

PRINTWORKS

STUDENT ACCOMMODATION SCHEME

NOS. 819-829 HIGH ROAD, TOTTENHAM, N17

PRINT-1000-ZZ-ZZ-RP-A-0002

DESIGN AND ACCESS STATEMENT ADDENDUM

FEBRUARY 2025



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				

EXECUTIVE SUMMARY

Section 1 of this document is to describe a series of minor alterations to the Consented scheme, which capture areas of design development undertaken during RIBA Stage 3.

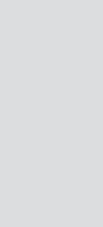
These alterations are categorised as follows:

- Minor amendments to layout of plant, equipment, and associated back of house spaces.
- Minor amendments to General Arrangement layout, facades, and fenestration.
- Minor amendments to floor areas of amenity spaces, and Class E accommodation.

Section 2 of this document describes proposed further adjustments to layouts comprising:

- Enlargement of Class E accommodation within No's. 819 – 821 High Road.
- Interim conversion and use of Class E accommodation located in NW & SW corners of the scheme as further student accommodation.

Section 3 of this document describes proposed alterations to the rear of the buildings on the High Road, following opening up investigations on site.



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SECTION 1.0 STAGE 3 DESIGN DEVELOPMENT - PLANNING AMENDMENTS

1.1 PLANNING AMENDMENTS

1.1.1 PLANT ROOMS

- 1 UKPN substation relocated.
- 2 LV switch room relocated.
- 3 Electrical Life Safety Switch Room removed.
- 4 Life Safety LV Incoming Supply Switch room incorporated in generator room.
- 5 Generator room and generator flue added.

Key	Room Type
1	UKPN Substation
2	Electrical LV Switch Room
3	Electrical Life Safety Switch Room
4	Life Safety LV Incoming Supply Switch Room
5	Generator Room



FIGURE 1. Consented Scheme - Plant Room Plan L00



FIGURE 2. Proposed Scheme - Plant Room Plan L00

1.1 PLANNING AMENDMENTS

1.1.2 INTERNAL AMENITY SPACE

- 1 Minor reduction in size of reception space to accommodate office.
- 2 Reduction in size of amenity space with increase in size of commercial unit.
- 3 Small amenity space re purposed as plant space following further MEP co-ordination.
- 6 Minor reduction in size of breakout space to suit pavement width requirements in arcade to north.
- 7 Minor increase in size of amenity space following co-ordination with landscape design.
- 8 Laundry relocated, minor increase in size.

Key	Area (sqm)		
	CONSENTED	PROPOSED	+/-
Total Amenity	405	339	-46
Area/bed	1.41	1.18	

FIGURE 3. Table Comparing Internal Amenity Floorspace



FIGURE 4. Consented Scheme - Amenity Space Plan L00



FIGURE 5. Proposed Scheme - Amenity Space Plan L00

1.1 PLANNING AMENDMENTS

1.1.3 ROOF TERRACE L04

- 1

Lobby to core serving 4th floor roof terrace enclosing circulation space.

WCs enlarged to suit ambulant accessibility

Risers added in response to further design co-ordination with fire and MEP engineers.
- 2

Terrace Planter layout revised in response to design development with Secured by Design.

Key	Room Type	Area (sqm)		
		Consented	Proposed	+/-
1	Core A L04 Enclosed Space	31	73	42
2	Roof Terrace L04	201	173	-28

FIGURE 6. Table Comparing L04 Roof Terrace Floorspace Areas

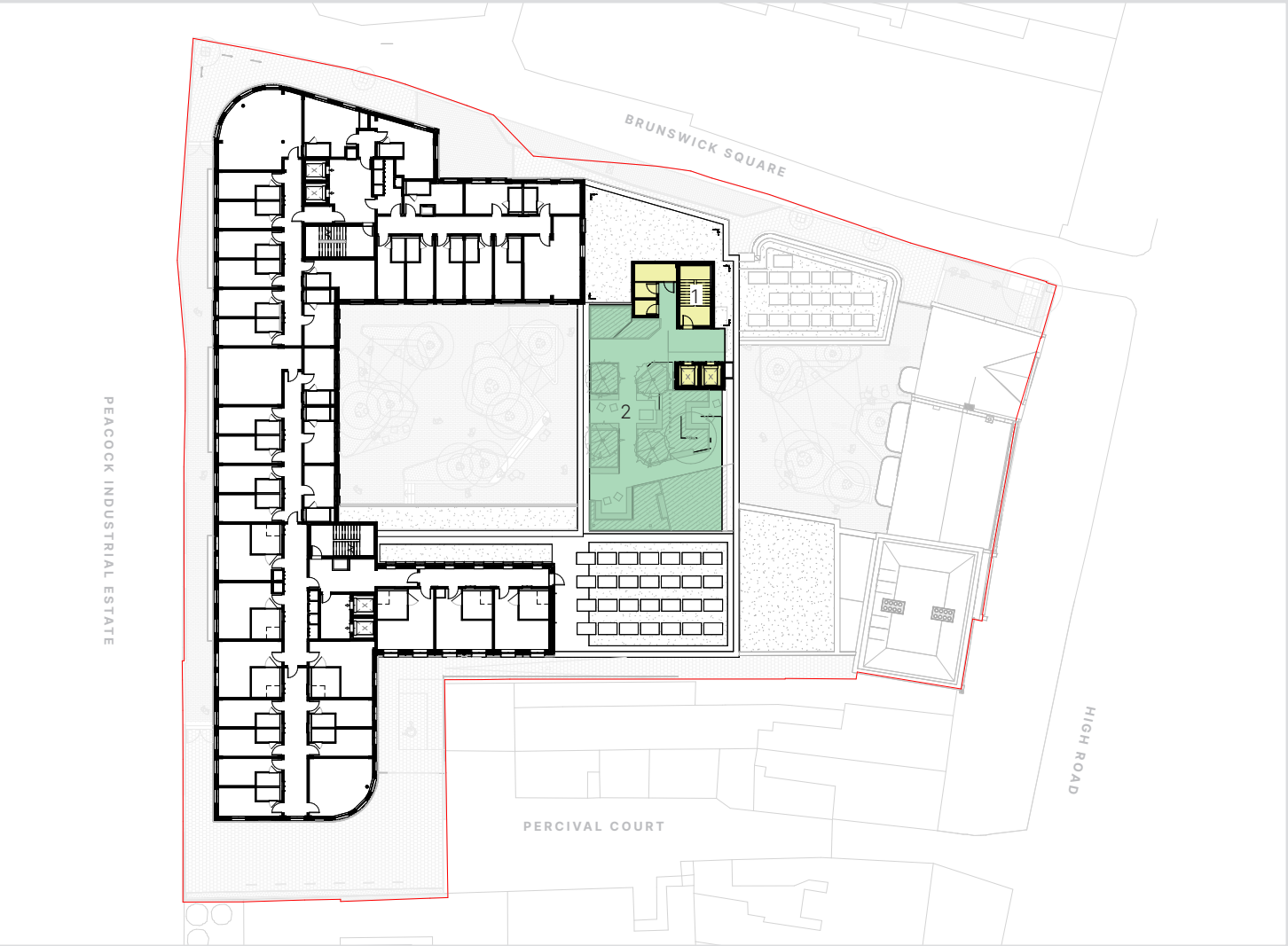


FIGURE 7. Consented Scheme - Terrace Plan L04

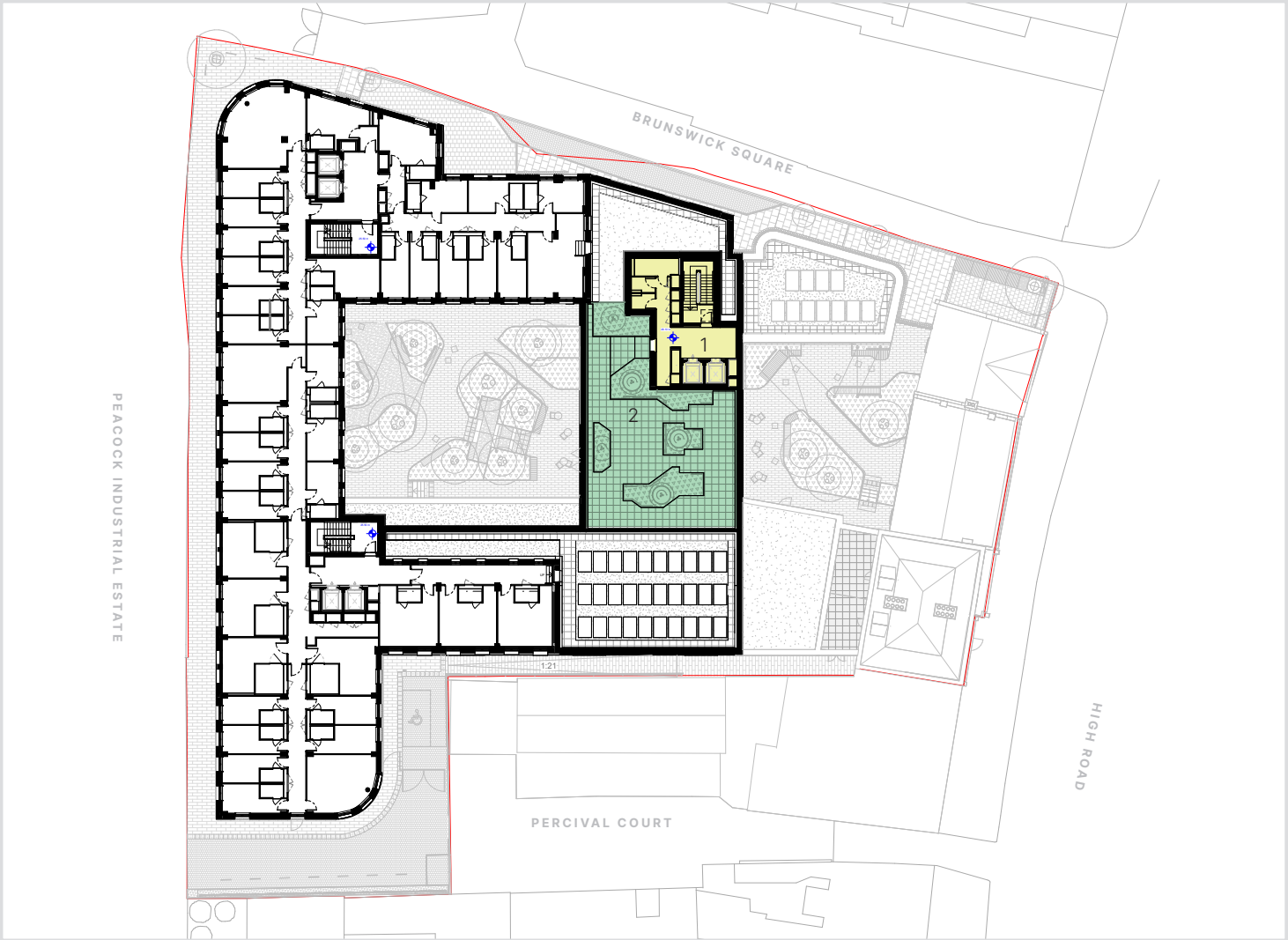


FIGURE 8. Proposed Scheme - Terrace Plan L04

1.1 PLANNING AMENDMENTS

1.1.3 PRINTWORKS FROM HIGH ROAD



NOTE: Miller Hare verified view as consented.

FIGURE 9. Consented AVR - High Road View



NOTE: F3 composite view to show the minimal change to the Core A lift overrun and plant only. Existing red brick to 827 also shown.

FIGURE 10. F3 Proposed Visualisation - High Road View

1.1 PLANNING AMENDMENTS

1.1.4 WASTE STORAGE

- 1

Bin store relocated to opposite side of undercroft following MEP co-ordination.
- 2

Bulk waste store omitted - the disposal of bulk waste is overseen by the operator, who has established agreements with contractors capable of removing and recycling various items, such as mattresses, damaged worktops, and furniture without the need for on site storage
- 3

As 2.
- 4

As a result of 3.

Key	Room Type
1	Core A+B Bin
2	Core A+B Bulk waste
3	Core C Bulk waste
4	Core C Bin



FIGURE 11. Consented Scheme - Waste Storage Plan L00



FIGURE 12. Proposed Scheme - Waste Storage Plan L00

1.1 PLANNING AMENDMENTS

1.1.5 ROOF PLAN

- 1

Extract fans added to each core on the roof to accommodate updated MEP and fire strategy.
- 2

Generator flue ducts added to accommodate updated MEP strategy.
- 3

Minor increase in roof plant acoustic louvre footprint.
- 4

Minor increase in L06 roof balustrade height.
- 5

Air Chiller added to rooftop plant space (Graphic amend only).

Key	Items
1	Smoke Shaft Duct
2	Generator Flue Duct
3	Roof Plant Acoustic Louvre
4	L06 Roof balustrade
5	Air Chiller



FIGURE 13. Consented Scheme- Roof Plant



FIGURE 14. Proposed Scheme - Roof Plant

1.1 PLANNING AMENDMENTS

1.1.6 PRINTWORKS NW CORNER



FIGURE 15. Consented Scheme - North West Corner



NOTE: Proposed view illustrating roof plant cannot be seen from street level.

FIGURE 16. Proposed Scheme - North West Corner