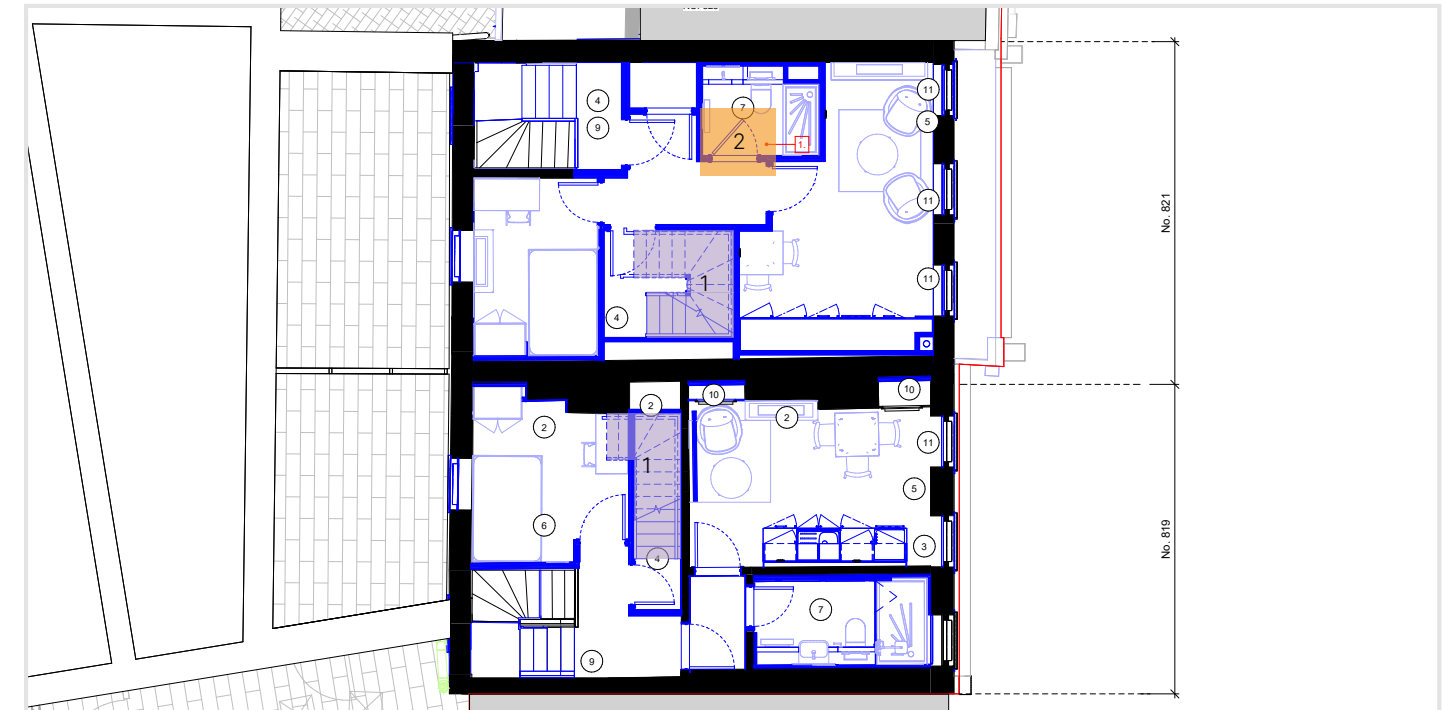


FIGURE 28. Proposed Scheme - Printworks L02

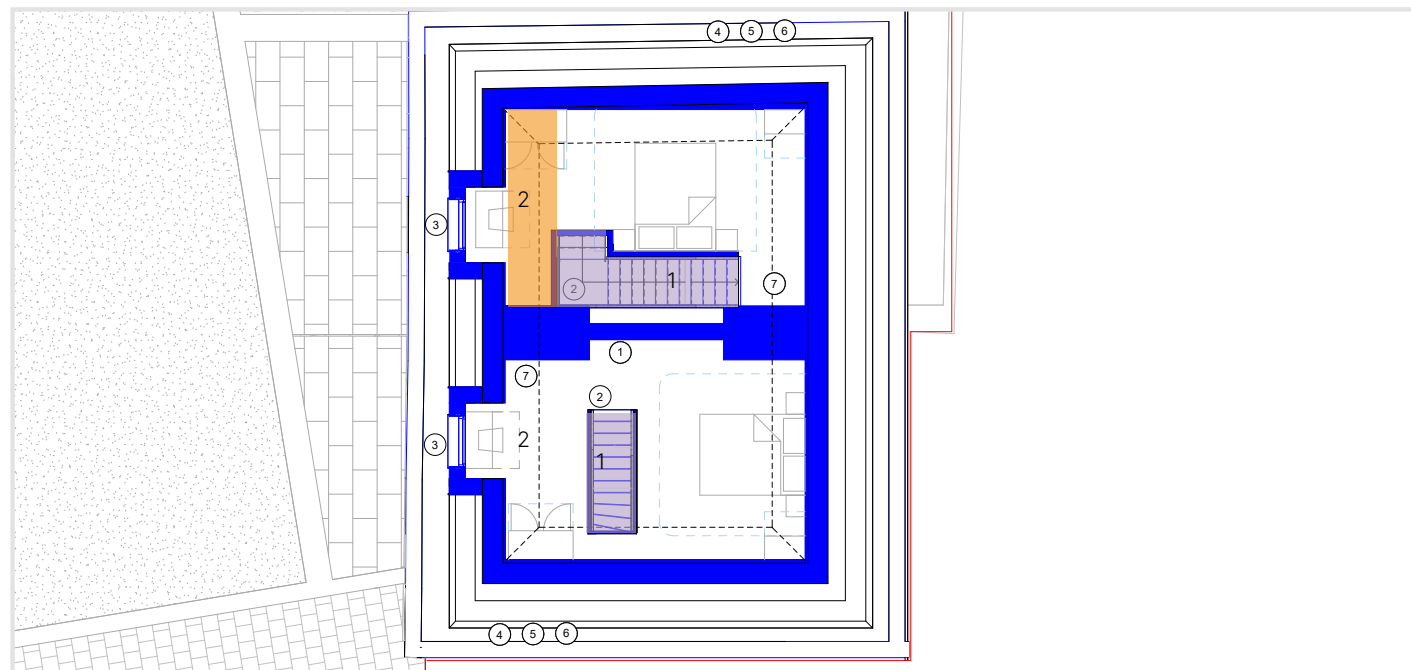


FIGURE 29. Consented Scheme - Printworks L03

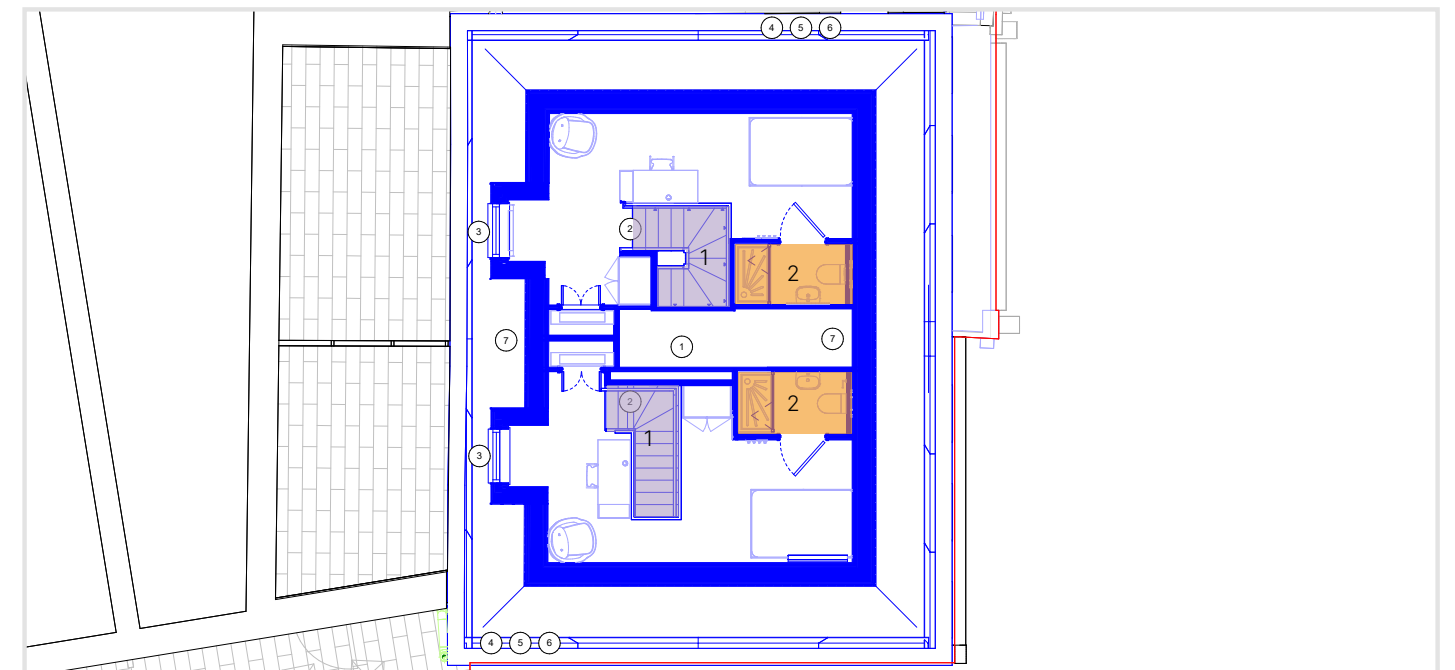


FIGURE 30. Proposed Scheme - Printworks L03

1.3 GENERAL GA AMENDMENTS

1.3.1 SECTIONS - PRINTWORKS

- Roof construction details and MEP Plant developed with specialist input. No overall changes to height. In accordance with submitted and approved energy and overheating strategy.
- Louvres size and location developed with MEP consultant.



FIGURE 33. Consented Scheme- North South through Western Courtyard



FIGURE 31. Consented Scheme- North South through West Wing



FIGURE 34. Proposed Scheme - North South through Western Courtyard



FIGURE 32. Proposed Scheme - North South through West Wing

1.3 GENERAL GA AMENDMENTS

1.3.2 ELEVATIONS - PRINTWORKS

1. Amendments to structural columns in High Road Class E following Structural engineer input. Additional window added following structural coordination.
 2. Minor amendments to windows/external doors in response to MEP design development.
- Roof construction details and MEP Plant developed with specialist input. No overall changes to height. In accordance with submitted and approved energy and overheating strategy.
 - Louvres size and location developed with MEP consultant.

Key	Amendments
1	Windows - East Courtyard
2	Windows - West Courtyard

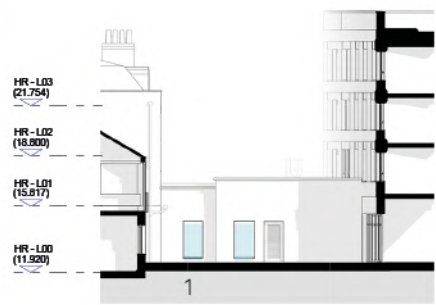


FIGURE 37. Consented Scheme- Section through East Courtyard



FIGURE 35. Consented Scheme- Section through Western Courtyard



FIGURE 38. Proposed Scheme - Section through East Courtyard



FIGURE 36. Proposed Scheme - Section through Western Courtyard

1.3 GENERAL GA AMENDMENTS

1.3.3 ELEVATIONS - PRINTWORKS

- 1. Minor adjustments to the location of the gate along brunswick square to adress DOCO’s advice. Gates to the western boundary and south east corner introduced to restrict access between commercial areas and PBSA to DOCO recommendations.
 - 2. Minor amendments to windows/external doors in response to MEP design development.
 - 3. The substation entrance doors have been relocated from the eastern to the northern elevation to comply with UK Power Networks (UKPN) safety requirements.
- Roof construction details and MEP Plant developed with specialist input. No overall changes to height. In accordance with submitted and approved energy and overheating strategy.
 - Louvres size and location developed with MEP consultant.

Key	Amendments
1	Gate
2	External Door
3	UKPN Substation External Door

Note: Elevations shown are the Interim scenario. The Updated scheme was submitted as part of NMA Rev.1. HGY/2024/2095. No revision to the highlighted (updated) area has been made.



FIGURE 41. Consented Scheme- North



FIGURE 42. Proposed Scheme - North



FIGURE 39. Consented Scheme- Elevation South



FIGURE 40. Proposed Scheme - Elevation South

1.3 GENERAL GA AMENDMENTS

1.3.4 ELEVATIONS - 819, 821 HIGH ROAD (GRADE 2 LISTED) - WEST ELEVATION

1. Rainwater pipes location reviewed to suit roof design development.
- Note the 819 821 mansard roof has been regularised via LBC Condition 8(b)xii.
 - Louvres shown indicatively, to be developed with MEP Engineer.

Key	Amendments
1	Rainwater pipes

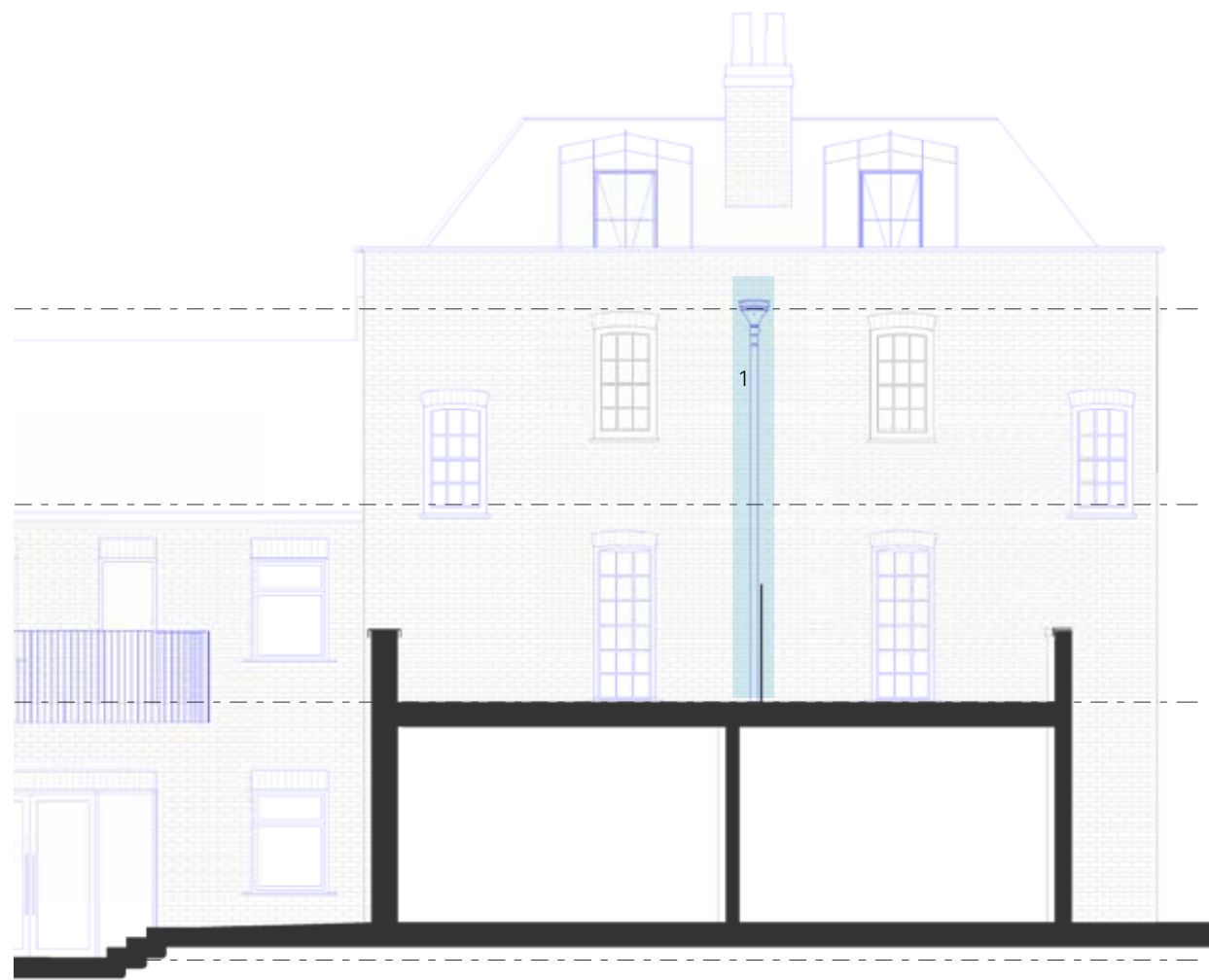


FIGURE 43. Consented Scheme - 819 821 High Road, West elevation

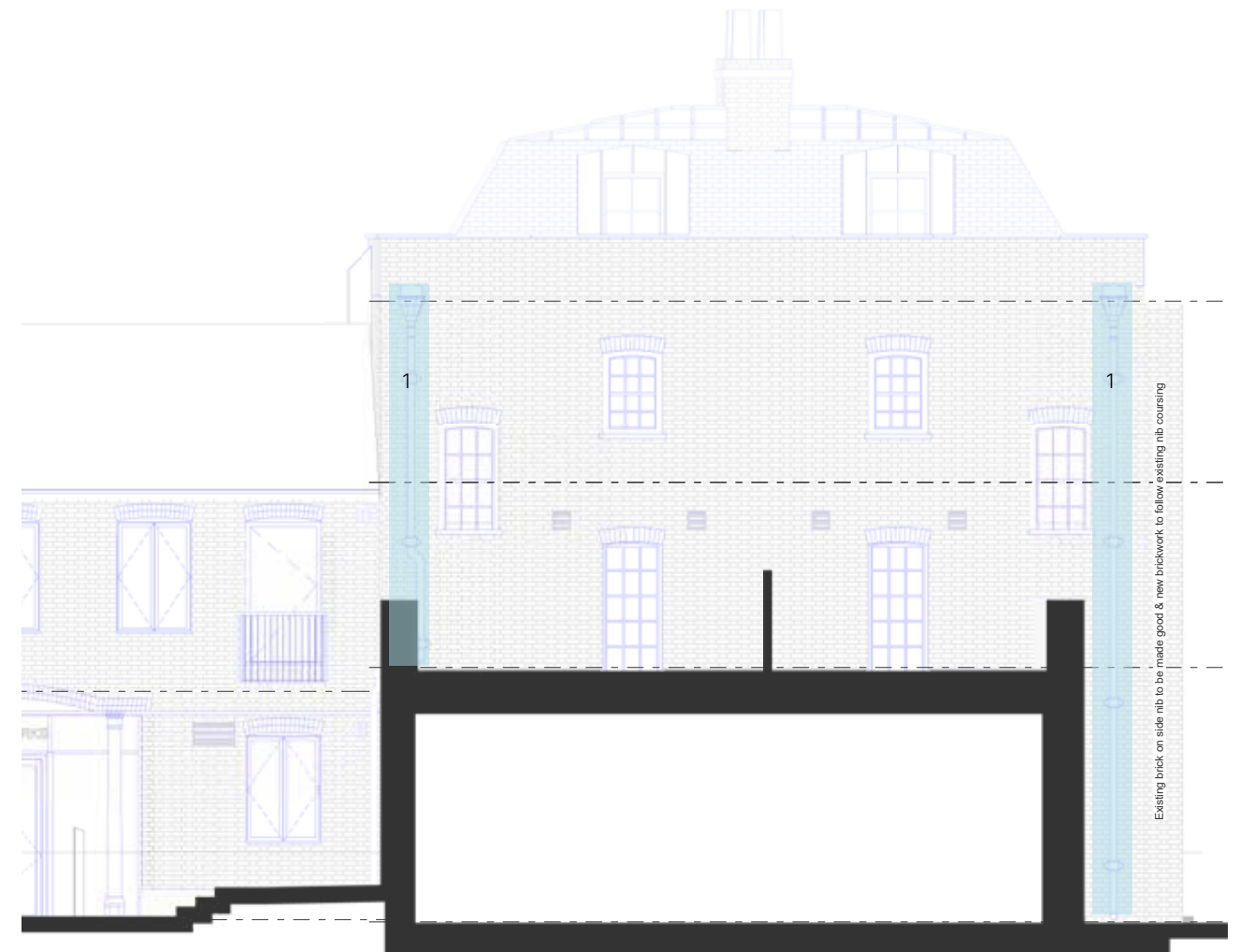


FIGURE 44. Proposed Scheme - 819 821 High Road, West elevation

1.4 GATES PROPOSAL

1.4.1 L00 - PRINTWORKS

- 1. Western Boundary update. Refer to condition: 179-F3A-B1-ZZ-RP-A-97300_P01_WESTERN BOUNDARY - CONDITION DISCHARGE 20 - approved. Regarding details of Wall.
- 2. Minor adjustments to the location of the gate along Brunswick Square to address DOCO's advice. Gates to the western boundary and south east corner introduced to restrict access between commercial areas and PBSA to DOCO recommendations.

Key	Amendments
1	Western Boundary
2	Gates

Note: The highlighted area shows the Interim scenario. The Updated scheme was submitted as part of NMA Rev.1. HGY/2024/2095.



FIGURE 45. Consented Scheme - Printworks L00



FIGURE 46. Proposed Scheme - Printworks L00

1.5 FIRE STRATEGY DEVELOPMENT



OFR Consultants Limited
Sevendale House
Lever Street
Manchester, M1 1JA

BY EMAIL

29th January 2026

Dear Laura (Quod),

**TOTTENHAM PRINTWORKS
OFR FIRE STATEMENT SUMMARY LETTER FOR PLANNING**

The Printworks development is located in the London Borough of Haringey. Therefore, it is subject to the London Plan 2021; that is, the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London in accordance with the Greater London Authority Act 1999 (as amended) and associated regulations. Of particular relevance to this Fire Strategy, are Policy D5 and Policy D12 of this document. A fire statement has been produced separately by BB7, dated 22/08/2023, as a part of the site wide planning submission for the development. Separately as applicable for a ‘relevant building’ i.e. residential buildings or educational accommodation spanning above 18m or containing 7 storeys (measured from ground level to the top floor surface of the top storey of the building)– A ‘Fire Statement’ under ‘Planning Gateway One’ will be a statutory requirement, this was also produced by BB7.

In carrying out our services in line with the scope set out in our terms of OFR’s appointment, and in our capacity as fire engineers supporting the design team in achieving the performance criteria of the Fire Strategy, the works have been progressed to be in accordance with the Fire Strategy requirements. However, OFR would highlight that there are differences in the proposals set out in meeting the functional requirements of Part B of the Building Regulations 2010, as part of the fire strategy design principles produced to date from those set out in the original fire statement by BB7 (both London Plan & Gateway One submissions). These include the following key items (non-exhaustive list):

- Evacuation Strategy – Change to simultaneous evacuation strategy (from stay-put).
- Smoke ventilation – Development of the smoke extract system arrangements to all lift lobbies / stairs, supported by CFD analysis.
- Fire service access – Clarifications with the fire service around vehicle access to the site, and in relation to Block C they would expect to park on Brunswick Square and approach the Block via the undercroft on foot.

Ultimately the fire strategy report produced to date outlines the key principles of the fire strategy informed by coordination with the design team during development within the Technical Design stage of the project (RIBA Stage 4). The principles given within this report seek the objective of demonstrating compliance with Schedule 1, Part B (Fire Safety), of the Building Regulations 2010 (as amended), and its aims are to support the Technical Design stage of the scheme; as such, the report has been developed to a commensurate level of detail. This report has been used for formal engagement with Haringey Building Control and any third-party approvers, and where satisfied, progress through to formal consultation with the LFB.



In summary, OFR believes that the design proposals developed to date is cognisant of the previous BB7 fire statement produced for the planning application in meeting Policy D5 and Policy D12 of the London Plan 2021, and separately under ‘Planning Gateway One’. However, it has been progressed as part of design development such that there are differences that need to be acknowledged from the latest fire strategy report. However, all fire strategy developments are understood to demonstrate suitability in line with Part B of The Building Regulations 2010.

Yours sincerely

Neil McPhail

Director
Fire Engineering
OFR Consultants

FIGURE 47. R00-LO23191-Tottenham Printworks-OFR Fire Statement Summary Letter-FN-CIC

PRINTWORKS

SECTION 2.0 APPENDIX

2.1 PROPOSED DRAWINGS

2.1.1

PRINT-F3A-ZZ-00-GA-A-82127-PROPOSED GA L00 FLOOR PLAN - PLANNING AMENDMENTS
 PRINT-F3A-ZZ-01-GA-A-82128-PROPOSED GA L01 FLOOR PLAN - PLANNING AMENDMENTS
 PRINT-F3A-ZZ-02-GA-A-82129-PROPOSED GA L02 FLOOR PLAN
 PRINT-F3A-ZZ-03-GA-A-82130-PROPOSED GA L03 FLOOR PLAN
 PRINT-F3A-ZZ-04-GA-A-82131-PROPOSED GA L04 FLOOR PLAN
 PRINT-F3A-ZZ-05-GA-A-82132-PROPOSED GA L05 FLOOR PLAN
 PRINT-F3A-ZZ-06-GA-A-82133-PROPOSED GA L06 FLOOR PLAN
 PRINT-F3A-ZZ-RF-GA-A-82134-PROPOSED ROOF PLAN
 PRINT-F3A-ZZ-ZZ-EL-A-82524-PROPOSED GA ELEVATIONS NORTH AND WEST - PLANNING AMENDMENTS
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 PRINT-F3A-ZZ-ZZ-SE-A-82610-PROPOSED GA SECTIONS NORTH SOUTH
 PRINT-F3A-ZZ-EX-ST-A-8-9003-PROPOSED SITE PLAN - EXISTING CONTEXT
 PRINT-F3A-ZZ-00-GA-A-8-2121-GROUND FLOOR - PROPOSED GA PLAN (819-821 HR)
 PRINT-F3A-ZZ-01-GA-A-8-2122-FIRST FLOOR - PROPOSED GA PLAN (819-821 HR)
 PRINT-F3A-ZZ-02-GA-A-8-2123-SECOND FLOOR - PROPOSED GA PLAN (819-821 HR)
 PRINT-F3A-ZZ-03-EL-A-8-2124-THIRD FLOOR - PROPOSED GA PLAN (819-821 HR)
 PRINT-F3A-ZZ-RF-EL-A-8-2125-PROPOSED ROOF PLAN (819-821 HR)
 PRINT-F3A-ZZ-ZZ-EL-A-8-2517-PROPOSED GA ELEVATIONS NORTH (823-827)
 PRINT-F3A-ZZ-ZZ-EL-A-8-2518-PROPOSED GA ELEVATIONS SOUTH (819-821)
 PRINT-F3A-ZZ-ZZ-EL-A-8-2519-PROPOSED GA ELEVATIONS EAST (823-829)
 PRINT-F3A-ZZ-ZZ-EL-A-8-2520-PROPOSED GA ELEVATIONS EAST (819-821)
 PRINT-F3A-ZZ-ZZ-EL-A-8-2521-PROPOSED GA ELEVATIONS - SECTIONS WEST (819-821)
 PRINT-F3A-ZZ-ZZ-EL-A-8-2522-PROPOSED GA ELEVATIONS - SECTIONS WEST (823-829)
 PRINT-F3A-ZZ-ZZ-SE-A-8-2607-PROPOSED GA SECTIONS AA (819-821)
 PRINT-F3A-ZZ-ZZ-SE-A-8-2608-PROPOSED GA SECTIONS BB (819-821)
 PRINT-F3A-ZZ-ZZ-SE-A-8-2609-PROPOSED GA SECTION CC (819-821)
 PRINT-F3A-ZZ-ZZ-SE-A-8-2611-PROPOSED GA SECTIONS EAST WEST

2.1.2 FIRE STATEMENT:

R00-LO23191-Tottenham Printworks-OFR Fire Statement Summary Letter-FN-CIC

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