

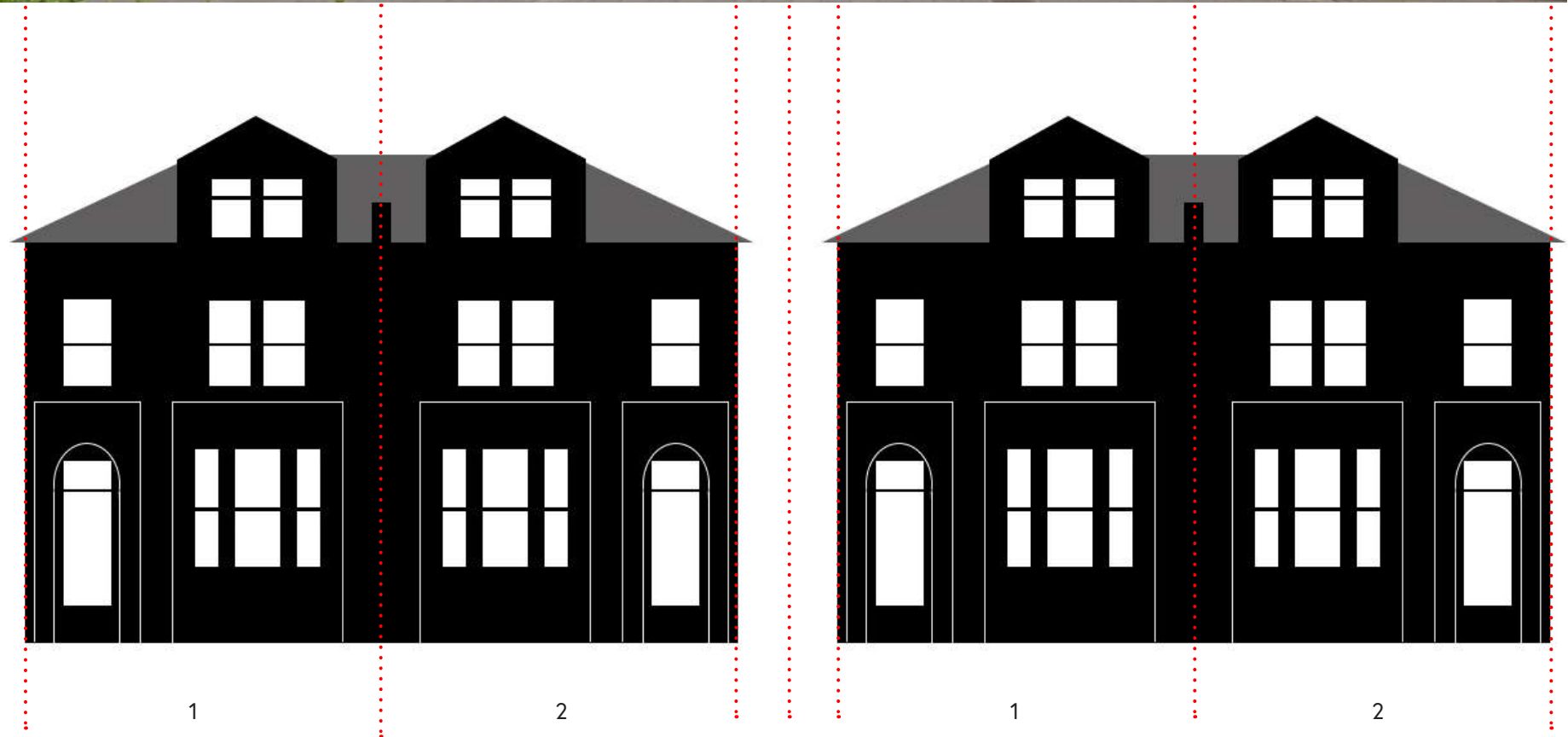
4.4 Lordship Lane's Historical Landmarks

Taking inspiration from the historical landmarks within Wood Green and around the Lordship Lane is essential for the design process. The primary inspiration taken is from the houses along Lordship Lane and Noel Park. By taking inspiration from these aspects, the design will be contextually sensitive. The aspects not retained are the historical Congregational Church which was previously adjacent to the site as well as the old coach station which are no longer standing. Also, the Glass and Brush Works previously along Wellesley Road which too was demolished.



4.5 Lordship Lane Area

688 Lordship Lane



1. Entrances

- Recessed Archway
- Key stone element
- Red brick banding



2. GF Window

- Projecting bay
- Double hung sash windows



3. FF Window

- Gauged brick arch
- Key stone features
- Double hung sash windows



3. FF Paired Windows

- Gauged brick arch
- Key stone features
- Double hung sash windows



4.5 Lordship Lane Area

724 Lordship Lane



- 1. **Arched Lintel**
 - Plastered arched lintel
- 2. **FF Sill Details**
 - Plastered window sill
- 3. **GF Sill Details**
 - Plastered window sill
 - Corbel detail
- 4. **Recessed Paired Entrance**
 - Segmental arches
 - Decorative capitals
 - Key stone elements



4.5 Lordship Lane Area

200 High Road



- 1. Roof Details**
 - Detailed Corbelling
- 2. SF Window Details**
 - Gauged terracotta arch lintel
 - Terracotta brick string banding
- 3. FF Triple Window Details**
 - Gauged terracotta arch
 - Arched lintel
 - Key stone elements
 - Double hung sash windows
 - Terracotta surrounds
- 4. Brick Details**
 - Gauged terracotta arch lintel
 - Corebelling details
 - Terracotta surrounds



- 1. Roof Details**
 - Detailed Corbelling
- 2. SF Window Details**
 - Gauged arch lintel
 - Terracotta brick string banding
- 3. FF Window Details**
 - Gauged brick arch
 - Arched lintel
 - Key stone elements
 - Terracotta brick string courses
- 4. Brick Details**
 - Gauged Arched lintel
 - Corebelling details

4.5 Lordship Lane Area

10 Berners Road



1. Coloured Bandings

- Terracotta brick string courses



2. FF Window Details

- Gauged terracotta arch
- Arched lintel
- Key stone feature



3. FF Window Details

- Plastered window sill



4. GF Triple Window Details

- Projecting bay window
- Double hung sash windows
- Gauged terracotta lintel



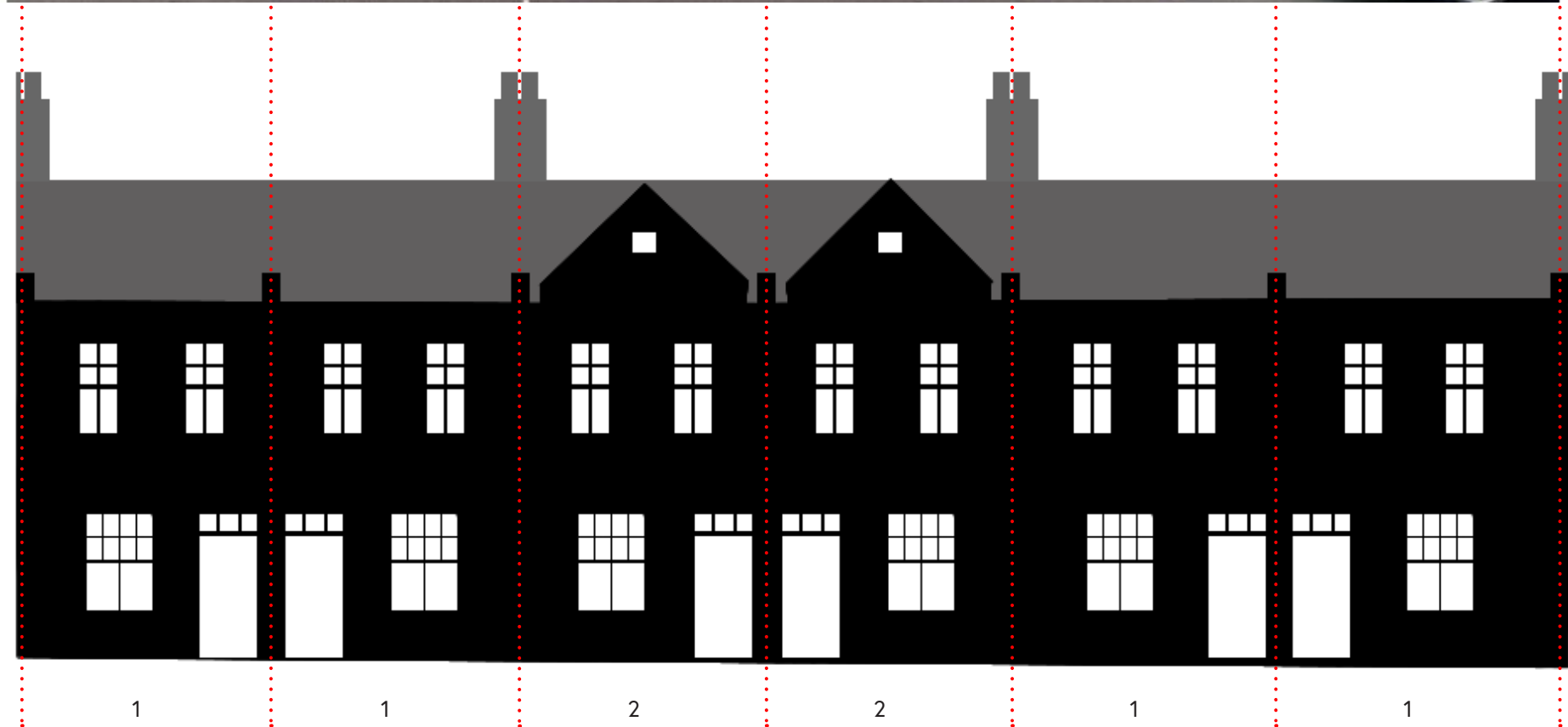
5. Recessed Paired Entrance

- Scrolled pediment and entablature over both archways
- Decorative capitals
- Key stone elements
- Gauged terracotta arch



4.6 Noel Park Area

40 Moselle Ave



1. FF Terracotta Details

- Terracotta tiles
- Gauged brick arched lintel
- Corbelled brickwork



2. FF Window Details

- Gauged red brick arch lintel
- Polychrome brickwork
- Narrow glazing bars



3. FF Window Details

- Terracotta window sill
- Terracotta banding detail
- Corbel Detail



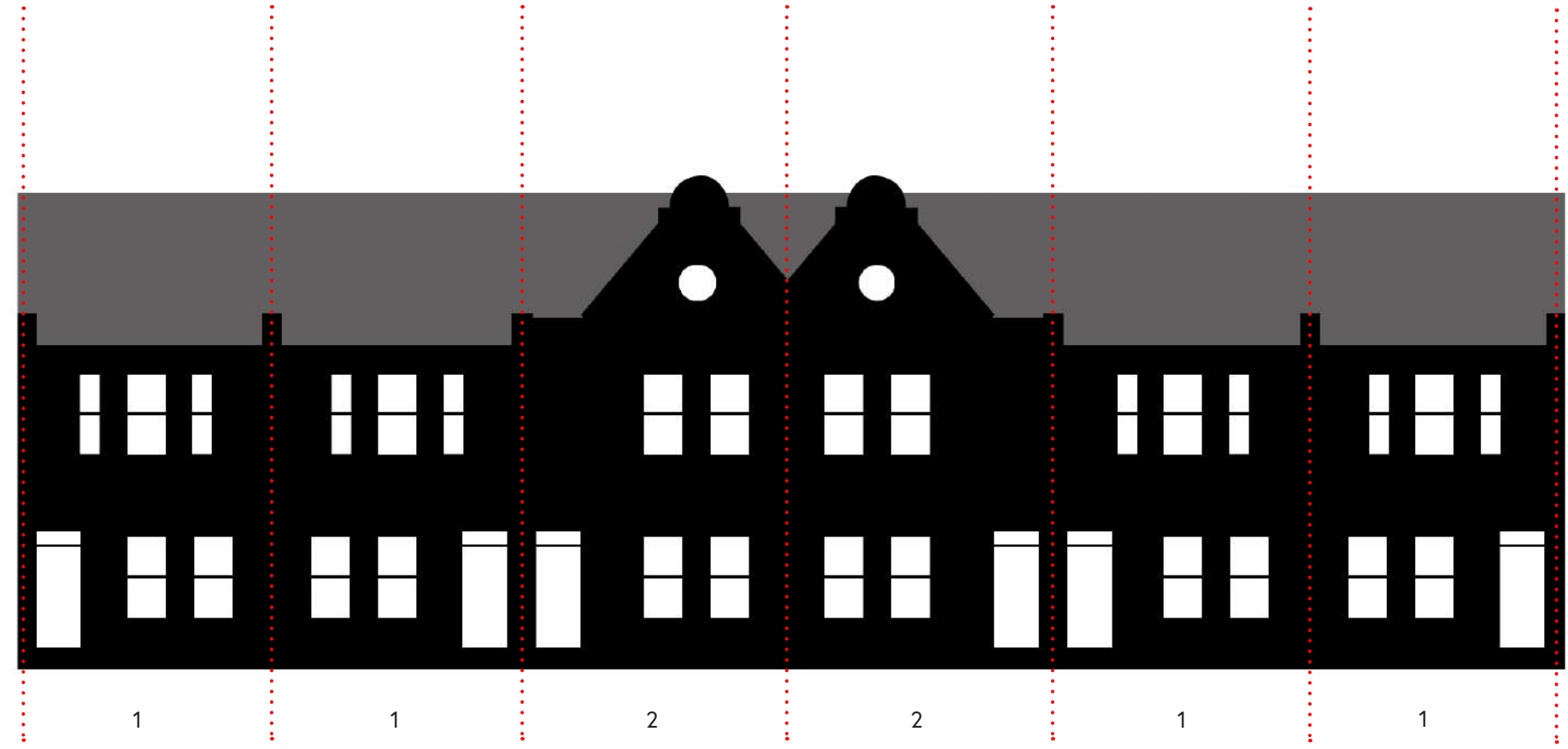
4. GF Window Details

- Double hung sash windows
- Gauged red brick lintel
- Brick string course banding
- Narrow glazing bars



4.6 Noel Park Area

239 Gladstone Ave



1. FF Window Details

- Gauged brick arched lintel
- Corbelled brickwork
- Brick string course banding



2. FF Window Details

- Gauged red brick arch
- Arched lintel
- Brick string course banding



3. GF Window Details

- Gauged red brick arch
- Arched lintel
- Brick string course banding
- Flemish bond brickwork



4. Recessed Paired Entrance

- Gauged red brick archway
- Brick string course banding
- Polychrome brickwork



5. Double Decorative Gables

- Jacobean Inspiration
- Flemish bond brickwork
- Central window feature



4.6 Noel Park Area

158 Gladstone Ave



1. FF Window Details

- Triangulated plastered head
- Grey brick string courses



2. FF Window Details

- Window sill ledge
- Corbel sill detail



3. FF Window Details

- Decorative terracotta window head
- Corbelling brickwork
- Brick string courses



4. GF Window Details

- Triangulated gauged head
- Flemish bond
- Grey brick string course details
- Narrow glazing bars



5. Paired Recessed Entrance

- Brick arches with terracotta gothic detail
- Gauged brick archway



6. Decorative Gables

- Polychrome brickwork
- Green Diaper Pattern brickwork



7. Decorative Gables

- Polychrome brickwork
- Green Patterned brickwork



8. Decorative Gables

- Polychrome brickwork
- Grey Patterned brickwork



4.7 Lordship Lane & Noel Park Comparison

LORDSHIP LANE AREA

- Entrance**
 - Recessed Archway
 - Key stone element
 - Red brick banding
- GF Window**
 - Projecting bay
 - Double hung sash windows
- FF Triple Window**
 - Gauged Brick arch
 - Arched lintel
 - Key stone elements
 - Double hung sash windows
- Terracotta/Brick Details**
 - Gauged terracotta arch
 - Terracotta Horizontal Banding
- Arched Window Lintel**
 - Plastered arched lintel
 - Plastered window sill
 - Corbelling detail
- Brick Details**
 - Gauged terracotta arch
 - Arched lintel
 - Terracotta brick string courses

NOEL PARK AREA

- FF Window Details**
 - Gauged red brick arch
 - Arched lintel
 - Terracotta window sill with corbel detail
 - Terracotta string course
 - Narrow glazing bars
- FF Window details**
 - Gauged arched lintels
 - Red brick string courses
 - PVC windows
- FF Window details**
 - Gauged arched lintels
 - Red brick string courses
 - Narrow glazing bars
- FF Terracotta Details**
 - Terracotta tiles
 - Gauged brick arched lintel
 - Corbelled brickwork
 - Brick string courses
 - Narrow glazing bars
- Decorative Gables**
 - Corbelled brickwork
 - Pebbledash feature
- Decorative Gables**
 - Grey, green and red brick string courses
 - Polychrome brickwork

UNIQUE



SIMILARITY

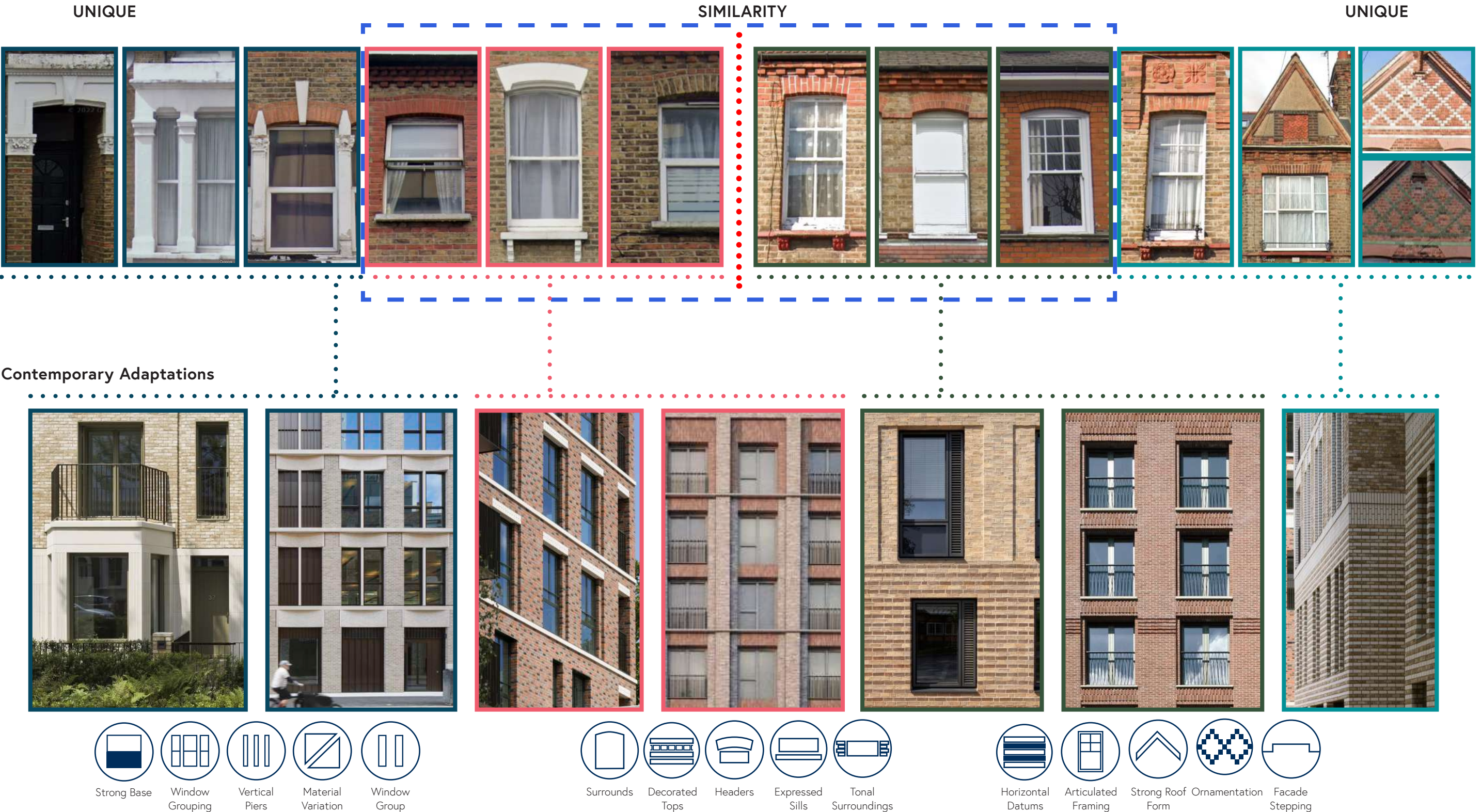


UNIQUE



4.8 Existing Feature Adaptations

Architectural Features



4.9 Material Studies

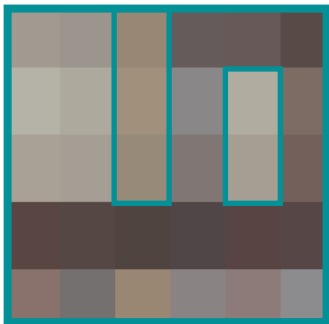
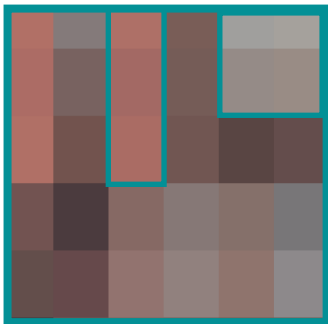
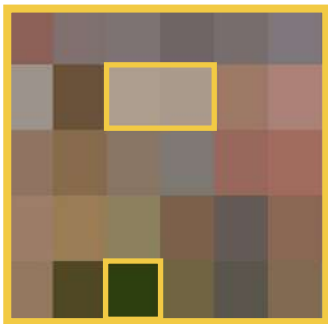
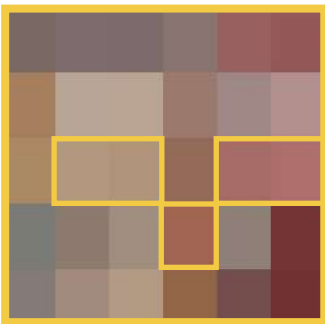
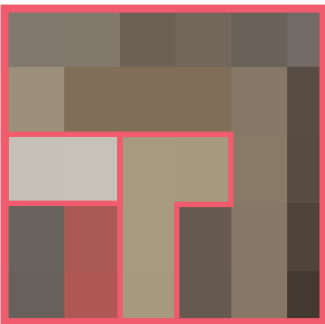
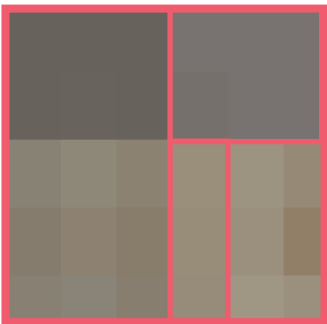
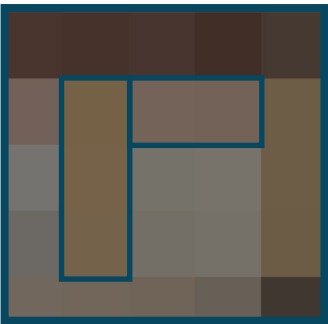
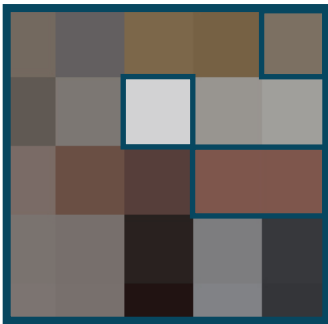
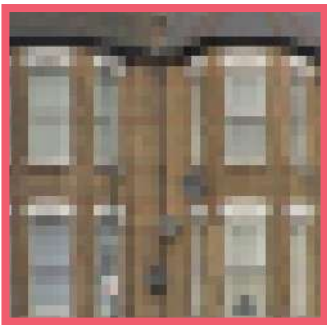
Material Reference

Lordship Lane

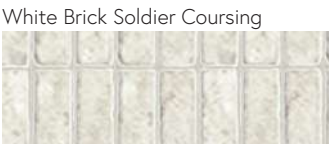
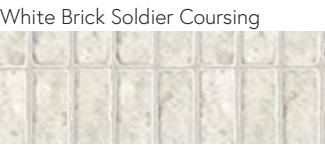


Noel Park

Material Analysis



Material Palette



4.10 Conclusion

Comprehensive analysis and studies of the site's historical and current context alongside identifying significant landmarks have provided a foundation to accomplish the primary architectural aim of the development, 'To create a contextually responsive, high quality architecture' for Wood Green Town Centre.

As documented in the following chapters of this document the findings of the analysis and studies will be referenced, illustrating how these findings have informed the design and development.





5.0

Massing

5.0 Design

5.1 Our Ethos

Design Value 1:
Distil & Amplify a Sense of Place

Our design response is urban design led. Starting with an analysis of the sites relationship to the wider city context, and the historical development of the surrounding urban grain. The aim is to distil out what the essence of the place is, in order that our design solution amplifies that sense of place.

Design Value 2:
Generate a Convincing Narrative

The design we develop is then a rigorous response to both the analysis of the place's underlying character and the urban design opportunities we have identified at the outset. By responding to the underlying character of the area we create a design with an underlying form and meaning rooted in the essence of the place in which it sits.

Design Value 3:
People, Place and Purpose

People are the common denominator for all the places we design. We ensure that all the places and buildings we design are legible, respond to purpose and add meaning to the activities they contain, creating positive relations to public realm and acknowledge a human scale.

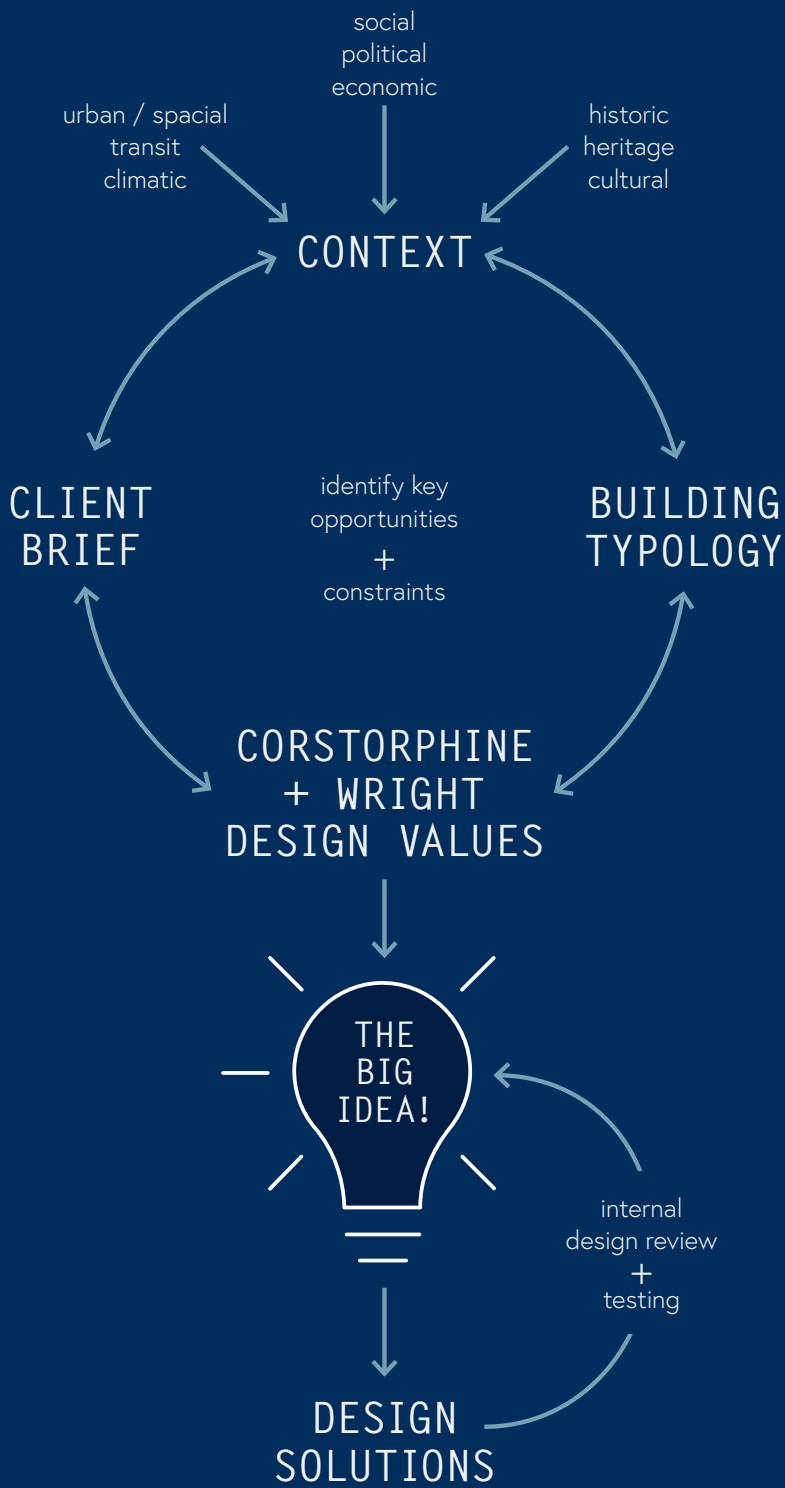
Design Value 4:
Keep it Simple + Efficient + Sustainable

Simple elegant buildings are more memorable helping to create a strong sense of place. Well designed and proportioned repetition combined with a limited palette of material helps create visual consistency, improves construction efficiency and helps create sustainable building envelopes.

Design Value 5:
All Scales Informed by the Big Idea

All down stream design and detail decisions should reinforce a projects Big Idea, ensuring that the Big Idea is clearly legible in the finished product.

Great design and placemaking starts with a careful understanding of the brief, context and typology which is then distilled into an underlying 'Big Idea', an all - encompassing generator from which the rest of the design stems. This 'Big Idea' provides a compelling narrative which runs through all stages of the design. This approach combined with our 5 design values ensures we deliver robust schemes imbued with a must-have quality.

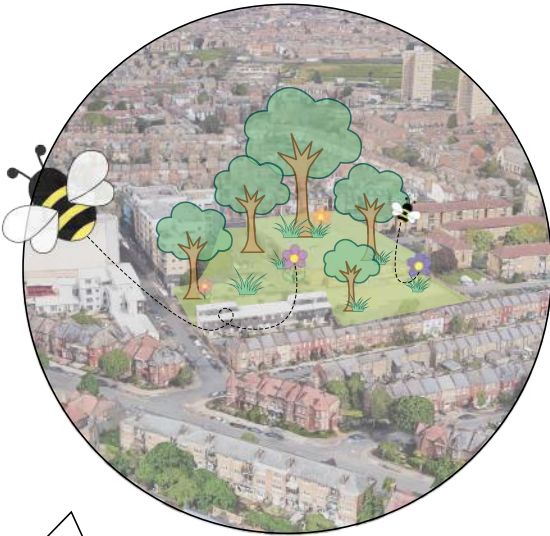


5.2 The Big Idea

Through the contextual and historical analysis of the site and its local surrounding alongside discussions with local stakeholders and the Planning and Design officer's, a number of fundamental principles were established to underpin the scheme.

From massing and heights through to outdoor space and activating frontages these key principles have laid the foundation for the design development of the scheme and public realm.

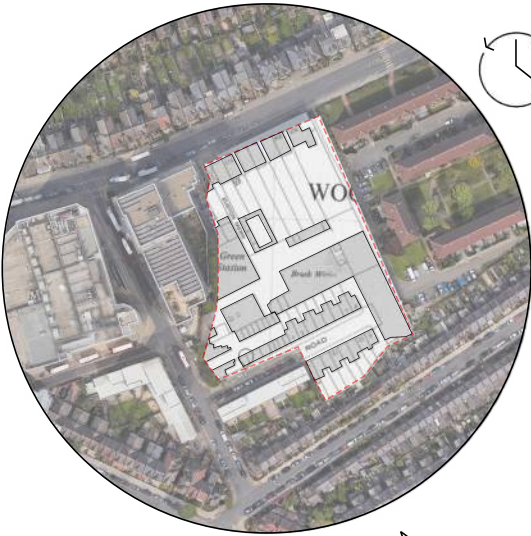
Provide a pedestrian friendly and bio diverse public realm to stitch the buildings together and create a destination



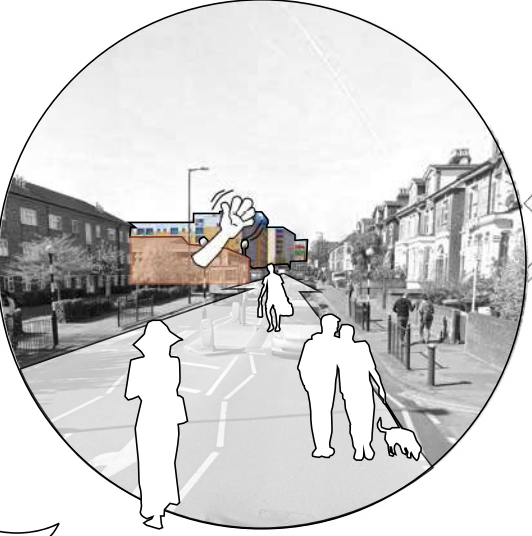
Incorporate a variety of housing typologies to house a diverse community



Reestablish the historical urban grain



Maximise active frontages & natural surveillance to all public spaces



Sensitively transition from a domestic to Town Centre scale

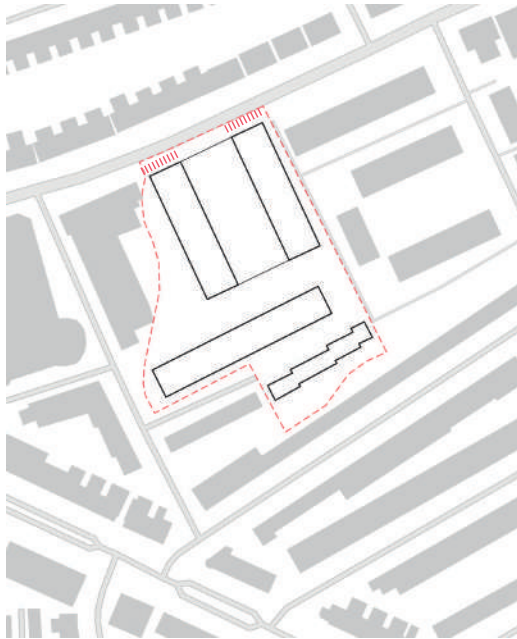


5.3 Massing Options Tested

Through rigorous testing and collaboration with the Haringey Planning Authority (as documentd in Chapter 3), numerous massing and layout options where tested.

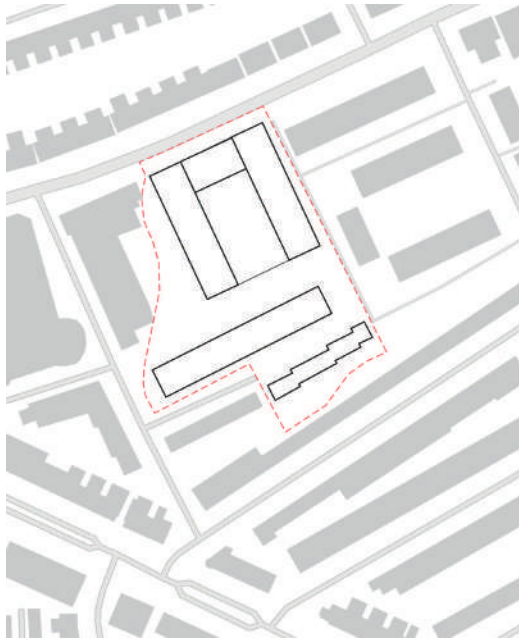
A key focus on placemaking, wayfinding and maximising active frontages was balanced with the consideration for logical outdoor spaces whilst also ensuring the development made efficient use of the sites potential.

Linear Building



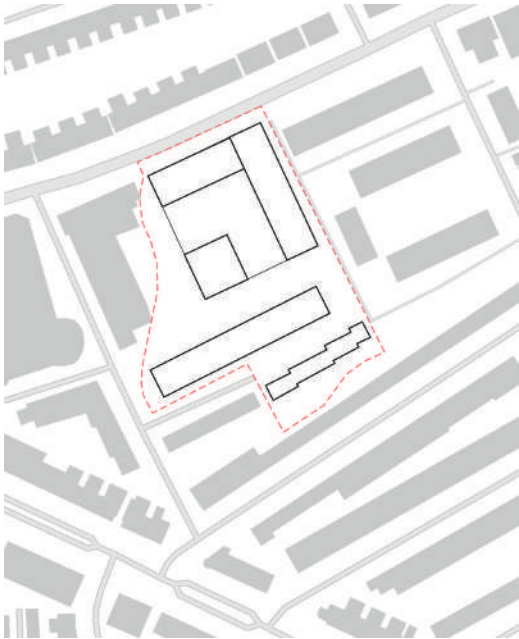
North - South Linear buildings to A provides weak frontages to Lordship Lane

U-Shaped Building



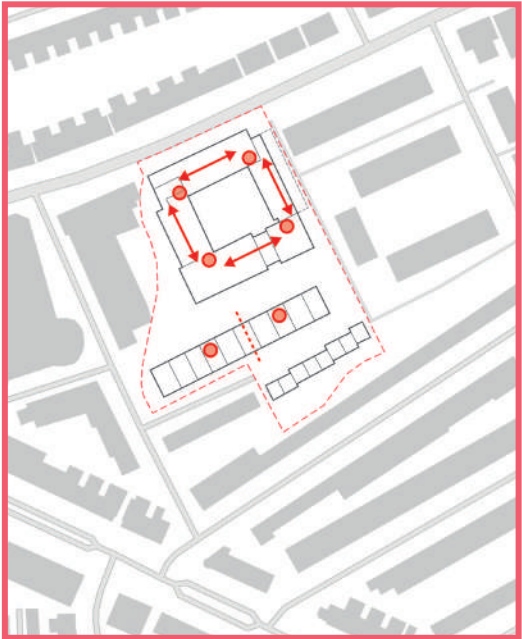
U-shaped building to A fails to optimise the capacity of the site and deliver the proposed quantum of affordable housing

Tower & Perimeter Buildings



Tower and perimeter building to A fails to optimise the capacity of the site and deliver the proposed quantum of affordable housing. The tower typology not deemed suitable given the surrounding grain and building heights and would visually impact views from Noel Park Conservation Area going against agreed townscape principles.

Courtyard Building



Courtyard building provides strong frontages to Lordship Lane and all three other elevations allowing the scheme to look outwards.

5.4 Massing Development

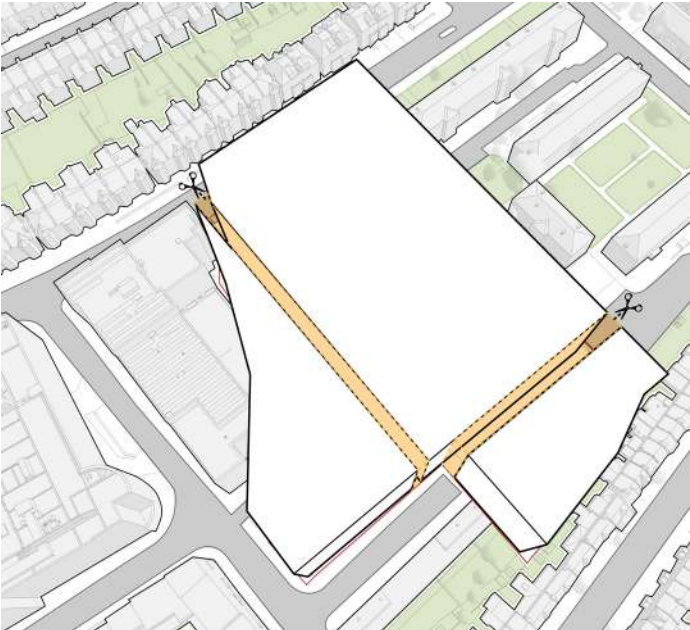
01

Massing



02

Connections



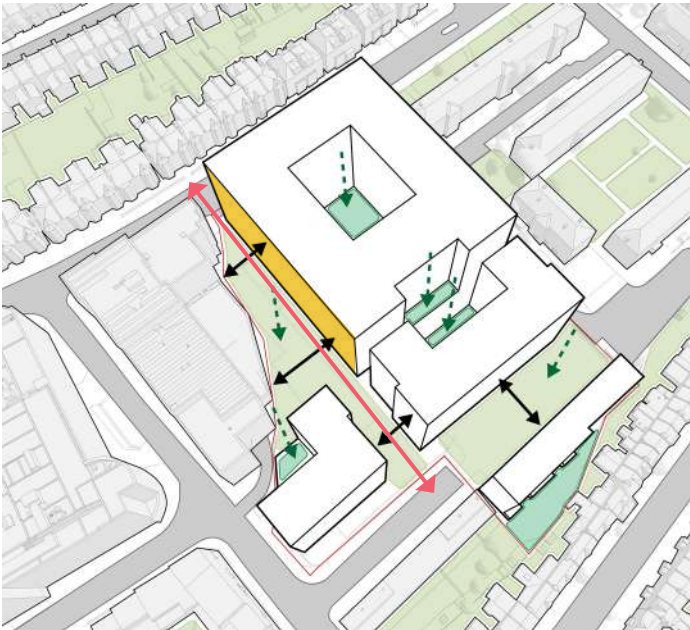
03

Zoning



04

Establishing Green Space



Site Boundary

Mass Removed

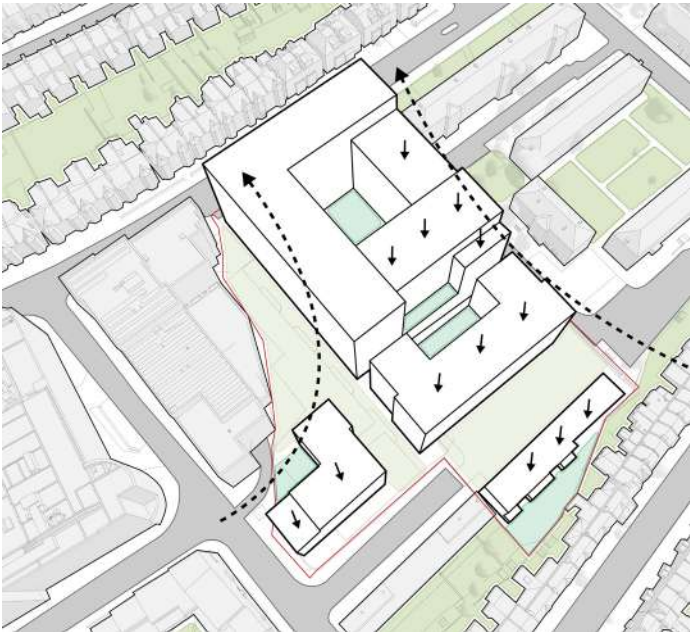
Town Centre Use/
Employment & PBSA
Affordable Residential

Communal / Private green space
Public green space
Optimising Frontage
Overlooking Mitigation
Views through Green Space

5.4 Massing Development

05

Transitioning Heights



- ↓ Decrease in height
- - - Contextual transition

06

Opening Up The Green



- ↻ Massing adjusted to improve visibility and natural surveillance of the public green space

07

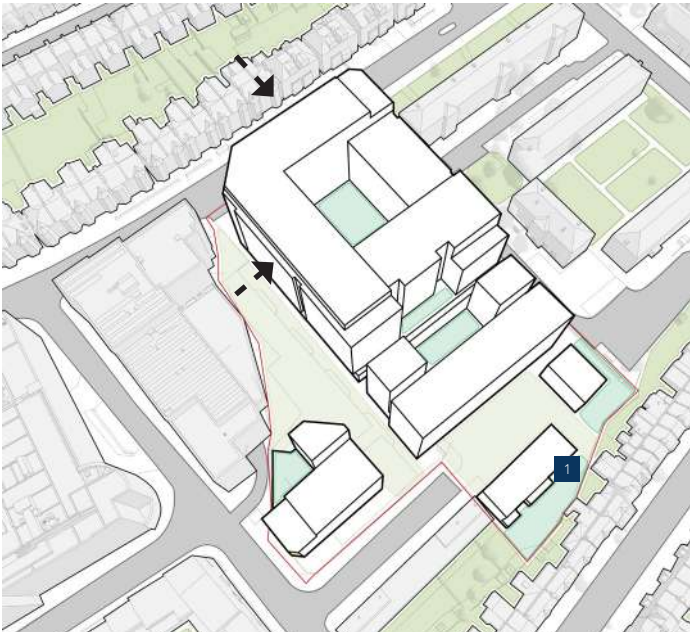
Promoting Natural Surveillance



- Building A Surveillance
- Building B Surveillance
- Building C Surveillance
- Building D Surveillance
- Adjacent Building Surveillance
- ↔ Connections

08

Refinements



- 1 Terminating the View
- → Setting back the facade

5.5 Massing Studies

Throughout the development of the scheme the design team have continually engaged with Haringey's Townscape Design and Conservation Officers to ensure the proposals do not impact the surround area in a negative manner.

Through discussions it was established that the proposed massing should have minimal visibility from the Noel Park conservation area (VP7) whilst mass facing Lordship Lane could be taller with consideration to the adjacent developments.

Undertaking the above process has ensured that the proposed massing sits comfortably within the local context. Further details in the Heritage Townscape and Visual Impact Assessment submitted in support of the application.

	April 2023	May 2023	September 2023	January 2024
VP3 Along Lordship Lane				
VP4 Along Russell Avenue/ Lymington Avenue				
VP7 Along Vincent Road/ Moselle Avenue				
VP9 Along Lordship Lane				

5.6 Development Overview

BUILDING B

Shared Ownership

25 Shared Ownership Dwellings as Apartments and Ground Floor Duplexes with Communal Podium Courtyard at Level 01.

BUILDING C

Social Rent

45 Social Rent Dwellings as Apartments and Ground Floor Duplexes with Communal Courtyard at Level 01.

BUILDING D

Social Rent

7 Social Rent Dwellings as 5 Bed houses with private gardens

AFFORDABLE HOUSING PROVISION

Social Rent / Shared Ownership

Dwellings: 52 / 25 (77)

Split by Hab. Rooms: 71% / 29%

BUILDING A

PBSA & Non-Residential

623 PBSA Bedspaces with 1248m2 of student Amenity Space at ground floor.

796 m2 of Flexible Non-Residential (Town Centre Use) Space.

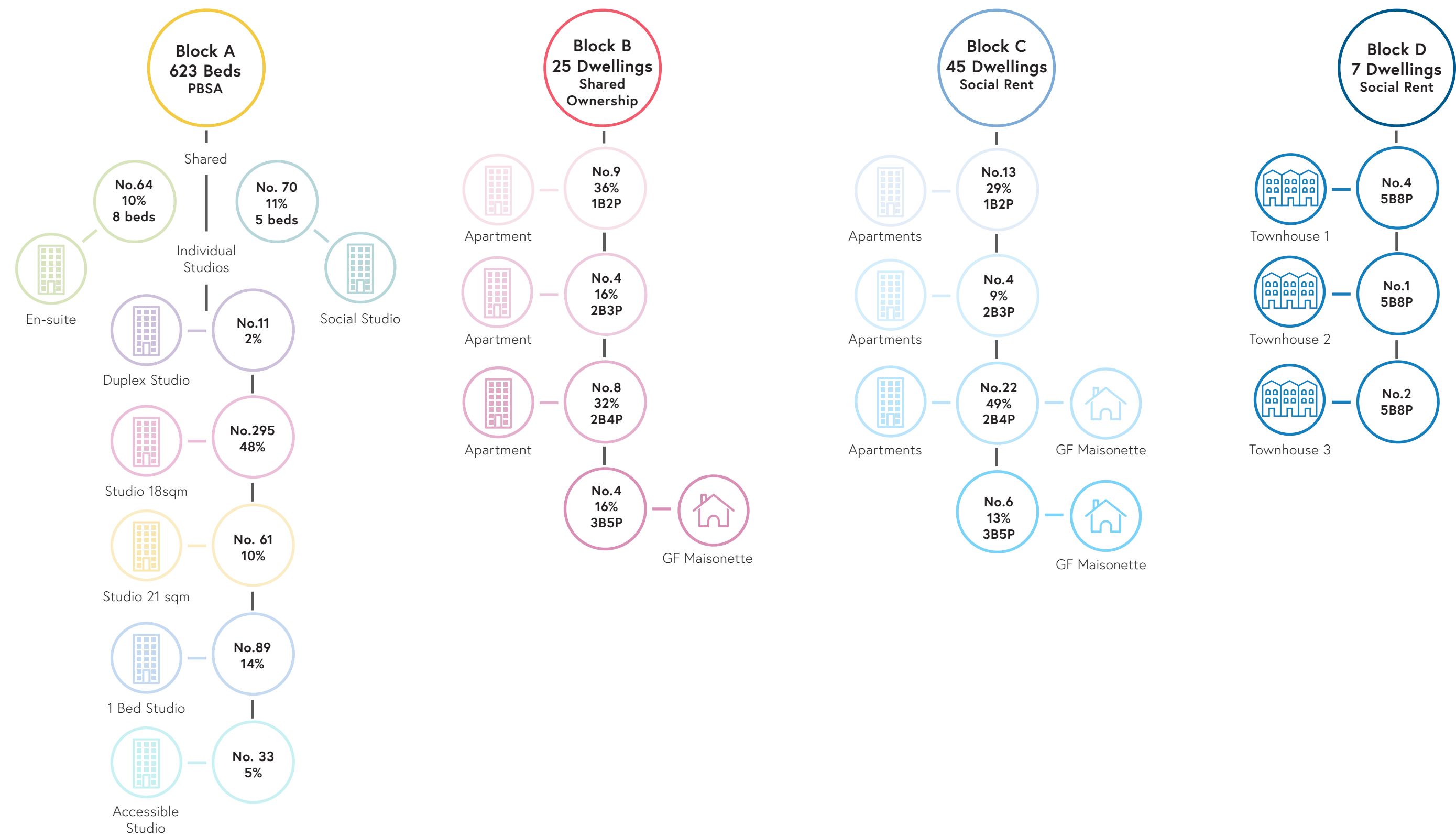
PUBLIC REALM

Urban Green

Circa 2165m2 of Public Open Spacing including an Urban Green Space providing opportunities for social interaction, play and bio-diversity gains.



5.7 Quantum





6.0

Proposal

6.0 Proposal

Corstorphine & Wright

6.1 Building A

BUILDING A PBSA & Town Centre Use

Building A looks to extend the Wood Green Town Centre along Lordship Lane providing iconic and high quality architecture as a gateway marker to the centre.

The primary aim of Building A is to seamlessly incorporate student accommodation alongside Town Centre Use whilst activating all public facing streets and outdoor areas.

Careful consideration has been given to the Town Centre space to ensure it is flexible and adaptable to cater to a wide range of uses and occupiers.

The student accommodation pushes the boundaries of student accommodation providing ample communal areas with spaces for wellbeing, study and socialising. A range of outdoor areas also integrate within the communal spaces providing secure, accessible green spaces for all.



6.2 Town Centre Use Considerations

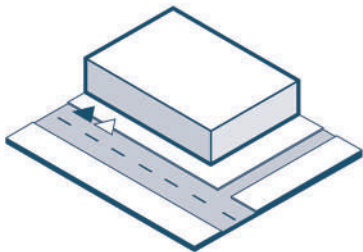
Acknowledging the site's allocation for Town Centre uses the design team sought to ensure that not only were Town Centre uses included in the scheme but the space would function and perform to a wide variety of potential uses.

When considering scale it was important to understand the spacial requirements alongside access and serving to ensure the space would be suitable for a variety of uses at the proposed size.

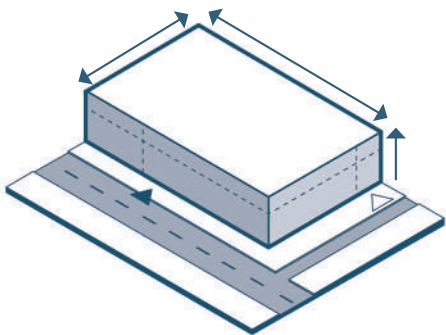
Incorporating flexibility to allow for manipulation of the space as market trends and potential occupant change. This flexibility provides a sustainable and adaptable space and allows for a wide variety of sub division potential.

Crucially, the design team considered the various quality markers that would promote the town centre space from access and day lighting perspectives ensuring a desirable and space for future tenants.

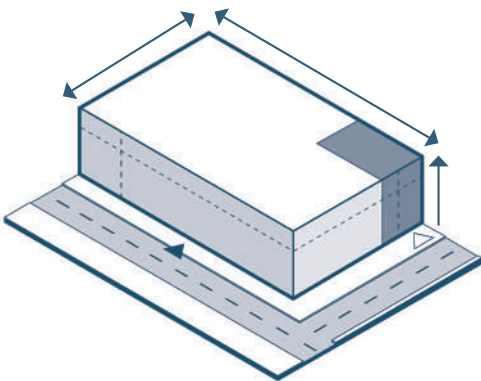
Scale



Single entrance for access & servicing

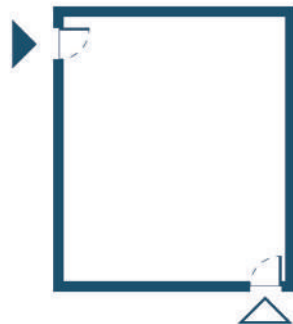


Separate entrance for access. Servicing off minor route.

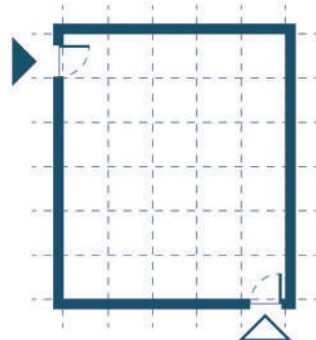


Separate entrance for access. Servicing off major route to dedicated back of house

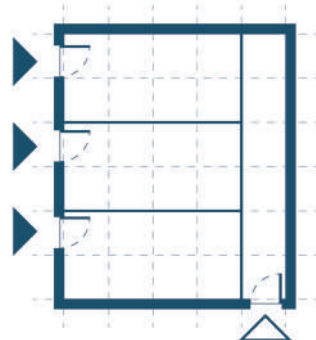
Flexibility



Rational and regular floor plate

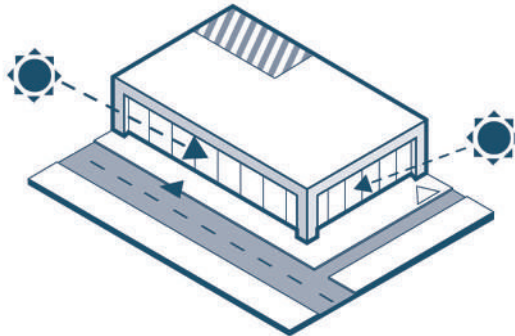


Application of a standardised planning grid

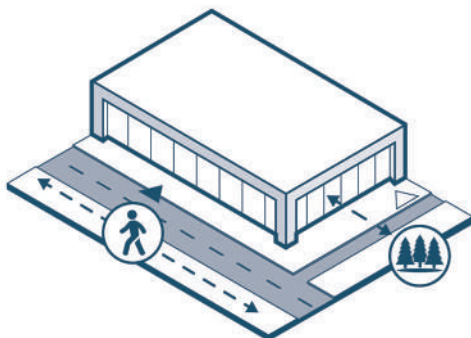


Ability to sub-divide to standardised units to flex with changing needs

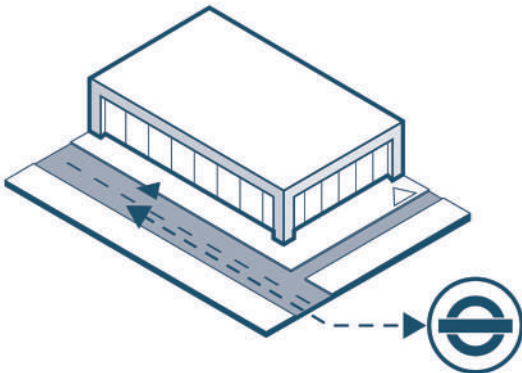
Quality



Ensure good levels of natural daylight (use dependent)



Maximise frontage to activate street scene with outlook/access to green space

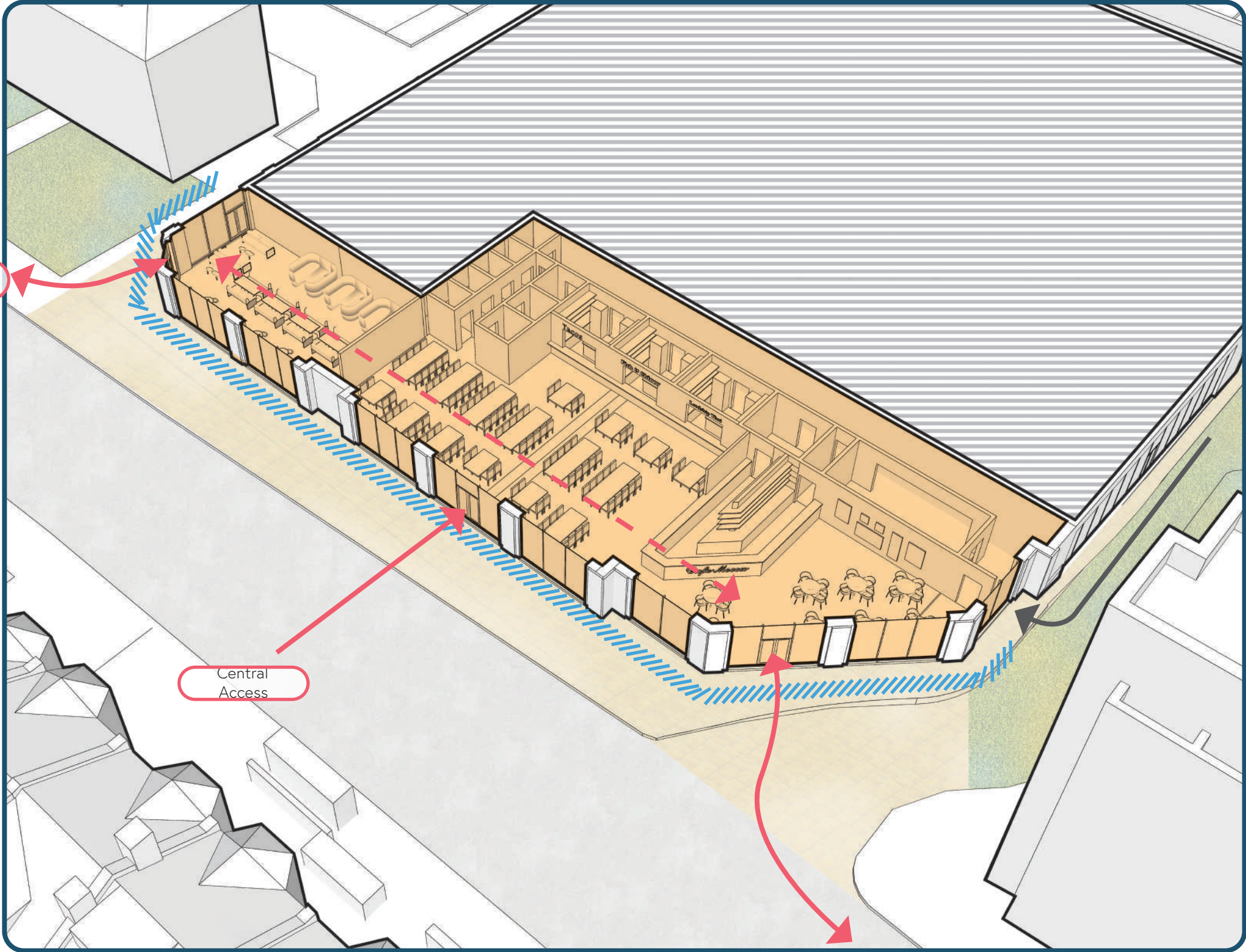


Location to be close to public transport links for ease of staff and user access

6.3 Town Centre Use Flexibility

Through careful studies on the scale, flexibility and quality of the Town Centre use the applicant sought to further strengthen the vision for this space by illustrating the potential uses when occupied.

Through various stakeholder and community engagement, a potential use group was mapped to demonstrate how the space could work and look like in the future.



- Key:
- Access
 - /// Active Frontages
 - ↔ Internal Connection

6.3 Town Centre Use Flexibility

The Community Cafe



Community Cafe/hub to provide a social space for the public, students, staff and residents to meet and socialise



Opportunity for a community led art installation to celebrate Wood Green's art community



6.3 Town Centre Use Flexibility

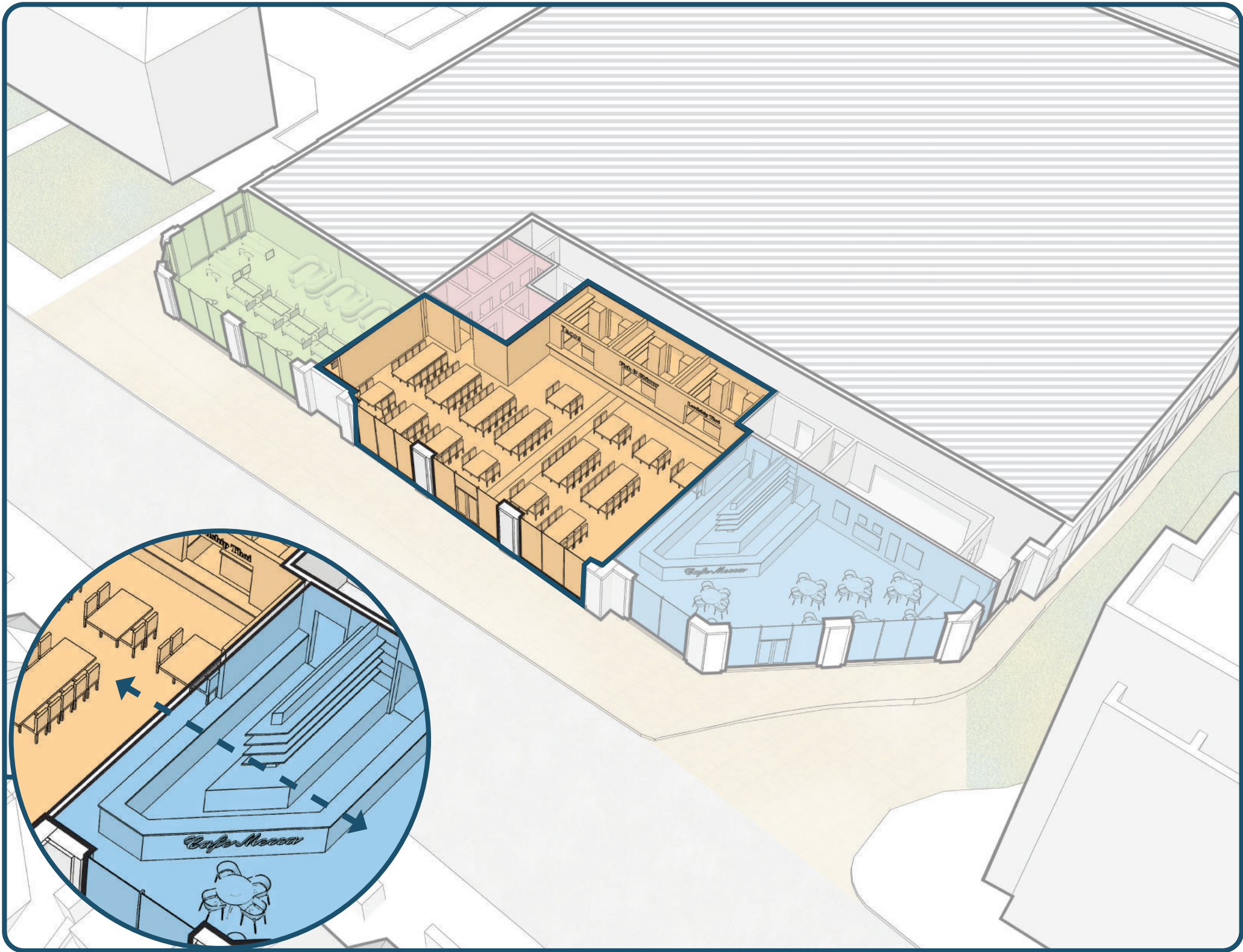
The Food Hall



Food Hall creating all day activity whilst catering to a variety of users



180 degree, cafe/bar allows for flexibility and adaptation of space during the day



6.3 Town Centre Use Flexibility

The Work Space



Workspace to cater to group working and individuals bringing local professionals, community groups and students together



Sliding screens provide flexibility to adjust privacy/ noise whilst allows the space to open up to the food hall



6.4 Student Welcome and Entrance

The location of the student entrance on the western elevation plays a key part in the experience of student living. The entrance acts as a portal to the ground floor within a double height lobby to the multi use amenity space. Also, a key feature of Fusion's accommodation, is the sports and fitness spaces which requires double height space.

The entrance to a Fusion property is key. Typically these spaces have a wow factor about them, a contemporary feel, and feeling of luxury and activity. It will feature the front desk and building management team, controlling a single point of access to the building. This will benefit the safety and security of the residents, as well as providing a constant presence for advice and the wellbeing of residents.



6.5 Student Amenity

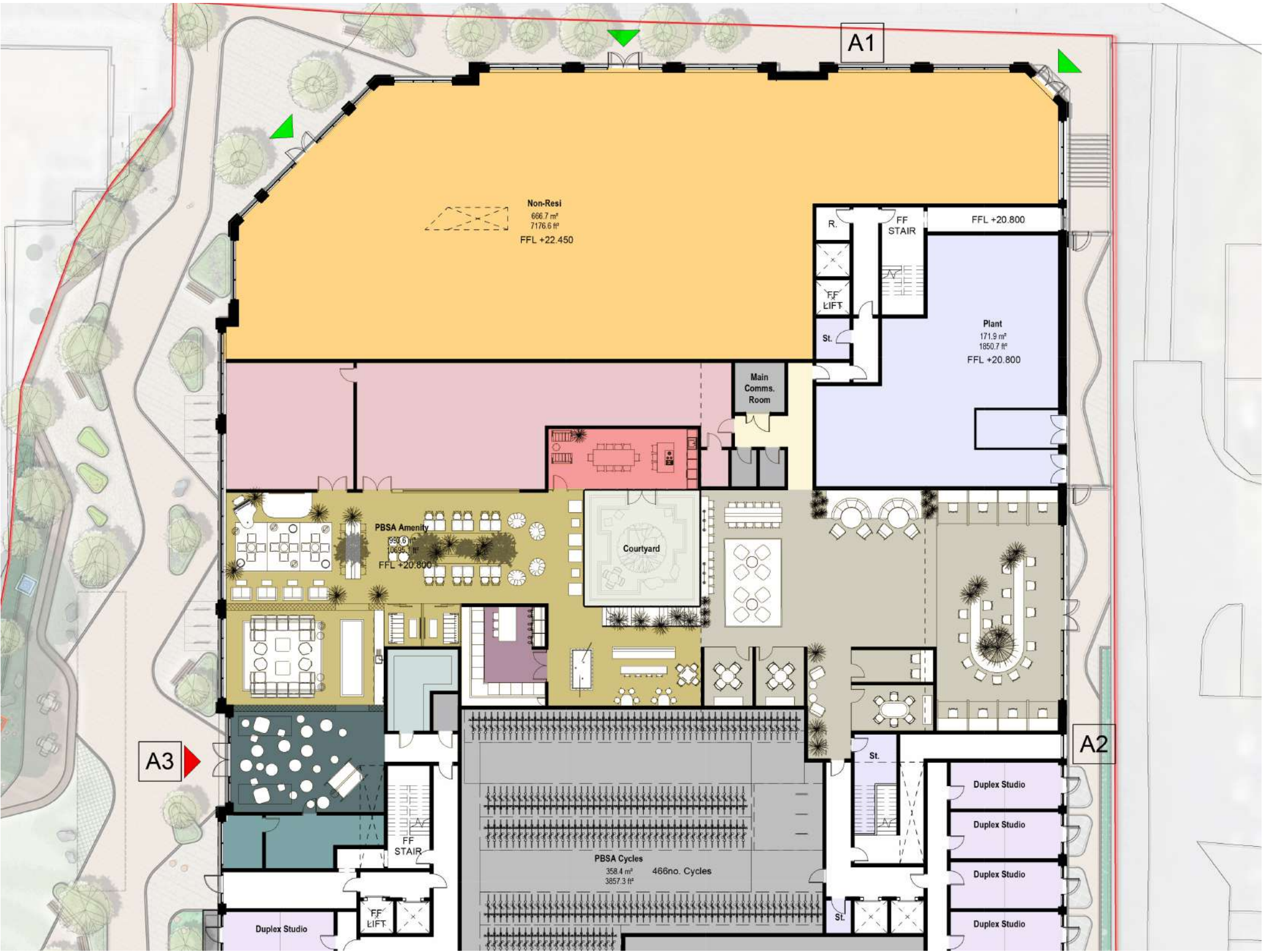
Typical Amenity Provision

Fusion pride themselves on the high quality of spaces provided within their buildings. A large part of this is creating spaces that enhance health and educational development for all of their occupants. The importance of wellbeing and community experience is central to the design of all Fusion buildings, with a focus on the providing the best possible Amenity Spaces, ensuring that these can support each occupant in their health (both physical and mental), their studies and their social experiences

Amenity space will include the following rooms:

- 24 Hour Reception
- Private and Social study spaces
- On-site Library
- State-of-the-art gym
- Lounge and Games Area
- Communal Dining Area
- Social Laundry with interactive games
- Coffee Station
- Secure Post and Parcel storage room
- Private dining room
- Recording and podcast studio

The interior design of these spaces will be carefully considered within the wider scheme, with strong relationship and reference to the landscape design.



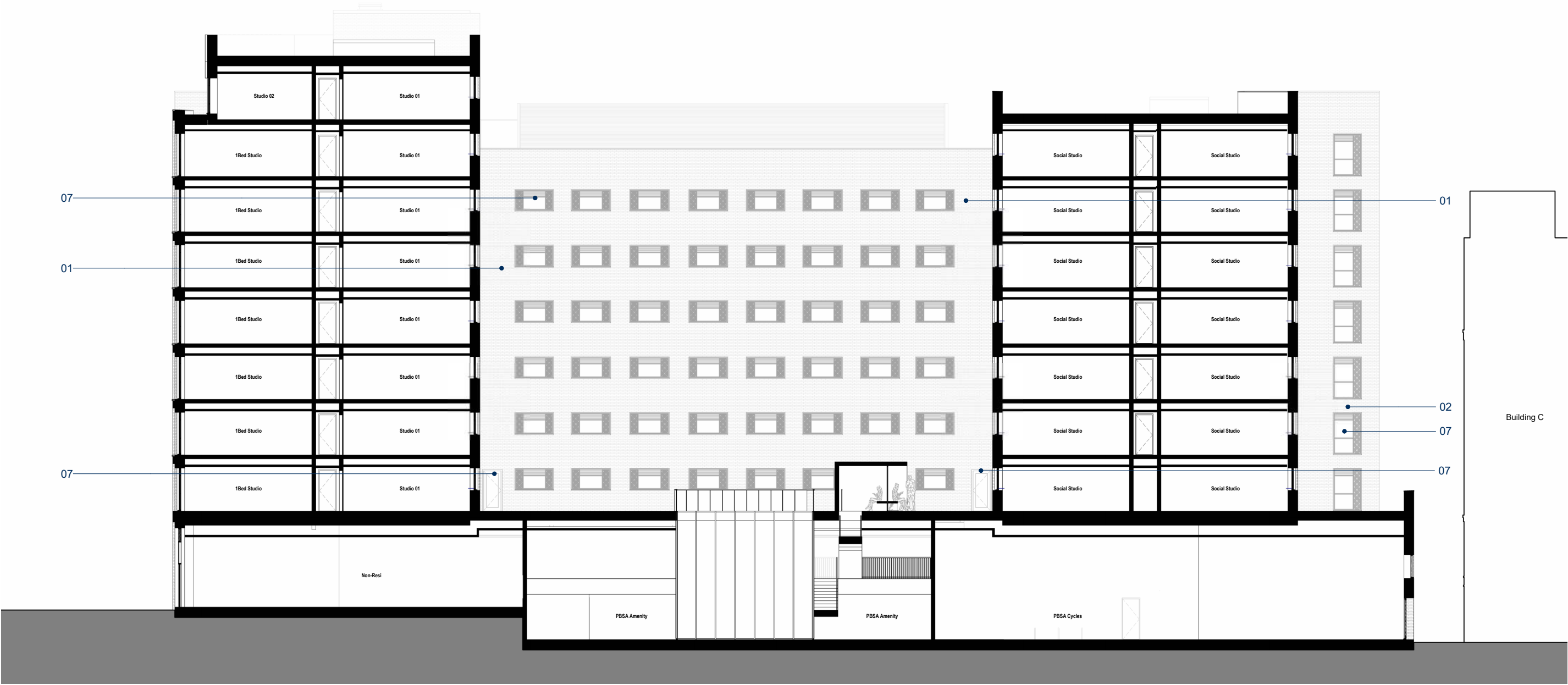
6.6 Sections

GA Section 01

[Material Key](#)

01 Red Brick Stretcher Bond with Light Grey Mortar
02 Light Red Brick with Light Grey Mortar
03 White Brick Stretcher Bond with Light Grey Mortar
04 White Brick Soldier Course with Light Grey Mortar
05 White Brick Header Cill
06 Muted Gold Metal Cladding
07 Muted Gold PPC Aluminium Windows / Doors
08 Muted Gold PPC Aluminium Louvre Door
09 Muted Gold PPC Aluminium Louvre Panel
10 Muted Gold PPC Aluminium Curtain Wall System
11 Muted Gold PPC Aluminium Curtain Wall System w/ Projecting Vertical Frames
12 Entrance Canopy, Metal, Colour to Match White Brick
13 Muted Gold Metal ASHP Enclosure
14 Muted Gold Metal Capping

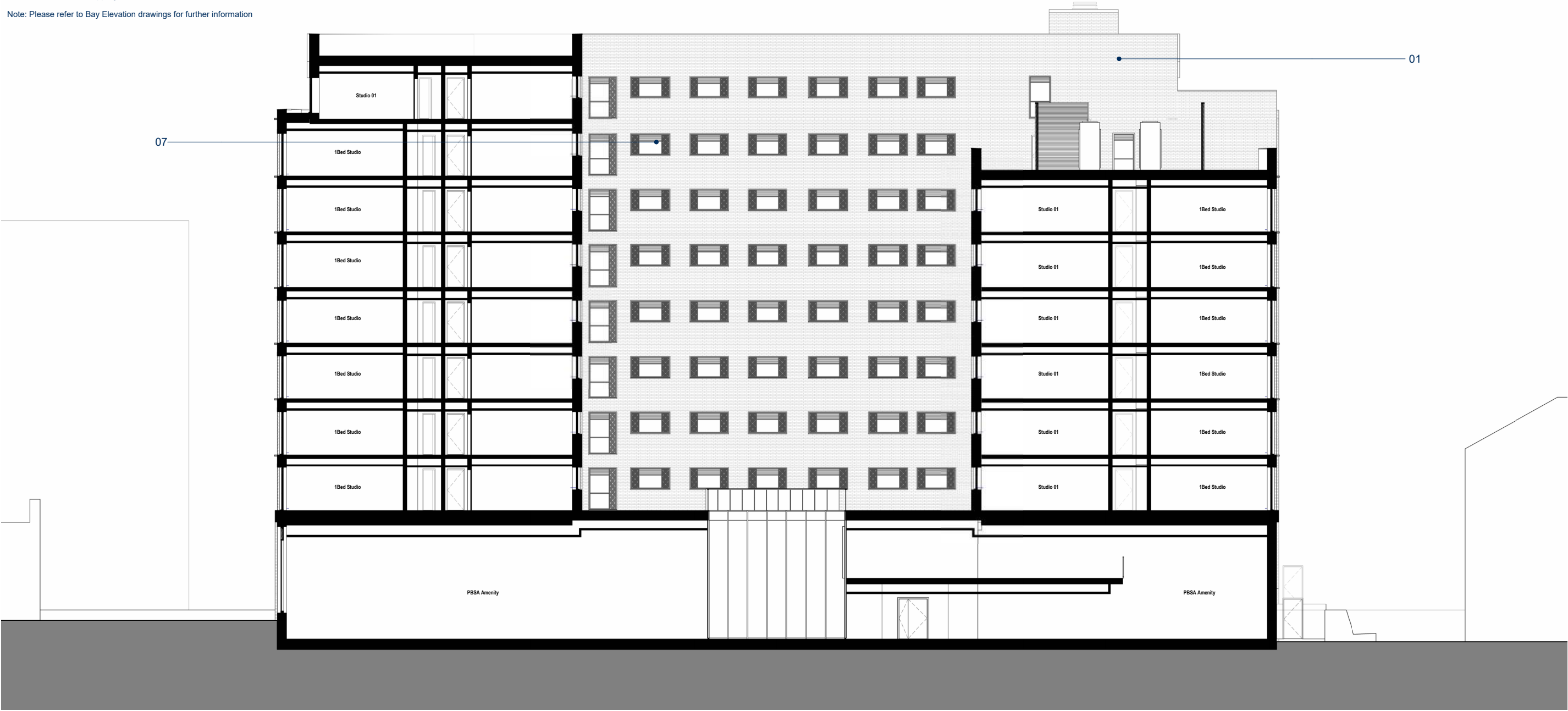
Note: Please refer to Bay Elevation drawings for further information



6.6 Sections

GA Section 02

- [Material Key](#)
- 01 Red Brick Stretcher Bond with Light Grey Mortar
 - 02 Light Red Brick with Light Grey Mortar
 - 03 White Brick Stretcher Bond with Light Grey Mortar
 - 04 White Brick Soldier Course with Light Grey Mortar
 - 05 White Brick Header Cill
 - 06 Muted Gold Metal Cladding
 - 07 Muted Gold PPC Aluminium Windows / Doors
 - 08 Muted Gold PPC Aluminium Louvre Door
 - 09 Muted Gold PPC Aluminium Louvre Panel
 - 10 Muted Gold PPC Aluminium Curtain Wall System
 - 11 Muted Gold PPC Aluminium Curtain Wall System w/ Projecting Vertical Frames
 - 12 Entrance Canopy, Metal, Colour to Match White Brick
 - 13 Muted Gold Metal ASHP Enclosure
 - 14 Muted Gold Metal Capping
- Note: Please refer to Bay Elevation drawings for further information



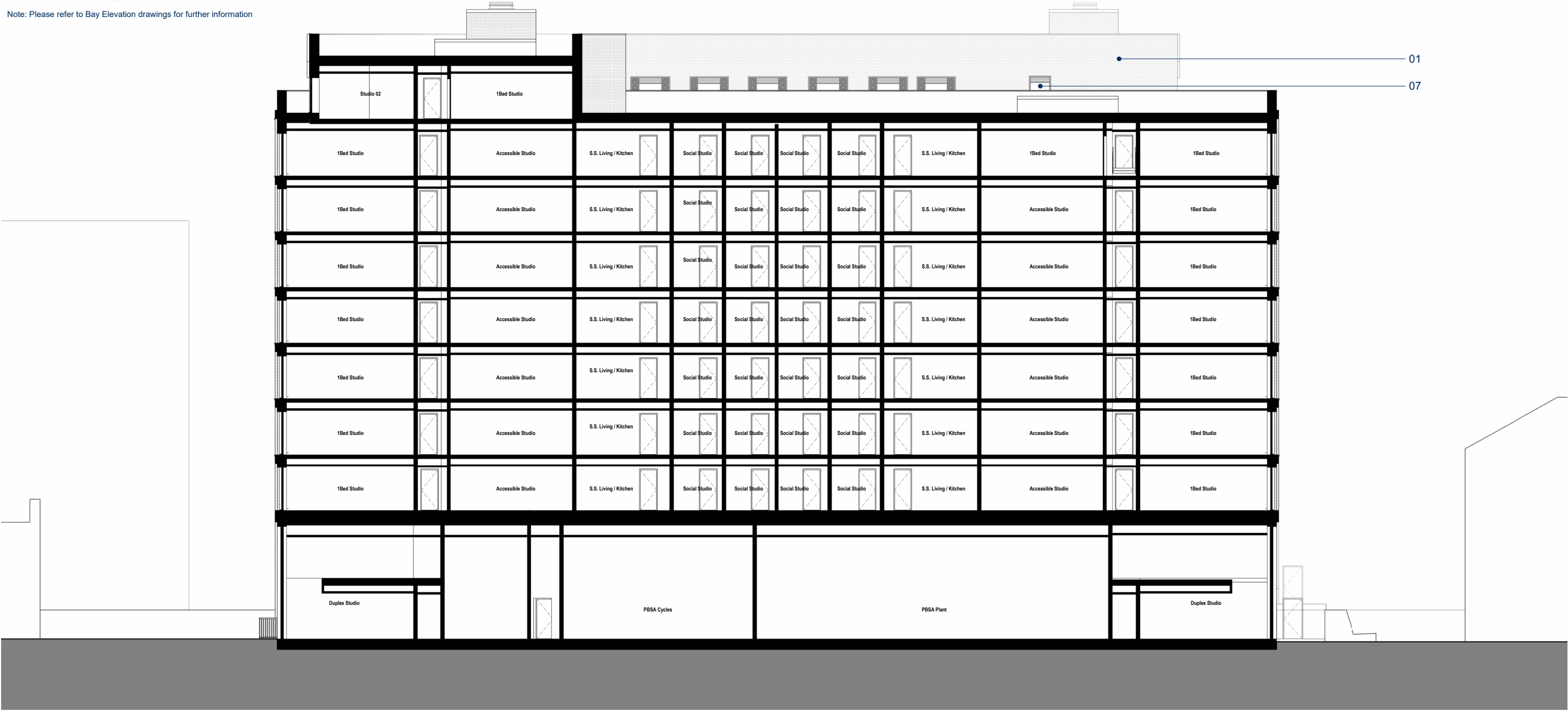
6.6 Sections

GA Section 03

[Material Key](#)

01 Red Brick Stretcher Bond with Light Grey Mortar
02 Light Red Brick with Light Grey Mortar
03 White Brick Stretcher Bond with Light Grey Mortar
04 White Brick Soldier Course with Light Grey Mortar
05 White Brick Header Cill
06 Muted Gold Metal Cladding
07 Muted Gold PPC Aluminium Windows / Doors
08 Muted Gold PPC Aluminium Louvre Door
09 Muted Gold PPC Aluminium Louvre Panel
10 Muted Gold PPC Aluminium Curtain Wall System
11 Muted Gold PPC Aluminium Curtain Wall System w/ Projecting Vertical Frames
12 Entrance Canopy, Metal, Colour to Match White Brick
13 Muted Gold Metal ASHP Enclosure
14 Muted Gold Metal Capping

Note: Please refer to Bay Elevation drawings for further information



6.7 GA Plans

Building A - Ground Floor

Building A looks to provide active frontages across all outward facing elevations. The frontage to Lordship Lane is further strengthened by the non-residential uses alongside ensuring activity during all times of the day.

Key features include:

- Ground floor amenity fronting urban green
- Maximising GF active frontage
- Ground floor duplexes to the east & west.
- External secure students courtyard on level 01

Key:

PBSA Amenity

Studio 18 sqm.

Studio 21 sqm.

Social Studio

En-suite

Accessible Studio

1 Bed Studio

Duplex Studio

Town Centre Use

B.O.H

Primary PBSA Entrance

Cycle Store Access

Refuse Store Access & Collection

Controlled Access Points

Primary Town Centre Use Entrance

Key Corner

Active Frontages

