

### 3.5 Proposed Upper Floor Plans



The image is a detailed architectural floor plan of a residential development, showing two main blocks, Block A and Block B, and their surrounding context.

**Block A (Bottom Left):** This block contains three units:

- Unit A - 2 - 15:** 2B/4P, 79.9 sq m, with a balcony of 8 sq m.
- Unit A - 2 - 16:** 1B/2P, 51.3 sq m, with a balcony of 5 sq m.
- Unit A - 2 - 14:** 3B/5P, 89.4 sq m, with a balcony of 8 sq m.

**Block B (Top Right):** This block contains three units:

- Unit B - 2 - 18:** 2B/4P, 71.8 sq m, with a balcony of 7 sq m.
- Unit B - 2 - 19:** 1B/2P, 50.2 sq m, with a balcony of 7 sq m.
- Unit B - 2 - 20:** Studio, 38.1 sq m, with a balcony of 5 sq m.
- Unit B - 2 - 21:** Studio, 38.1 sq m, with a balcony of 5 sq m.

**Surrounding Context:**

- Neighbouring development:** Located to the top left, showing units like 02-23 (2B/4P, 70 m²), 02-24 (1B/2P, 50 m²), 02-25 (2B/4P, 74 m²), and 02-26 (2B/4P, 70 m²).
- Roof Below:** Indicated for both Block A and Block B.
- Service Riser:** Located between Block A and Block B.
- Roof Below:** Indicated for the area between Block A and Block B.
- Roof Below:** Indicated for the area to the right of Block B.

**Other Labels:**

- 02-23 APARTMENT 2B/4P 70 m²**
- 02-24 APARTMENT 1B/2P 50 m²**
- 02-25 APARTMENT 2B/4P 74 m²**
- 02-26 APARTMENT 2B/4P 70 m²**
- Neighbouring development appears to disregard fence line**
- Roof Below**
- Service Riser**
- Roof Below**
- Roof Below**
- 02-24**

### Proposed Second Floor Plan

3.5 Proposed Upper Floor Plans



Proposed Third Floor Plan

### 3.5 Proposed Upper Floor Plans



## Proposed Fourth Floor Plan

3.5 Proposed Upper Floor Plans



Residential Summary - All Blocks

|       | Dwelling Type |       |       |       |      |       |      |      |      | No. of occupants | Habitable Rooms | Residential Area (sqm) | Private Amenity (sqm) |
|-------|---------------|-------|-------|-------|------|-------|------|------|------|------------------|-----------------|------------------------|-----------------------|
|       | Studio        | 1B2P  | 2B3P  | 2B4P  | 3B4P | 3B5P  | 3B6P | 4B6P | 4B7P |                  |                 |                        |                       |
| Total | 4             | 7     | 6     | 11    | 1    | 4     | 0    | 0    | 0    | 108              | 89              | 2237 sq m              | 426 sq m              |
| %     | 12.1%         | 21.2% | 18.2% | 33.3% | 3.0% | 12.1% | 0.0% | 0.0% | 0.0% |                  |                 |                        |                       |
|       |               |       | 17    |       | 5    |       |      | 0    |      |                  |                 |                        |                       |
|       |               |       | 52%   |       | 15%  |       |      | 0%   |      |                  |                 |                        |                       |
| Total | 33            |       |       |       |      |       |      |      |      |                  |                 |                        |                       |

| Duplex - D |      |      |       |       |      |      |      |      |      |   |   |          |         |
|------------|------|------|-------|-------|------|------|------|------|------|---|---|----------|---------|
| Total      | 0    | 0    | 1     | 2     | 0    | 0    | 0    | 0    | 0    | 3 | 9 | 241 sq m | 35 sq m |
| %          | 0.0% | 0.0% | 33.3% | 66.7% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |   |   |          |         |
| Total      | 3    |      |       |       |      |      |      |      |      |   |   |          |         |

| Wheelchair Units - W |      |       |       |       |      |      |      |      |      |   |   |            |          |
|----------------------|------|-------|-------|-------|------|------|------|------|------|---|---|------------|----------|
| Total                | 0    | 1     | 1     | 1     | 0    | 0    | 0    | 0    | 0    | 3 | 8 | 228.8 sq m | 136 sq m |
| %                    | 0.0% | 33.3% | 33.3% | 33.3% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |   |   |            |          |
| Total                | 3    |       |       |       |      |      |      |      |      |   |   |            |          |

Residential Breakdown

Block A

| Dwelling ID |       |     | Dwelling Type |   | Area        | Amenity  | Habitable Room | No. of occupants | Aspect     |          |            |                |
|-------------|-------|-----|---------------|---|-------------|----------|----------------|------------------|------------|----------|------------|----------------|
| Block       | Floor | No. |               |   | GIA (sqm)   | (sqm)    | (HR)           | Occ.             | Single (1) | Dual (2) | Triple (3) | N/S/E/W facing |
| A           | 0     | 1   | 3B/5P         |   | 89.4 sq m   | 68 sq m  | 4              | 5                |            |          |            | Y NE/SE/SW     |
| A           | 0     | 2   | 2B/3P         | W | 72.7 sq m   | 71 sq m  | 3              | 3                |            |          |            | Y NW/SE/SW     |
| A           | 0     | 3   | 1B/2P         | W | 74.5 sq m   | 16 sq m  | 2              | 2                |            |          |            | Y NW/SW/N      |
| A           | 1     | 6   | 3B/5P         |   | 89.4 sq m   | 8 sq m   | 4              | 5                |            |          |            | Y NE/SE/SW     |
| A           | 1     | 7   | 2B/4P         |   | 79.9 sq m   | 8 sq m   | 3              | 4                |            |          |            | Y NW/SE/SW     |
| A           | 1     | 8   | 1B/2P         |   | 51.3 sq m   | 5 sq m   | 2              | 2                |            | Y        |            | NW/SW          |
| A           | 1     | 9   | 2B/3P         |   | 64.9 sq m   | 6 sq m   | 3              | 3                |            |          | Y          | W/NE/SE        |
| A           | 2     | 14  | 3B/5P         |   | 89.4 sq m   | 8 sq m   | 4              | 5                |            |          |            | Y NE/SE/SW     |
| A           | 2     | 15  | 2B/4P         |   | 79.9 sq m   | 8 sq m   | 3              | 4                |            |          |            | Y NW/SE/SW     |
| A           | 2     | 16  | 1B/2P         |   | 51.3 sq m   | 5 sq m   | 2              | 2                |            | Y        |            | NW/SW          |
| A           | 2     | 17  | 2B/3P         |   | 64.9 sq m   | 6 sq m   | 3              | 3                |            |          |            | Y W/NE/SE      |
| A           | 3     | 22  | 3B/5P         |   | 89.4 sq m   | 8 sq m   | 4              | 5                |            |          |            | Y NE/SE/SW     |
| A           | 3     | 23  | 2B/4P         |   | 79.9 sq m   | 8 sq m   | 3              | 4                |            |          |            | Y NW/SE/SW     |
| A           | 3     | 24  | 1B/2P         |   | 51.3 sq m   | 5 sq m   | 2              | 2                |            | Y        |            | NW/SW          |
| A           | 3     | 25  | 2B/3P         |   | 64.9 sq m   | 6 sq m   | 3              | 3                |            |          |            | Y W/NE/SE      |
| A           | 4     | 29  | 2B/4P         |   | 79.9 sq m   | 8 sq m   | 3              | 4                |            |          |            | Y NW/SE/SW     |
| A           | 4     | 30  | 1B/2P         |   | 51.3 sq m   | 5 sq m   | 2              | 2                |            | Y        |            | NW/SW          |
| A           | 4     | 31  | 2B/3P         |   | 64.9 sq m   | 6 sq m   | 3              | 3                |            |          |            | Y W/NE/SE      |
| A           | 5     | 32  | 2B/4P         |   | 79.9 sq m   | 8 sq m   | 3              | 4                |            |          |            | Y NW/SE/SW     |
| A           | 5     | 33  | 2B/4P         |   | 71.5 sq m   | 24 sq m  | 3              | 4                |            |          |            | Y NW/NE/SW     |
| Total       | 20    |     | dwelling      |   | 1440.6 sq m | 287 sq m | 59             | 69               | 0          | 4        | 16         |                |

Block B

| Dwelling ID |       |     | Dwelling Type |   | Area       | Amenity  | Habitable Room | No. of occupants | Aspect     |          |            |                |
|-------------|-------|-----|---------------|---|------------|----------|----------------|------------------|------------|----------|------------|----------------|
| Block       | Floor | No. |               |   | GIA (sqm)  | (sqm)    | (HR)           | Occ.             | Single (1) | Dual (2) | Triple (3) | N/S/E/W facing |
| B           | 0     | 4   | 2B/4P         | W | 81.6 sq m  | 49 sq m  | 3              | 4                |            |          | Y          | NE/SW          |
| B           | 1     | 10  | 2B/4P         |   | 71.8 sq m  | 7 sq m   | 3              | 4                |            |          |            | W/S/N          |
| B           | 1     | 11  | 1B/2P         |   | 50.2 sq m  | 7 sq m   | 2              | 2                |            |          | Y          | S/E            |
| B           | 1     | 12  | Studio        |   | 38.1 sq m  | 5 sq m   | 1              | 2                |            |          | Y          | NE/NW          |
| B           | 1     | 13  | Studio        |   | 38.1 sq m  | 5 sq m   | 1              | 2                |            |          | Y          | NE/SW          |
| B           | 2     | 18  | 2B/4P         |   | 71.8 sq m  | 7 sq m   | 3              | 4                |            |          |            | W/S/N          |
| B           | 2     | 19  | 1B/2P         |   | 50.2 sq m  | 6 sq m   | 2              | 2                |            |          |            | S/E            |
| B           | 2     | 20  | Studio        |   | 38.1 sq m  | 5 sq m   | 1              | 2                |            |          | Y          | NE/NW          |
| B           | 2     | 21  | Studio        |   | 38.1 sq m  | 5 sq m   | 1              | 2                |            |          | Y          | NE/SW          |
| B           | 3     | 26  | 2B/4P         | D | 83 sq m    | 14 sq m  | 3              | 4                |            |          |            | Y W/E/N        |
| B           | 3     | 27  | 2B/4P         | D | 80 sq m    | 14 sq m  | 3              | 4                |            |          | Y          | S/E            |
| B           | 3     | 28  | 3B/4P         |   | 77.4 sq m  | 8 sq m   | 4              | 4                |            |          |            | Y NE/SW        |
| Total       | 12    |     | dwelling      |   | 718.4 sq m | 132 sq m | 27             | 36               | 0          | 7        | 4          |                |

Block C- House

| Dwelling ID |       |     | Dwelling Type |   | Area      | Amenity | Habitable Room | No. of occupants | Aspect     |          |            |                |
|-------------|-------|-----|---------------|---|-----------|---------|----------------|------------------|------------|----------|------------|----------------|
| Block       | Floor | No. |               |   | GIA (sqm) | (sqm)   | (HR)           | Occ.             | Single (1) | Dual (2) | Triple (3) | N/S/E/W facing |
| C           | 0     | 5   | 2B/3P         | D | 78 sq m   | 7 sq m  | 3              | 3                |            |          | Y          | NW/ SW         |
| Total       | 1     |     | dwelling      |   | 78 sq m   | 7 sq m  | 3              | 3                | 0          | 1        | 0          |                |

Site Area

|      |               |
|------|---------------|
| 0.18 | hectares (ha) |
|------|---------------|

Density

|       |                                      |
|-------|--------------------------------------|
| 494.4 | Habitable rooms per hectare (HR/ ha) |
| 183.3 | Units per hectare (u/ ha)            |

Commercial Summary

| ID    | Floor | Unit no. | GIA (sqm)  |
|-------|-------|----------|------------|
| B     | 0     | U1       | 153.9 sq m |
| Total |       |          | 153.9 sq m |

GIA - Residential

| Block | Floor | GIA (sqm)   |
|-------|-------|-------------|
| A     | 0     | 301.3 sq m  |
| A     | 1     | 341.6 sq m  |
| A     | 2     | 341.6 sq m  |
| A     | 3     | 341.6 sq m  |
| A     | 4     | 249.3 sq m  |
| A     | 5     | 197.3 sq m  |
| Total |       | 1772.8 sq m |

|       |   |            |
|-------|---|------------|
| B     | 0 | 201.6 sq m |
| B     | 1 | 253.5 sq m |
| B     | 2 | 253.5 sq m |
| B     | 3 | 180.8 sq m |
| B     | 4 | 84.4 sq m  |
| Total |   | 973.8 sq m |

|       |   |           |
|-------|---|-----------|
| C     | 0 | 37.9 sq m |
| C     | 1 | 40.1 sq m |
| Total |   | 78 sq m   |

|       |  |             |
|-------|--|-------------|
| Total |  | 2824.6 sq m |
|-------|--|-------------|

3.6 Use and Amount

Total number of dwellings- 33

A- 20 Flats

B- 12 Flats

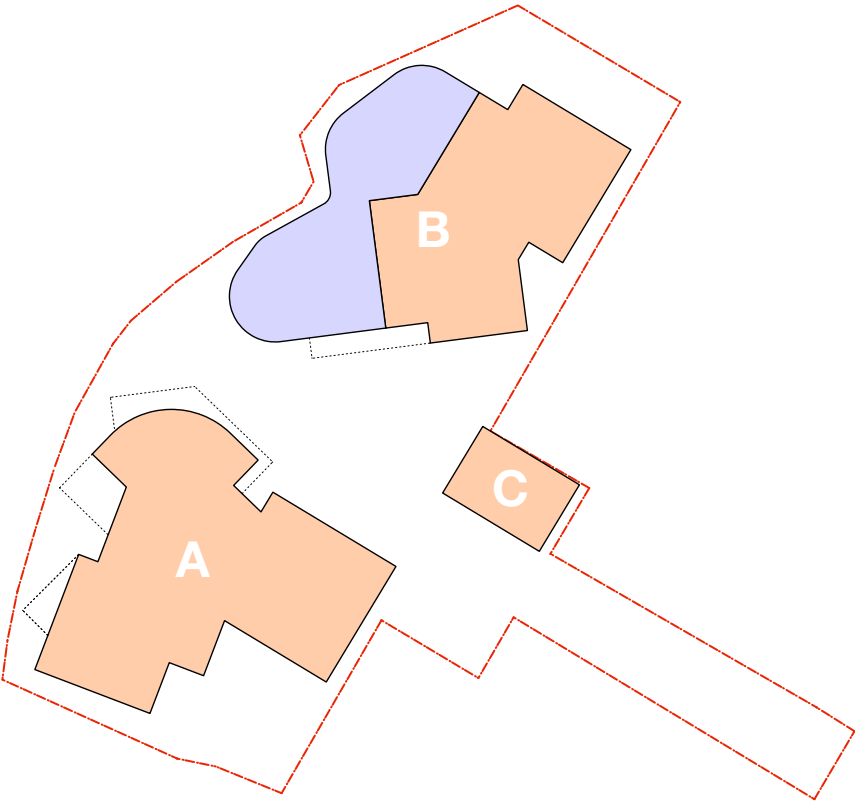
C- 1 House

15% family housing

10% M4(3) flats at ground floor level

Commercial Floorspace- 154 sq m

5% Commercial to Residential ratio



Commercial Footprint

Residential Footprint

3.7 Daylight assessment

To support the development of the massing an initial daylight assessment has been carried out looking at the potential impacts on the neighbouring development, both those existing, the properties on Hornsey Park Road, those under construction on the former gasworks site and the approved scheme on the Iceland site which is yet to commence construction.

The daylight report, an extract of which is provided here demonstrates the proposed massing will have no major impacts on any of the neighbouring developments.

16 DESIGN

157-159 Hornsey Park Road  
Daylight and Sunlight Summary Report

Job No: 4489  
Issued: July 2022  
Issue No: 1

16 DESIGN

Daylight and Sunlight Summary Report

6.0 Daylight Impact Results – VSC Test

6.1 The Vertical Sky Component has been calculated for each of the 119 assessed windows for both the existing and proposed conditions in various scenarios.

6.2 A summary of the results can be seen below. Two sets of results are provided – against the BRE guidance and against the GLA guidance report, where a residual figure in the “mid-terns” taken to be above 30% is given. For the second set of results, the number of windows assessed is lower, since where a window is already below 30%, it could not reasonably be expected to retain in excess of that figure. It only includes windows on the consented schemes as those on the existing houses meet the BRE guidance fully.

6.4 A third set of results excludes the consented but as yet unbuilt schemes and shows only the results for the existing houses on Hornsey Park Road.

6.5 Further discussion of the results is provided in Section 7.0

| Windows Assessed | Windows Fully Meeting BRE Guidance | % Meeting BRE Guidance |
|------------------|------------------------------------|------------------------|
| 119              | 98                                 | 82.4%                  |

| Windows Assessed | Windows Retaining a VSC above 30% | % Meeting GLA Guidance |
|------------------|-----------------------------------|------------------------|
| 43               | 37                                | 86.0%                  |

| Windows Assessed | Windows Fully Meeting BRE Guidance | % Meeting BRE Guidance |
|------------------|------------------------------------|------------------------|
| 62               | 62                                 | 100.0%                 |

16 DESIGN

Daylight and Sunlight Summary Report

7.0 Analysis of Results and Conclusion

7.1 Of 119 windows assessed for daylight impacts, using the VSC test, 98 windows meet the BRE guidance fully (82%), by virtue of retaining a VSC of more than 20% or more than 60% of existing levels.

7.2 As noted above, however, it is generally accepted that the VSC target can be unrealistic in urban scenarios.

7.3 It is also to be noted that the windows falling short of this guidance are all on the two consented, but as yet unbuilt schemes to the north and west of the site.

7.4 Generally speaking, although the impacts on these should be considered as part of the planning process, they would be given less weight, since there is no guarantee that they will be built, as work has not yet started on site.

7.5 When we consider the impacts on the existing houses on Hornsey Park Road, which should be the primary focus, the impacts are all within the BRE guidance. In addition, the majority of the “failing” windows on the consented schemes are set within recessed balconies.

7.7 This means they already have a very narrow “view” of the sky and as such, any meaningful development on this site would have a disproportionate effect on them.

7.8 The BRE guidance is clear in that it should not be a strict set of rules and should help, and not hinder the planning process, its intention is to guide and not restrict.

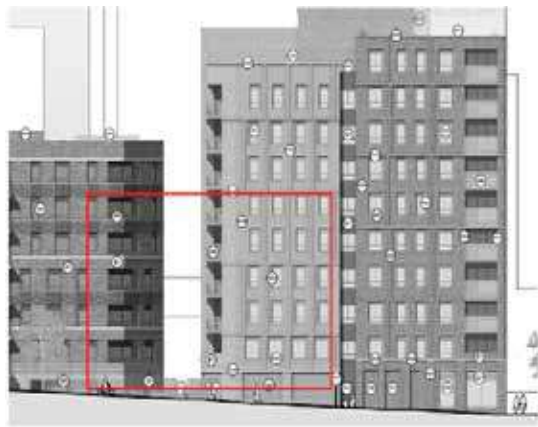
7.9 In the context of the site and the neighbouring architecture, therefore, we consider that the impacts of the scheme as proposed are generally very good for an urban location and within the intentions of the BRE guidance for daylight and impacts.



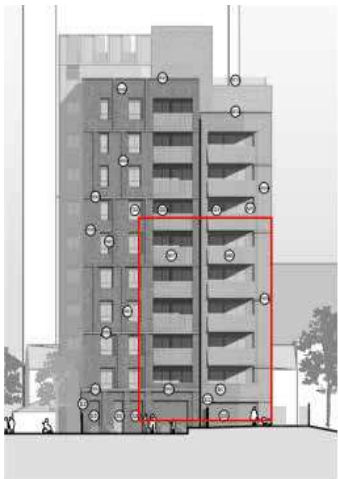
Windows 1-62



Windows 63-70



Windows 71-107



Windows 108-119

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## Appendix 2

QRP Response 1

**London Borough of Haringey Quality Review Panel**

**Report of Formal Review Meeting: 157 – 159 Hornsey Park Road**

Wednesday 29 March 2023

Room 0:M5, Clockwise, Greenside House, 50 Station Road, London N22 7DE

**Panel**

Peter Studdert (chair)

Phil Armitage

Marie Burns

Jonas Lencer

Ann Sawyer

**Attendees**

|                  |                            |
|------------------|----------------------------|
| Robbie McNaugher | London Borough of Haringey |
| John McRory      | London Borough of Haringey |
| Valerie Okeiyi   | London Borough of Haringey |
| Richard Truscott | London Borough of Haringey |
| Joe Brennan      | Frame Projects             |
| Kirsty McMullan  | Frame Projects             |

**Apologies / report copied to**

|                    |                            |
|--------------------|----------------------------|
| Suzanne Kimman     | London Borough of Haringey |
| Rob Krzyszowski    | London Borough of Haringey |
| Elizabetta Tonazzi | London Borough of Haringey |
| Bryce Tudball      | London Borough of Haringey |

**Confidentiality**

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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## 1. Project name and site address

157-159 Hornsey Park Road, London N8 0JY

## 2. Presenting team

|                 |                                     |
|-----------------|-------------------------------------|
| Stephen Davy    | Stephen Davy Peter Smith Architects |
| Hélia Ramos     | Stephen Davy Peter Smith Architects |
| Andrew Milliken | Velocity Transport Planning         |
| James Fox       | Trinity Group                       |

## 3. Planning authority briefing

The site is located to the rear of Hornsey Park Road with the entrance between two end of terrace houses. It is bounded to the west by the Clarendon Square development and to the north by the Iceland site. The site contains a few disused industrial buildings of one to two storeys in height, considered to be of no architectural merit. The buildings are neither listed nor located within a conservation area.

The site is identified as a Strategic Area for Regeneration in the London Plan 2021 and is inside the Haringey Heartlands Growth Area, as well as within the boundary of the draft Wood Green Area Action Plan (2018). It forms part of a designated site allocation – SA21 Clarendon Square Gateway. The site allocation requires redevelopment of the site with a mixed-use employment-led scheme that creates a new link between Wood Green and Clarendon Square. It should be noted that the Iceland site, which falls within the same site allocation, is under separate ownership and has planning permission (HGY/2017/2886) for a major mixed-use development up to nine storeys. There is a policy requirement to investigate de-culverting of the Moselle River which runs under the site. Officers will require a clear understanding of any methods used as this may have sustainable urban drainage implications.

Officers support the principle of a mixed-use development; however, the level of employment floorspace is significantly less than designated for this portion of the site. A through route across the site has been included. The project team has been advised to engage with the owners of the neighbouring sites regarding access to ensure the success of this route. Public/private definition of the new through route and the nature of this public realm space also require further work. Officers consider the height and massing to be appropriate for this transitional site, but are yet to be convinced of the composition and how the buildings meet the ground. Officers are assured that daylight and sunlight impacts on neighbours are minimal, but this also needs to be investigated for the units and outdoor amenity spaces within the scheme.

Officers asked for the panel's comments, in particular, on the amount of employment space proposed and the success of the public realm.



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## 4. Quality Review Panel's views

### *Summary*

The panel welcomes the proposals for 157-159 Hornsey Park Road and thanks the project team for coming to review early enough for the panel to have meaningful input. This is a tight site with a challenging brief that requires employment space, a public through route and housing. The project team has made a strong start, but the brief needs more strategic thought to develop what this site can reasonably achieve to a high standard.

As public permeability will already be provided by Moselle Walk immediately to the west, at least during the day, the panel is not convinced that the additional through route in this scheme is necessary. It is likely to invite antisocial behaviour and feel unsafe, especially at night. The project team should work closely with London Borough of Haringey to consider whether the through route meets public needs and creates a successful place, or if it detracts from the creation of high quality housing. The requirement for employment space should also be reconsidered, as this will only work if the through route goes ahead. If both are removed from the brief, the public realm could work well in the character of a mews development. More homes could then be provided instead of commercial space.

The proposed heights help the transition between the existing two storey context, and emerging nine to eleven-storey buildings. The proposed massing is well articulated to reduce the scheme's impact in key views, but should be rationalised to optimise form factor. The east-facing flank walls of both blocks should be softened to create a more positive outlook for houses on Hornsey Park Road. Duplex typologies should be tested so bedrooms can be removed from ground floor level. The panel recommends that the two-bed house is removed, and the space used for refuse collection, deliveries and/or disabled parking within the site. The loss of this unit could be compensated for elsewhere. The sustainability strategy should be developed as soon as possible so that it can become an integral part of the design. This should include consideration of fabric-first Passivhaus standards, existing materials on site that could be reused, the response to microclimate on all elevations, and energy generation.

### *Place-making – through route and uses*

- Based on the requirements of the brief, the project team's proposal is reasonable and fits a great deal on a constrained site. However, in the panel's view the requirement to provide a public through route and employment space places significant pressure on this tight site, detracting from the scope available to create high quality housing.
- A new strategic landscape corridor is already planned in the form of Moselle Walk to the west of the site. Aside from access at night, when Moselle Walk is closed, it is not clear what need this additional through route will satisfy.
- While the panel supports increased permeability of the public realm, it has concerns that this through route will attract anti-social behaviour at night,



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encourage motorbikes and e-scooters to cut through during the day. It asks too much of residents that they should constantly 'marshall' the route.

- The panel is also concerned that without the consent of both the St. Williams scheme to the west and the Iceland scheme to the north, the new route will not be able to go ahead. The scheme therefore runs the risk of being designed around a key element which may not be possible.
- It is strongly recommended that the project team works closely with London Borough of Haringey to develop the placemaking and access principles behind the site allocation requirements, to determine whether the through route will create the best possible scheme for the site. The outcome of these discussions will unlock the whole narrative of the scheme, determining the character of the public realm and enabling the project team to resolve the design issues accordingly.
- The panel thinks that the height of the scheme can still be justified without the through route because it is also based on the contextual transition in scale.
- If the route is removed, however, the public realm should be redesigned to create a mews environment. The street should be designed to create a more protected environment for residents.
- If this is the outcome, then the panel suggests that the employment space is also removed, as it would only makes sense in combination with the through route and would feel out of place in a mews development.
- Without the through route and employment space, the scheme could potentially accommodate an additional accessible flat. It could also be rearranged to create more direct access to the cycle store in Block B, through the communal lobby to the south.

## *Site layout*

- The panel is concerned that the public realm as currently proposed will not be safe and welcoming, especially at night. There are many nooks and crannies that appear likely to create issues for Secured by Design, such as the entrance to Block A and the route to the bicycle store at the back of Block B (if the landscaping proposals on the neighbouring site do not come forward).
- The lack of clear sight lines at ground floor level may also interfere with wayfinding, attracting anti-social behaviour. Further work should therefore be carried out on visibility. The panel suggests that the commercial space in Block B and the one bed flat in Block A could be swapped to improve the views of the through route and make better use of the area currently labelled as 'defensible space' next to the flat.
- The strategy of refuse collection on Hornsey Park Road with bins along the northern wall of the entrance passage is unrealistic. This road is too



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congested to take any additional activity, and the panel anticipates that the bins will create an eyesore at the scheme's entrance and create conflict with the neighbouring property.

- The panel is not convinced that the two-bed house will provide a high-quality home that will be popular with buyers. It has no private garden, no defensible space, and looks onto parking spaces. While the desire to frame the public realm is understood, the panel thinks that this area would be better used as space for disabled parking or refuse collection.
- In the panel's view, the scheme must be able to absorb its own activity including refuse collection, deliveries and disabled parking, and must be designed to accommodate these activities properly. There is therefore a strong argument for removing the proposed two-bed houses to reduce pressure from these site constraints. A better-quality home could be added elsewhere to compensate for the loss of this house, perhaps by adding another storey to one of the blocks.
- The panel asks for a clearer demarcation between the vehicle and pedestrian areas in the site layout. If possible, the disabled parking spaces should also be moved closer to the edge of the public realm.
- The cycle store occupies a significant amount of ground floor space. While this makes sense in terms of meeting cycle parking standards, the panel questions how well it will be used. Some space might be better used to provide amenity for residents to enjoy.
- The entrance to the site from Hornsey Park Road is a long narrow passage that cannot be expanded. The panel recommends exploring a lighting strategy to create an inviting entrance route. This should be sensitive to neighbours, considering glare at night.

### *Residential layout*

- The panel is pleased to see all but one of the bedrooms in the ground floor units look onto private gardens, rather than street frontages.
- However, the project team should explore whether duplex layouts would work in Block A. This would remove the need for defensible space to protect bedrooms at ground floor level. It would also help to activate the public realm as duplexes would create front doors along the internal street.
- The panel also notes the private undercroft amenity space for a one bed, ground floor flat in Block A. This does not seem likely to create high quality outdoor space, and should be reconsidered.



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## *Massing*

- The panel finds the scale of development appropriate for this site. The height and massing work well to mediate between the two storey Victorian terraces along Hornsey Park Road, and the nine to eleven storey buildings in the emerging context to the north and west.
- While the articulation of the massing works well generally to reduce the scheme's impact in key views, the panel is concerned about the impact on residents of Hornsey Park Road. From the rear of these houses, residents will look onto largely blank, four-storey flank walls of Blocks A and B.
- The panel advises that the façades facing these houses are humanised for a less aggressive outlook. It is understood that it may not be possible to add more windows due to overlooking issues, but the massing could be articulated through rotation or by stepping from three storeys to four. It could also be softened with climbing plants.
- Elsewhere in the scheme, the fragmentation of the massing would benefit from rationalisation to optimise form factor and construction costs, without compromising the positive appearance of the scheme in its setting.

## *Inclusive design*

- The panel does not think that it is feasible for the disabled parking spaces to be located on Hornsey Park Road. This road is already extremely busy and it would be too tight for residents in wheelchairs to get out on the pavement side. The disabled parking spaces should be provided within the site.
- The panel notes that it is now best practice to provide electric charging points with the parking. This possibility should be investigated.
- The panel acknowledges that while it is desirable to have fully accessible flats on a choice of levels rather than only at ground floor, it may not be practical for a scheme of this size as a second lift would be required.

## *Sustainability*

- The panel understands that the scheme is in fairly early stages of development but asks that a sustainability strategy is developed as soon as possible so it can be meaningfully integrated into the design.
- In terms of fabric standards, London Borough of Haringey and the London Plan both have ambitious targets that are close to Passivhaus. These will not be met unless they are accommodated at the outset as they include the form factor, materials, and wall thicknesses.



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- This is not to say that the massing of the scheme cannot be articulated. The panel recognises that the site's constraints call for a creative response and that this helps the scheme to sit comfortably in its context.
- The proposals currently miss the opportunity to respond differently to the conditions on all elevations in terms of microclimate. For example, there are bedrooms on the south side of the buildings. These may be sensitive to overheating, which could be addressed through external shading.
- The panel is concerned about the amount of massing to the south which may overshadow the external amenity spaces, especially in the winter months, making them unattractive to users.
- It would also like to see thinking on how materials from the existing buildings can be reused on the site, seeing them as a potential kit of parts.
- The project team should consider where best to locate photovoltaic panels on the roofs. There have been instances where panels have been considered a fire risk when combined with arid 'brown' roof planting. These issues can usually be resolved with green roofs, separation or irrigation.
- The panel recommends a deeper investigation of heat rejection from the heat pumps. There is evidence that careful planning of the location can create a significant reduction in energy use.
- The culverted River Moselle should also be explored as a potential source of heat exchange. It is unlikely to provide enough capacity to tie into the energy centre in the neighbouring St. Williams scheme, but could generate enough for the scale of this development depending on how seasonal the flow rate is.

### *Next steps*

The panel would welcome a further opportunity to review the proposals like once progress has been made on the public through route and the sustainability strategy.

