

HQM - Drying lines

John Bassi <JBassi@ardmoregroup.co.uk>

26/05/2023 at 09:53:27

From: John Bassi <JBassi@ardmoregroup.co.uk>

Sent: 26/05/2023 at 09:53:27

To: Katy Venables <katy.venables@whitecode.co.uk>

Cc: Elliot Bacon <EBacon@ardmoregroup.co.uk>, Tayna Farrell <TFarrell@ardmoregroup.co.uk>, Joe Pitt <JPitt@ardmoregroup.co.uk>

Good morning katy,

We intend to install drying lines as discussed with Elliot Bacon. What else do you need from us to achieve the credits outstanding?

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Hornsey Town Hall Hotel

Portofino

Wall mounted laundry dryer



SPECIFICATIONS

Portofino

Wall mounted laundry dryer

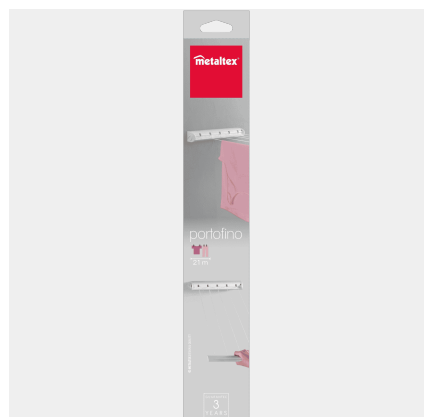
- 21 m drying length
- 5 lines - expandable to 4.2 m
- Including screws & dowels
- ABS body
- Printed box

DETAILS

N° articolo
406325000
Inner pack
6
Master carton
36
Origin
PRC
EAN-13



8 00 2 5 2 4 0 6 3 2 5 9



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METALTEX (UK) LTD.

Gloucester House - 399 Silbury Boulevard - Milton Keynes, MK9 2AH - United Kingdom

Hornsey Town Hall As Built Area Schedule

Block A

Plot	Bedrooms	NIA	NDSS	Compliant
AN 01	1 Bed	51.25	50	Y
AN 02	2 Bed	71.4	70	Y
AN 03	1 Bed	52.25	50	Y
AN 04	2 Bed	80.75	70	Y
AN 05	2Bed	77.23	70	Y
AN 06	2Bed	80.26	70	Y
AN 07	2 Bed	87.2	70	Y
AN 08	1 Bed	56.2	50	Y
AN 09	2 Bed	71.06	70	Y
AN 10	2 Bed	75.55	70	Y
AN 11	1 Bed	51.25	50	Y
AN 12	2 Bed	71.4	70	Y
AN 13	1 Bed	52.25	50	Y
AN 14	2 Bed	80.75	70	Y
AN 15	2 Bed	77.18	70	Y
AN 16	2 Bed	80.26	70	Y
AN 17	2 Bed	87.2	70	Y
AN 18	1 Bed	56.2	50	Y
AN 21	1 Bed	51.25	50	Y
AN 22	2 Bed	71.4	70	Y
AN 23	1 Bed	52.26	50	Y
AN 24	2 Bed	80.75	70	Y
AN 25	2 Bed	77.19	70	Y
AN 26	2 Bed	80.26	70	Y
AN 27	2 Bed	87.2	70	Y
AN 28	1 Bed	56.2	50	Y
AN 31	2 Bed	88.27	70	Y
AN 32	3 Bed	121.32	95	Y
AN 33	2 Bed	77.19	70	Y
AN 34	2 Bed	80.26	70	Y
AN 35	2 Bed	87.2	70	Y
AN 36	1 Bed	56.2	50	Y
AN 41	1 Bed	49.54	39	Y
AN 42	2 Bed	69.95	61	Y
AN 43	1 Bed	47.03	39	Y
AN 44	2 Bed	68.35	61	Y
AN 45	2 Bed	67.13	61	Y
AN 46	3 Bed/Duplex	135.14	102	Y
AN 46	3 Bed/Duplex			
AN 47	2 Bed	75.11	70	Y
AN 48	3 Bed/Duplex	125.14	102	Y
AN 48	3 Bed/Duplex			

Block A

Plot	Bedrooms	NIA	NDSS	Compliant
AS 01	1 Bed	61.09	50	Y
AS 02	2 Bed	93.05	70	Y
AS 03	2 Bed	81.96	70	Y
AS 04	2 Bed	81.04	70	Y
AS 05	2 Bed	89.95	70	Y
AS 06	3 Bed	98.66	95	Y
AS 07	3 Bed	95.24	95	Y
AS 08	1 Bed	51.59	50	Y
AS 11	1 Bed	61.09	50	Y
AS 12	2 Bed	93.05	70	Y
AS 13	2 Bed	81.96	70	Y
AS 14	2 Bed	81.06	70	Y
AS 15	2 Bed	89.95	70	Y
AS 16	3 Bed	98.66	95	Y
AS 17	3 Bed	95.24	95	Y
AS 18	1 Bed	51.59	50	Y
AS 21	1 Bed	61.09	50	Y
AS 22	2 Bed	93.05	70	Y
AS 23	2 Bed	81.96	70	Y
AS 24	2 Bed	81.09	70	Y
AS 25	2 Bed	80.23	70	Y
AS 26	2 Bed	75.79	70	Y
AS 27	Studio	51.44	50	Y
AS 28	2 Bed	69.3	61	Y
AS 29	1 Bed	51.59	50	Y
AS 31	1 Bed	61.09	50	Y
AS 32	2 Bed	93.05	70	Y
AS 33	2 Bed	81.96	70	Y
AS 34	2 Bed	81.09	70	Y
AS 35	2 Bed	84.42	70	Y
AS 36	2 Bed	82.78	70	Y
AS 37	1 Bed	62.94	50	Y
AS 38	1 Bed	51.59	50	Y
AS 41	3 Bed/Duplex	129.21	102	Y
AS 41	3 Bed/Duplex			
AS 42	2 Bed	79.81	70	Y
AS 43	3 Bed/Duplex	137.87	102	Y
AS 43	3 Bed/Duplex			
AS 44	2 Bed	70.73	70	Y
AS 45	2 Bed	71.36	70	Y
AS 46	2 Bed	70.62	70	Y
AS 47	1 Bed	52.78	50	Y
AS 48	1 Bed	53.12	50	Y
AS 49	1 Bed	46.71	39	Y

Block B

Plot	Bedrooms	NIA	NDSS	Compliant
B 01	2 Bed	92	70	Y
B 02	2 Bed	81.86	70	Y
B 03	2 Bed	84.95	70	Y
B 04	2 Bed	88.8	70	Y
B 11	1 Bed	49.68	39	Y
B 12	1 Bed	49.74	39	Y
B 13	2 Bed	67.26	61	Y
B 14	2 Bed	69.91	61	Y
B 15	2 Bed	71.62	70	Y
B 16	2 Bed	79.25	70	Y
B 21	2 Bed	68.27	61	Y
B 22	2 Bed	74.79	70	Y
B 23	2 Bed	74.98	70	Y
B 24	2 Bed	69.91	61	Y
B 25	2 Bed	71.62	70	Y
B 26	2 Bed	79.25	70	Y
B 31	2 Bed	68.27	61	Y
B 32	2 Bed	74.79	70	Y
B 33	2 Bed	74.98	70	Y
B 34	2 Bed	69.91	61	Y
B 35	2 Bed	71.62	70	Y
B 36	2 Bed	79.25	70	Y
B 41	2 Bed	68.27	61	Y
B 42	2 Bed	74.79	70	Y
B 43	2 Bed	74.98	70	Y
B 44	2 Bed	69.91	61	Y
B 45	2 Bed	71.62	70	Y
B 46	2 Bed	79.25	70	Y
B 51	2 Bed	68.27	61	Y
B 52	2 Bed	74.79	70	Y
B 53	2 Bed	74.98	70	Y
B 54	2 Bed	69.91	61	Y
B 55	2 Bed	71.62	70	Y
B 56	2 Bed	79.25	70	Y
B 61	2 Bed	68.27	61	Y
B 62	2 Bed	74.79	70	Y
B 63	2 Bed	74.98	70	Y
B 64	2 Bed	69.91	61	Y
B 65	2 Bed	71.62	70	Y
B66	2 Bed	79.25	70	Y

Mews

Plot	Bedrooms	NIA	NDSS	Compliant
PM 001	1 Bed	52.18	50	Y
PM 002	2 Bed	73.96	70	Y
PM 003	2 Bed	70	70	Y
PM 101	1 Bed	52.25	50	Y
PM 102	1 Bed	62.27	50	Y
PM 103	2 Bed	72.04	70	Y
PM 201	1 Bed	42.67	39	Y
PM 202	1 Bed	49.88	39	Y
PM 203	1 Bed	58.58	39	Y

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings
1b	1p	39 (37) *	
1b	2p	50	58
2b	3p	61	70
2b	4p	70	79
3b	4p	74	84
3b	5p	86	93
3b	6p	95	102

Hornsey Town Hall

Home Quality Mark Beta

Post Construction Site Inspection Report

Prepared for Ardmore

Assessment Reference BREEAM-0081-5787

Revision 1

21st October 2024



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CONSULTING

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Rev No.:	Date:	Status/Comments:	Prepared by:	Position
1	21.10.24	Post Construction	Katy Venables	HQM Assessor

1.0 Introduction

This report has been produced by Whitecode Consulting Ltd who is licensed by BRE to carry out HQM Assessments. The Post Construction review aims to provide evidence obtained from a site inspection to ensure that commitments made during the design process have been implemented in accordance with HQM criteria.

The assessment is registered under HQM Beta and seeks to achieve a 3 Star rating which requires a score of 55% or above.

The site inspections occurred on 8th March 2022 and 21st October 2024 at 10.00am in the presence of Elliot Bacon, Senior Design Manager at Ardmere.

The table below identifies the apartments inspected which represents a cross section of all types and tenures.

Block	Plot Number
Block A	AN01, AN04, AN07, AN46, AN48, AS01, AS06, AS15, AS27, AS41, AS49
Block B	B02, B11, B16, B21, B33, B45, B54
The Mews	PM001, PM102, PM103, PM201, PM202

1.0 Site Context

The proposed development application was granted consent by the Haringey Council in March 2018 (application reference: HGY/2017/2220). The approved planning application includes:

"Refurbishment and change of use of the Hornsey Town Hall from B1 Use and Sui-Generis Use to a mixed use scheme comprising a hotel (Use Class C1), food and beverage uses (Use Classes A3 and A4), community uses (Use Class D1, D2 and Sui-Generis Use) and co-working use (Use Class B1). Use of the Town Hall roof terrace as a bar (Use Class A4). Removal of east wing extension and erection of east wing roof extensions to the Town Hall. Change of use of the ground floor of Broadway Annex Building East to food and beverage use/drinking establishment use (Use Class A3/A4). Provision of 146 residential units (including 11 affordable) comprising: the erection of a 7 storey building; the erection of a part 4, part 5, part 6, part 7 storey building and associated car parking at basement level; change of use of the first and second floors of the Broadway Annexe to residential use and the erection of an extension to the rear of the Broadway Annex; the erection of a residential mews block to the rear of the Broadway Annexe. Alterations and landscaping improvements to the town hall square and open spaces. Provision of cycle parking. Demolition of the Weston Clinic building; courtyard infill extension to the Town Hall; Hornsey Library garage; Library annex and energy centre. Demolition and replacement of metal stairwell to the rear of the Assembly Hall and demolition and replacement of stage hoist structure adjoining the Assembly Hall."

2.0 Site Inspection Findings

Drying Space

Design Specification

Ardmore provided commitment to install drying lines in each apartment.

Visual Inspection

Drying lines have been installed in all bathrooms. The model is consistent with the datasheet provided by Ardmore and provides 5 lines which extends the length of the bath.





Decentralised Energy and Impact on Air Quality

Design Specification

The Feasibility Study confirmed CHP's and PV to be the most suitable LZC technology for the residential blocks.

Visual Inspection

Rehema CHP and Hoval Ultragas gas boiler have been installed in the energy centre. PV was seen on the roofs of Block A and B.





Cycle Storage

Design Specification

Drawings indicated the location of cycle racks provided for each block. Block A and Block B cycle stores are to be located on the lower ground floor and accessed by residents via a lift direct from each floor to the lower ground floor. The Mews would have a shared store with The Broadway Annex, located opposite the Mews building and easily accessible to the residents.

Visual Inspection

Two-tier cycle racks have been installed in Blocks A and B in accordance with design proposals. A gated store has been provided opposite The Mews.



Block A





Block B



The Mews

Recyclable Waste

Design Specification

Design stage specification confirmed concrete slab to the external plant area, permeable tarmacking in the car park and block paving to the pedestrian areas. Boundary protection proposed included timber fence and a mesh fence to the plant enclosure.

Visual Inspection

Each bin store has waste bins for storage of mixed recyclable waste and general waste. Food waste bins were also seen on site but were yet to be moved to the bin store.

All kitchen have internal recycling bins fitted in a base unit cupboard. Bins are consistent with the datasheet provided by Ardmore.



General waste bins



Mixed recycling bins



Food waste bins





Internal recycling bins

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