

BROAD LANE | TOTTENHAM HALE

NEW OFFICE BUILDING

SEPTEMBER 2023



Mark Smith | Architects

DAS ADDENDUM

ADDENDUM



FIGURE 01 - PROPOSED BUILDING VIEWED FROM BROAD LANE

1.1 SITE LOCATION

Former car wash site, Broad Lane, N15

1.2 BACKGROUND

Mark Smith Architects Ltd were approached by Broad Lane Properties Limited to prepare a planning application to redevelop the above land “the Site” into a new office building.

A planning application (HGY/2023/0464) was submitted to Haringey Council in April 2023 by the applicant’s agent NTA Planning LLP.

1.3 MEETING

A video meeting was held on the 19th July 2023. Attending the meeting were representatives of the Haringey planning department, the agent and the Architect.

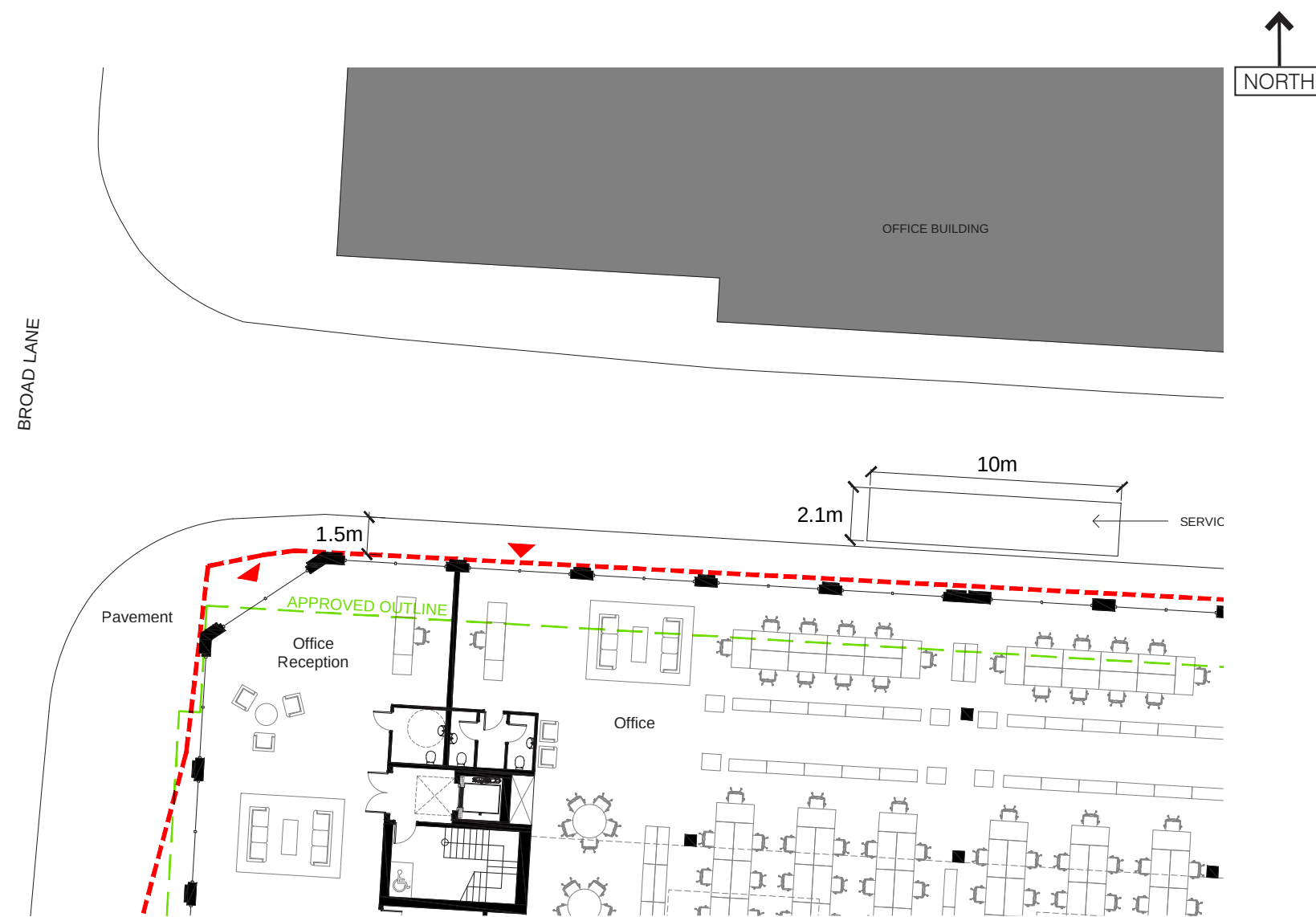
The primary purpose of the meeting was to discuss matters relating to design although other matters relating to transport were discussed.

Below is a summary of matters discussed:

- The access road width
- Prospect of cycle parking overcapacity
- Ground floor frontage height
- Broad Lane corner abutting Esin Court
- Broad Lane flank wall height and outlook from adjacent Esin Court at rear
- The taller element adjacent to industrial area

1.4 DESIGN AND ACCESS STATEMENT ADDENDUM

The purpose of this document is to respond to each matter above and where necessary provide further information and amendments to the design and in doing so pro-actively seek a positive resolution to the application.



2.1 THE ACCESS ROAD WIDTH

There was concern that the pavement immediately in front of the proposed building caused the access road to narrow. This is not the case and the existing 7m road width remains unaltered as a result of these proposals.

There was no pavement between the site and the access road during the former use of the site as a car wash. The proposal introduces a new active frontage facing the access road with pavement for safer pedestrian access.

FIGURE 02 - GROUND FLOOR PLAN (FRONT)

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FIGURE 03 - GROUND FLOOR PLAN (REAR)

2.2 PROPOSED OF CYCLE PARKING OVERCAPACITY

The proposal meets the requirement for cycle parking with the provision of 58 short and long term cycle parking spaces. This includes for a variety of cycles including Sheffield Stands and larger cycles.

With the promotion of sustainable transport solutions such as cycling, the design team were asked how further capacity for cycle provision could be achieved.

The design allows flexibility such that the proposed cycle store could be enlarged within the confines of the proposed building. The only alterations required would be to move internal walls. See Figure 03 showing where meeting rooms adjacent to the cycle store could be converted into further cycle parking.

PROPOSALS



5.2 DESIGN DEVELOPMENT (Continued)

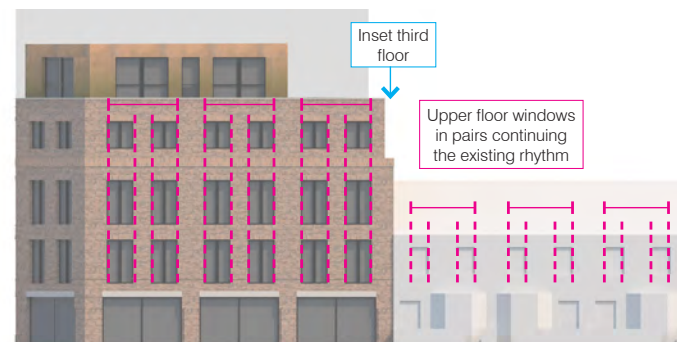
Proportions, Scale and Definition

The above establishes the overall massing having presented the footprint and height rationale. The following will explain the elevational design in terms of proportions, scale and definition, in relation to each of the three parts of the building.

Again, starting with the Broad Lane corner piece adjacent to the Esin Court houses. The elevation has a clear vertical hierarchy. Proportionally, a taller base establishes the ground floor along with large, glazed areas and deep lintels. This is at a similar level to the taller window/door openings of Esin Court. The first and second floors have taller windows beneath a single storey of smaller windows (at third floor). Finally, the top storey is set back, and in a visually lighter material, to form a complete urban composition.

Window openings are no taller than a single storey to form a comprehensible scale. Upper floor windows are in pairs, continuing the rhythm established by the pairs of first floor windows in the row of existing houses adjacent (Esin Court). This repeating format of window pairs is subtle but also results in an established principle of 'void-above-void and solid-above-solid'.

A double stack bonded vertical brickwork band separates the second and third floors at a similar level to the roof line of the Esin Court houses. The third floor is inset at the boundary to 1 Esin Court which serves to provide definition to the flank wall. Additional architectural details introduce further definition along the front/side elevation such as a projecting header course above the ground floor level and projecting vertical brickwork lintels above windows.



PROPOSED BROAD LANE CORNER PIECE ELEVATION RATIONALE

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FIGURE 04 - DESIGN DEVELOPMENT (ELEVATIONAL RATIONALE)



FIGURE 05 - EXTENDED STEP AWAY FROM ESIN COURT AT THIRD FLOOR APPEARS AWKWARD

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2.3 GROUND FLOOR FRONTAGE HEIGHT

Overall, the appearance and architectural design of the elevations were well received. The height of the ground frontage was queried in relation to the upper floors by the local authority.

The height of the proposed ground floor frontage must strike a balance between relating to the domestic scale of the adjoining Esin Court and as a base for the overall composition of the proposed building. It is slightly taller than the Esin Court ground floor without being overlay so, and relates to the pitch of the Esin Court window bay roof. Meanwhile, the taller internal floor-to-ceiling height of the proposed ground floor is 2.9m (compared to the 2.6m of the upper floors) which provides the necessary spaciousness for an entrance level.

2.4 BROAD LANE CORNER ABUTTING ESIN COURT

The relationship between the flank wall of the proposal and Esin Court was queried and whether a further step down was required.

Great care was taken in the design of this abutment and numerous massing options were explored along with a series of elevational studies. Figure 04 demonstrate the rationale of this elevational and it's relationship to Esin Court.

To introduce a further step down or taller flank just prior to the abutment would dismantle the successful two-bay repetition (borrowed from the elevational rhythm of Esin Court) that repeats over the lower brick four storeys and extends round the corner element.

In our professional experience, the elevation shown in Figure 04 is aesthetically superior and represents a more complete design. The elevation in Figure 05 is awkward due to what appears to be a missing brick section at third floor.

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2.5 BROAD LANE FLANK WALL HEIGHT AND OUTLOOK FROM ADJACENT ESIN COURT AT REAR

There was concern that the massing will result in a poor outlook from the rear of the house on Esin Court, immediately adjacent to the proposal. The criticism has been acknowledged by the design team and the massing at this location has been re-worked.

The proposed massing of the first, second and third floors has been pulled away from the neighbouring wall of the existing Esin Court house. This will significantly improve the outlook from the rear of this dwelling, as shown in the *before* and *after* drawings opposite.

The application drawings have been updated to reflect this alteration and appear in full in the appendix of this document.



FIGURE 06 - BEFORE PLAN AND ELEVATION

FIGURE 07 - AFTER PLAN AND ELEVATION



FIGURE 08 - PROPOSALS FITTING INTO A NEW INDICATIVE URBAN FORM



2.6 TALLER ELEMENT ADJACENT TO INDUSTRIAL AREA

The windowless nature of the rear and side elevation of the taller element was discussed as it abutted land that is not public realm. These elevations are not bereft of architectural detail but in fact continue the brickwork framing from the other two sides albeit without glazing. It is not entirely uncommon to have flank and/or rear elevations with fewer or no window openings in order to permit further adjacent development. In fact, the proposed elevations could successfully be built up against or left exposed as a gap (refer to Figure 10/11).

The design team has prepared an indicative masterplan to demonstrate how the proposal could comfortably fit into a new urban form thus not prejudicing future development of the surrounding industrial area. The indicative masterplan retains the existing business park and terraces at Esin Court and develops the industrial area that can seamlessly integrate into a transformed retail park and built form/public realm of the newly constructed parts of Tottenham Hale District Centre.

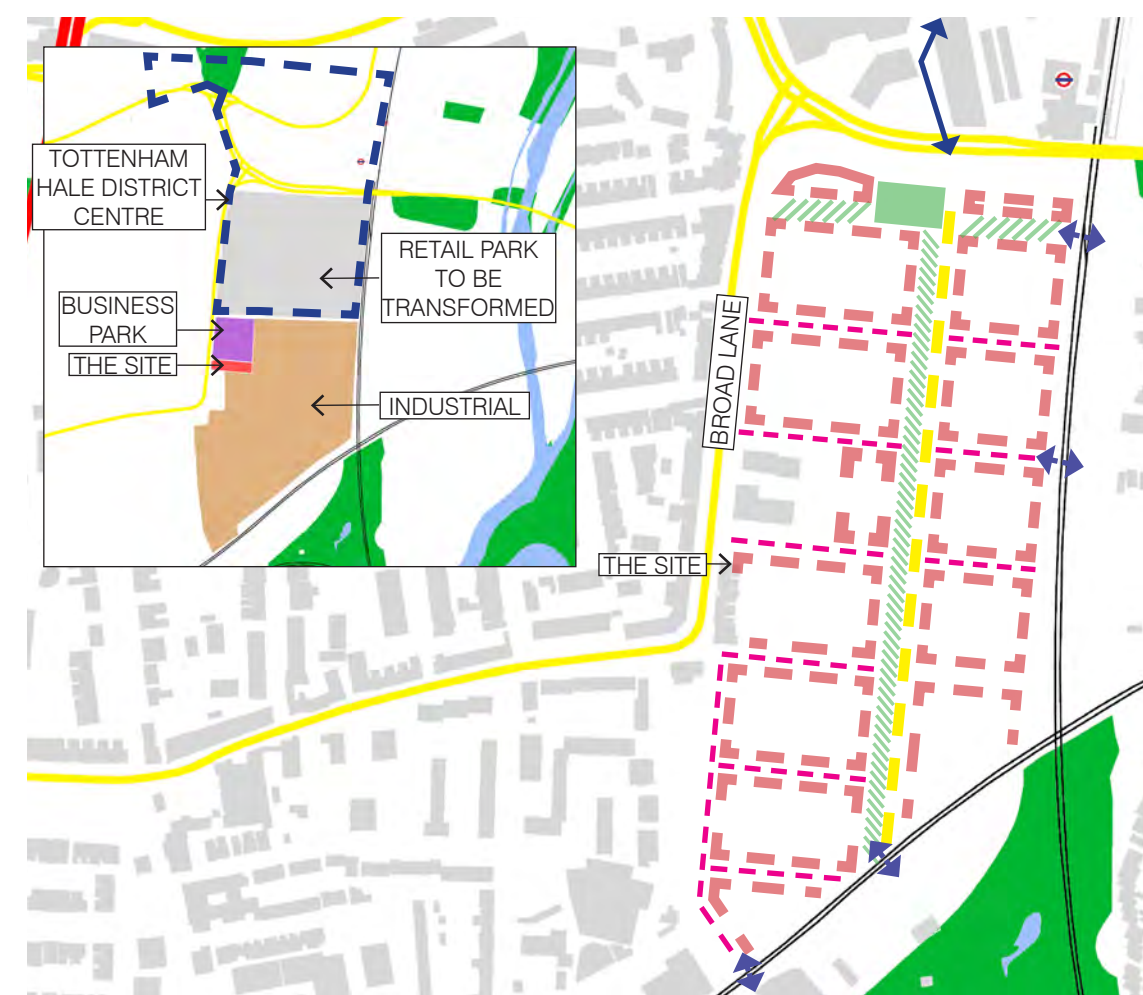


FIGURE 09 - INDICATIVE NEW URBAN PERIMETER BLOCK FORM REPLACING THE EXISTING INDUSTRIAL USE (EXISTING USES INSET)



FIGURE 10 - EXAMPLE OF EXPOSED FLANK WALLS IN TOTTENHAM HALE DISTRICT CENTRE ALLOWING FUTURE ADJACENT DEVELOPMENT



FIGURE 11 - EXAMPLE OF EXPOSED FLANK WALLS FORMING A GAP WITH LIMITED WINDOWS



FIGURE 12 - EXAMPLE PERIMETER URBAN BLOCK FORM WITH OPEN GREEN SPACE AND PUBLIC ACCESS THROUGH

APPENDIX 01 - PROPOSED DRAWINGS