

4.2 Amount

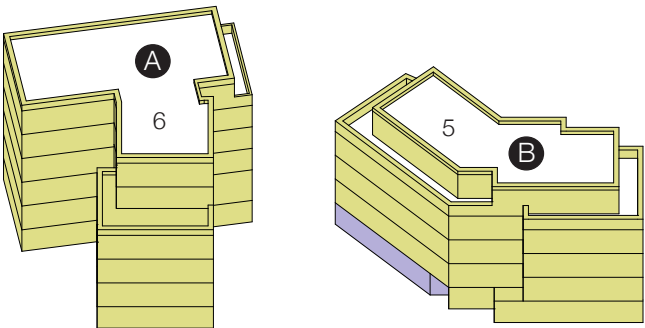
Summary

Delivery of 32 residential units accommodated into two blocks named A and B that range from 4 to 6 storeys.

All units are dual or triple aspect.

The proposed scheme provides 96.7sqm of commercial floor space.

Provision of new pedestrian connection across the Site, connecting Hornsey Park Road and Brook Road. This forms part of a new link between Green Wood and Clarendon Square, which is a Policy requirement.



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	3	12	1	12	1	3	0	0	0				
%	9.4%	37.5%	3.1%	37.5%	3.1%	9.4%	0.0%	0.0%	0.0%	100	82	2072.9 sq m	409.5 sq m
			13		4			0					
			41%		12%			0%					
Total	32												
Duplex - D													
Total	0	0	0	0	0	0	0	0	0	0	0	0 sq m	0 sq m
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	
Total	0												
Wheelchair Units - W													
Total	0	1	1	0	1	0	0	0	0	7	9	224.4 sq m	184.5 sq m
%	0.0%	3.1%	3.1%	0.0%	3.1%	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/4P	W	92.2 sq m	90.5 sq m	4	4		Y		NE/SW
A	0	2	2B/3P	W	73.4 sq m	64 sq m	3	3			Y	E/S/W
A	0	3	1B/2P	W	58.8 sq m	30 sq m	2	2		Y		N/W
A	1	4	1B/2P		51.1 sq m	7 sq m	2	2		Y		NE/SE
A	1	5	Studio		41.6 sq m	6 sq m	1	2		Y		SE/SW
A	1	6	2B/4P		73.4 sq m	7 sq m	3	4			Y	E/S/W
A	1	7	1B/2P		58.8 sq m	7 sq m	2	2		Y		N/W
A	2	8	1B/2P		51.1 sq m	7 sq m	2	2		Y		NE/SE
A	2	9	Studio		41.6 sq m	6 sq m	1	2		Y		SE/SW
A	2	10	2B/4P		73.4 sq m	7 sq m	3	4			Y	S/E/W
A	2	11	2B/4P		73.4 sq m	7 sq m	3	4		Y		N/W
A	3	12	1B/2P		51.1 sq m	7 sq m	2	2		Y		NE/SE
A	3	13	Studio		41.6 sq m	6 sq m	1	2		Y		SE/SW
A	3	14	2B/4P		73.4 sq m	7 sq m	3	4			Y	S/E/W
A	3	15	2B/4P		73.4 sq m	7 sq m	3	4		Y		N/W
A	4	16	1B/2P		56.4 sq m	7 sq m	2	2			Y	NE/SE/SW
A	4	17	2B/4P		73.4 sq m	7 sq m	3	4			Y	S/E/W
A	4	18	2B/4P		73.4 sq m	7 sq m	3	4		Y		N/W
A	5	19	1B/2P		56.4 sq m	7 sq m	2	2			Y	NE/SE/SW
A	5	20	2B/4P		73.4 sq m	7 sq m	3	4			Y	S/E/W
A	5	21	1B/2P		58.8 sq m	13.5 sq m	2	2		Y		NE/NW
Total	21		dwellings		1320.3 sq m	314 sq m	50	61	0	13	8	

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	1	1	2B/4P		71.3 sq m	7 sq m	3	4			Y	S/W/N
B	1	2	1B/2P		50.8 sq m	7 sq m	2	2		Y		S/E
B	1	3	3B/5P		86.6 sq m	8 sq m	4	5			Y	NE/SW/NW
B	2	4	2B/4P		71.3 sq m	7 sq m	3	4			Y	S/W/N
B	2	5	1B/2P		50.8 sq m	7 sq m	2	2		Y		S/E
B	2	6	3B/5P		86.6 sq m	8 sq m	4	5			Y	NE/SW/NW
B	3	7	2B/4P		71.3 sq m	7 sq m	3	4			Y	S/W/N
B	3	8	1B/2P		50.8 sq m	7 sq m	2	2		Y		S/E
B	3	9	3B/5P		86.6 sq m	8 sq m	4	5			Y	NE/SW/NW
B	4	10	2B/4P		73.9 sq m	17 sq m	3	4				S/E/W/N
B	4	11	1B/2P		52.7 sq m	12.5 sq m	2	2		Y		NE/SE
Total	11		dwellings		752.6 sq m	95.5 sq m	32	39	0	4	6	

Site Area

0.18	hectares (ha)
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Density

455.6	Habitable rooms per hectare (HR/ ha)
177.8	Units per hectare (u/ ha)

Commercial Summary

ID	Floor	Unit no.	GIA (sqm)
B	0	U1	96.7 sq m
Total			96.7 sq m

4.3 Updated Indicative Masterplan

To the left is the revised indicative masterplan illustrating the proposed contribution of employment space within the site as part of the overall delivery of employment floorspace required for future submissions within the Site Allocation SA21 Clarendon Square Gateway.



4.4 Access & Inclusive Design

M4(3) Units

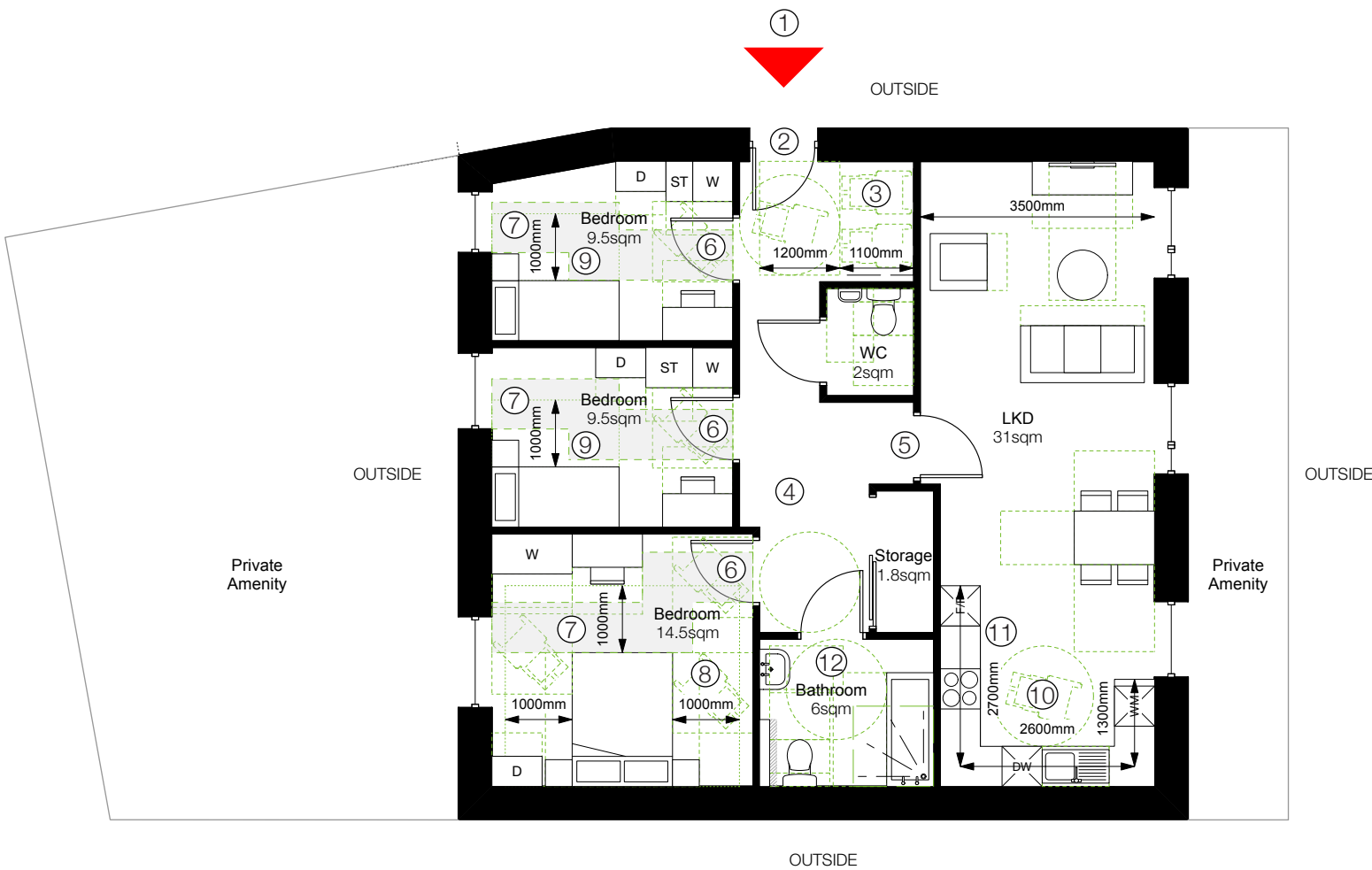
In line with the London Plan, the proposal includes units that comply with Approved Document Part M volume 1, Category M4(3): Wheelchair user dwellings.

The proposed accessible units are located on the ground floor of Block A and provide a ranged mix. The internal provisions are designed to meet all spatial/ width requirements, according to the number of bed spaces.

Access and circulation within the Site as well as communal facilities have been designed to comply with accessibility requirements.

KEY:

- 1. Level landing area a min 1500mmx1500mm covered a min 1200mmx1200mm.
- 2. Step-free private entrance with 1500mm turning circle inside, in front of the door when closed. Entrance door has a minimum clear opening width of 850mm and a min. 300mm nib to the leading edge, with extra width created by this nib maintained for a minimum of 1800mm beyond it.
- 3. 1100mmx1700mm wheelchair storage and transfer space next to entrance accessible from a minimum clear width of 1200mm.
- 4. Min. 1050mm clear width to every hallway.
- 5. Every door has a min. clear opening width of 850mm, a min 300mm to leading edge and a min. 200mm nib to the following edge.
- 6. 1200mmx1200mm maneuvering space inside the doorway of every bedroom.
- 7. Min. 750mm wide clear access route from bedroom doorway to window.
- 8. The principal bedroom provides a min. 1000mm clear access zone to both sides and the foot of the bed and in front of all furniture, and 1200mmx1200mm maneuvering space on both sides of the bed.
- 9. All single bedrooms provide a min. 1000mm clear access zone to one side of the bed and in front of all furniture.
- 10. Min. 1500mm wide clear access zone in front of, and between, all kitchen units and appliances.
- 11. Kitchen worktop length and layout compliant with M4(3).
- 12. Wheelchair accessible bathroom compliant with M4(3).

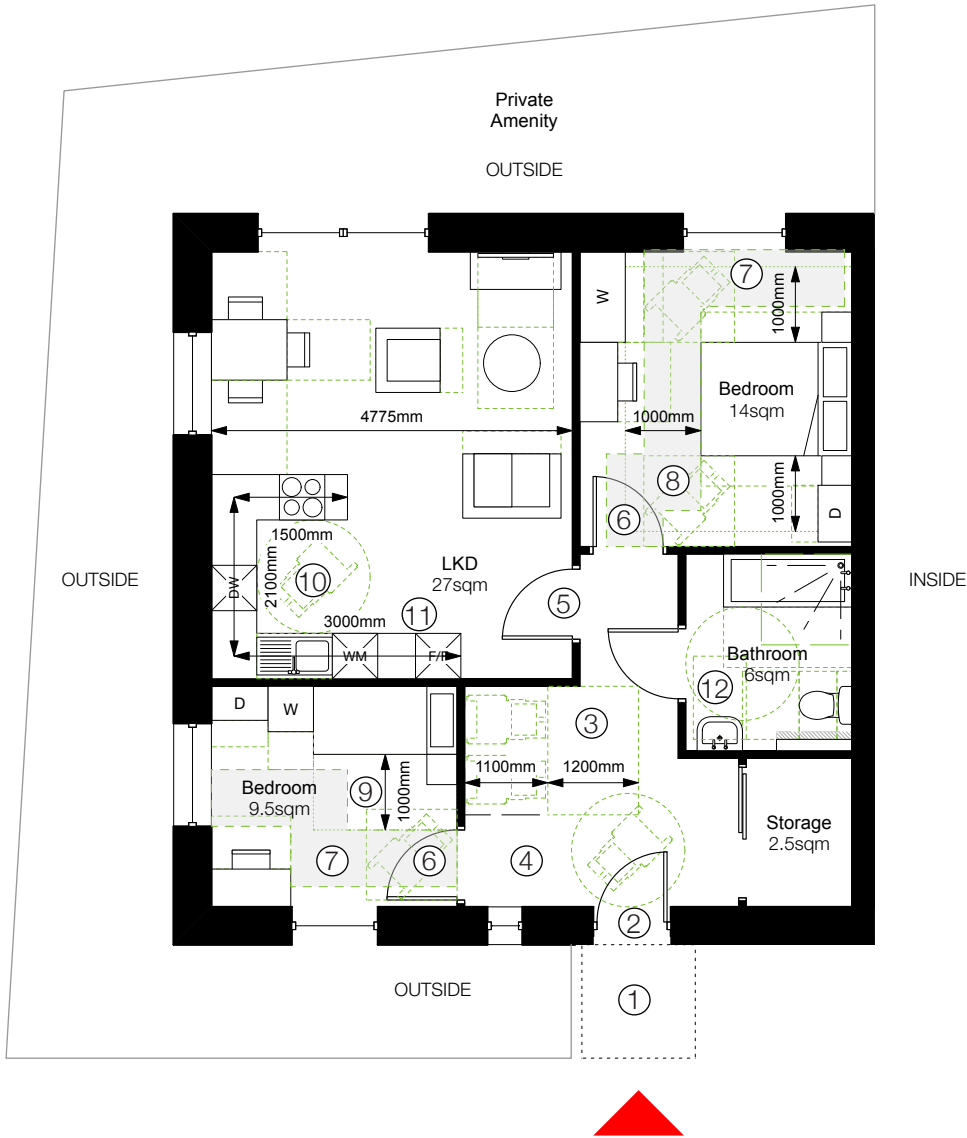


M4(3) Compliant 3B/4P Unit 92.2sqm

4.4 Access & Inclusive Design

KEY:

- Level landing area a min 1500mmx1500mm covered a min 1200mmx1200mm.
- Step-free private entrance with 1500mm turning circle inside, in front of the door when closed. Entrance door has a minimum clear opening width of 850mm and a min. 300mm nib to the leading edge, with extra width created by this nib maintained for a minimum of 1800mm beyond it.
- 1100mmx1700mm wheelchair storage and transfer space next to entrance accessible from a minimum clear width of 1200mm.
- Min. 1050mm clear width to every hallway.
- Every door has a min. clear opening width of 850mm, a min 300mm to leading edge and a min. 200mm nib to the following edge.
- 1200mmx1200mm maneuvering space inside the doorway of every bedroom.
- Min. 750mm wide clear access route from bedroom doorway to window.
- The principal bedroom provides a min. 1000mm clear access zone to both sides and the foot of the bed and in front of all furniture, and 1200mmx1200mm maneuvering space on both sides of the bed.
- All single bedrooms provide a min. 1000mm clear access zone to one side of the bed and in front of all furniture.
- Min. 1500mm wide clear access zone in front of, and between, all kitchen units and appliances.
- Kitchen worktop length and layout compliant with M4(3).
- Wheelchair accessible bathroom compliant with M4(3).

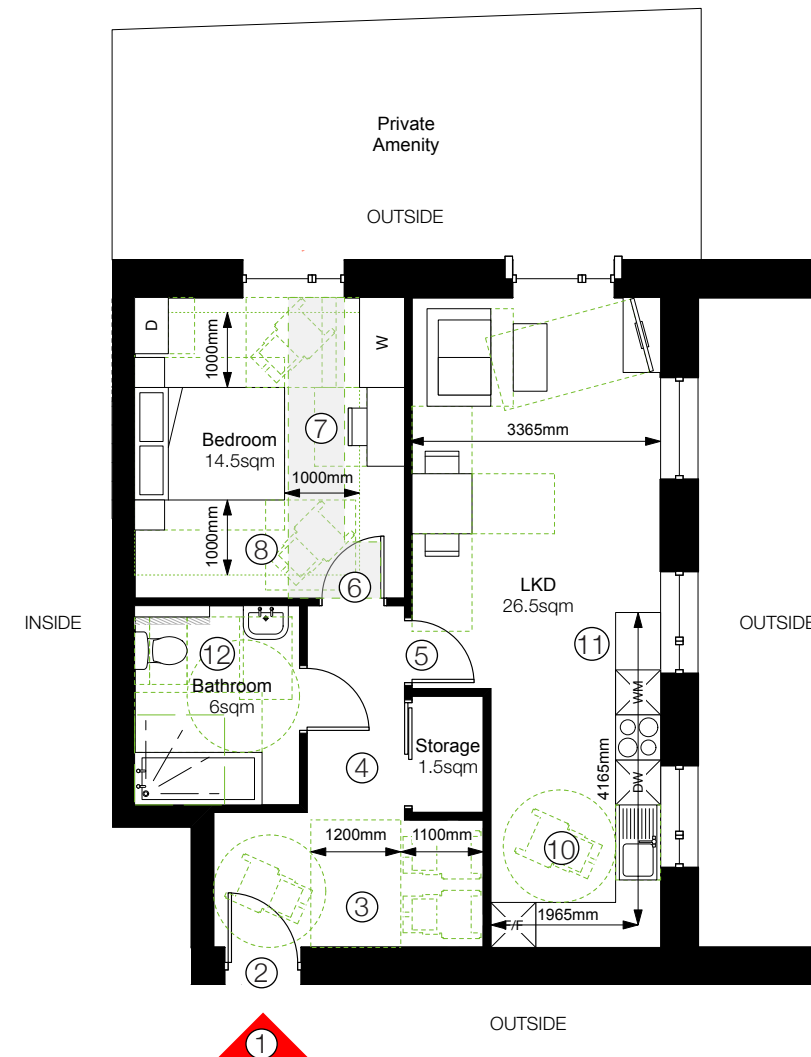


M4(3) Compliant 2B/3P Unit 73.4sqm

4.4 Access & Inclusive Design

KEY:

1. Level landing area a min 1500mmx1500mm covered a min 1200mmx1200mm.
2. Step-free private entrance with 1500mm turning circle inside, in front of the door when closed. Entrance door has a minimum clear opening width of 850mm and a min. 300mm nib to the leading edge, with extra width created by this nib maintained for a minimum of 1800mm beyond it.
3. 1100mmx1700mm wheelchair storage and transfer space next to entrance accessible from a minimum clear width of 1200mm.
4. Min. 1050mm clear width to every hallway.
5. Every door has a min. clear opening width of 850mm, a min 300mm to leading edge and a min. 200mm nib to the following edge.
6. 1200mmx1200mm maneuvering space inside the doorway of every bedroom.
7. Min. 750mm wide clear access route from bedroom doorway to window.
8. The principal bedroom provides a min. 1000mm clear access zone to both sides and the foot of the bed and in front of all furniture, and 1200mmx1200mm maneuvering space on both sides of the bed.
9. All single bedrooms provide a min. 1000mm clear access zone to one side of the bed and in front of all furniture.
10. Min. 1500mm wide clear access zone in front of, and between, all kitchen units and appliances.
11. Kitchen worktop length and layout compliant with M4(3).
12. Wheelchair accessible bathroom compliant with M4(3).



M4(3) Compliant 1B/2P Unit 58.8sqm

4.5 Waste Storage

Waste Strategy

A communal refuse storage facility for both blocks is located in the ground floor of Block B. The facility is accessed externally and does not provide internal access to the rest of Block B. The travel distance for Block A residents is within 30m from the entrance gate of Block A to the storage entrance.

The bin capacity and sizes are in compliance with the Local Plan.

The refuse vehicle will enter the Site from Hornsey Park Road and reverse between the proposed blocks, where it will stop and collect the waste before exiting in forward gear.

A communal refuse store was previously proposed as an independent brick structure, located where the single accessible parking bay is shown on the drawing. It was relocated away from the neighbouring existing gardens and incorporated within Block B following the DM Forum on 29th November 2023 to address local residents' concerns on smell and risk of pest and rodent infestation.

Please refer to the Transport Statement by Velocity for further information.



4.6 Cycle Storage

Cycle Parking Strategy

For the proposed residential element, the scheme will provide 55 long stay cycle spaces in accordance with the London Plan and an additional 2 spaces for the commercial unit. These will be provided within a bespoke covered and secured bike store, located within a gated area on the northern corner of the Site.

The provided spaces are of the following mix:

- 5% enlarged sheffield stands
- 15% sheffield stands
- 80% two tier racks

In addition, 4 short stay visitor cycle spaces will be provided externally, incorporated within the landscaping.

The proposed cycle parking will be accessible, well designed and of high quality to ensure optimum usage within the development.

Please refer to the Transport Statement by Velocity for further information.



Extract from site plan with highlighted cycle store location



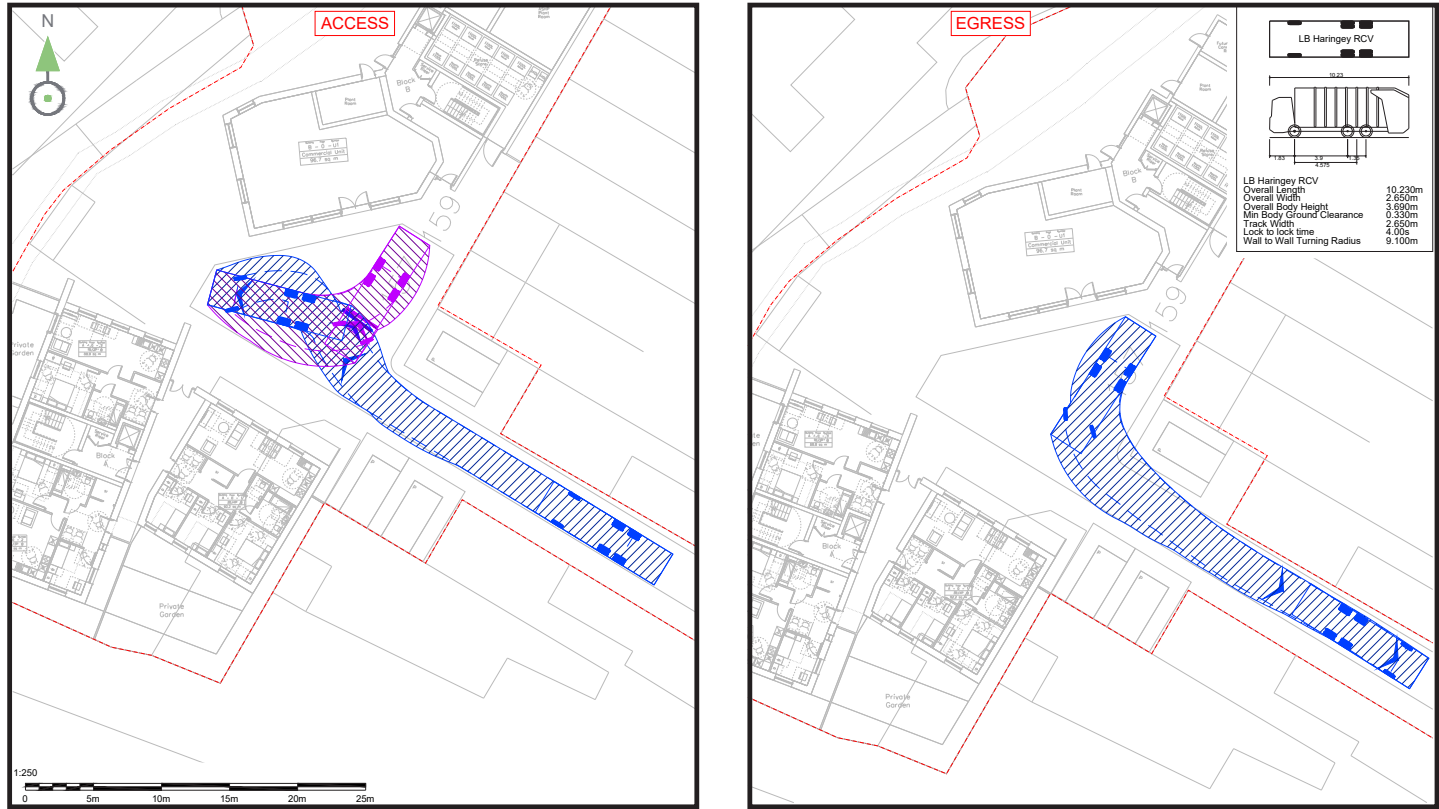
Examples of cycle store in Spurstowe Terrace by SDPSA

4.7 Vehicular Access & Movement

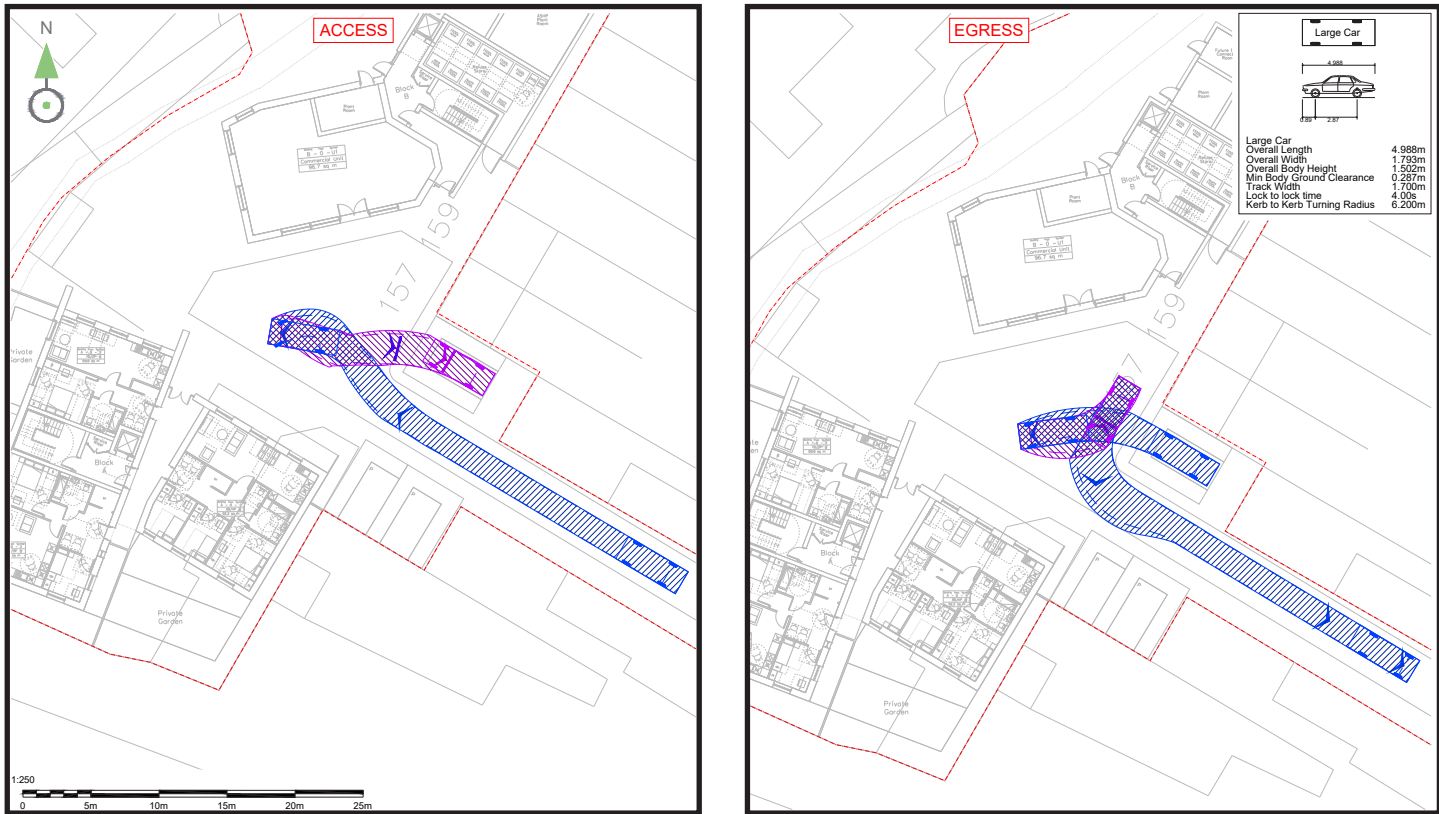
The proposed development is car-free in accordance with Policy T6 of the London Plan. Three blue badge parking bays are provided for the proposed M4(3) residential units at the ground floor of Block A.

Vehicular access to the site is provided through the existing site entrance on Hornsey Park Road. A 60mm high kerb differentiates the vehicle route from the pedestrian pathway to the side. Sufficient space has been provided within the site to enable a Refuse Collection Vehicle and a Fire Tender to enter and exit the site in a forward gear.

Please refer to the Transport Statement by Velocity for further information.



Swept path for Refuse Collection Vehicle - extract from Transport Statement



Swept path for blue badge parking bays - extract from Transport Statement

4.8 Secured by Design

A meeting was held on the 26th of June 2023 with DOCO Ian Waylen from the Metropolitan Police Service Crime Prevention, Inclusion and Engagement (CPIE).
The purpose of the meeting was to discuss the proposed development in the context of the safety and security issues that exist around the area of the site.

Since the meeting the scheme evolved further taking into consideration the Officer's cpmments and recommendations during the meeting.

To the right are the meeting notes with key summary of the issues raised and the Officer's recommendations.

Secure By Design Meeting

Project No:	Project Name:
2218	Hornsey Park Road
Client:	Trinity Group Ltd
Date:	26 June 2023
Held at:	Virtually

Present:

Ian Waylen (IW)	Designing Out Crime Officer (DOCO)
Theodora Kyrтата (TK)	Stephen Davy Peter Smith Architects Ltd (SDPSA)

Distribution:

As above

No.	Item	Action
1	Introduction	
1.1	The purpose of the meeting was to discuss SBD issues for a residential development at Hornsey Park Road.	
2	Project Details	
2.1	The scheme comprises 2no. residential blocks to provide 25no. and 11no. units, refuse and cycle storage, landscaping and a new pedestrian link between Hornsey Park Road and Brook Road.	
3	Communal Entrances & Cores	
3.1	Key fob access control system and audio/ visual visitor control system to be installed on communal entrances of both blocks. Access control and minimum audio system to be installed on the secured lobby doors.	
3.2	Letterboxes to be located within the secured lobby on both blocks.	
3.3	Access control on core staircase doors on each level and destination control on lift to be installed on Block A.	
4	Bike/ Refuse Stores & Plant Rooms	
4.1	IW suggested to divide the bike store into 2no compartments, one for each block with separate entrance doors.	
4.2	CCTV system to be installed on both areas.	
4.3	IW advised to bring the bike store entrance forward in line with the residential entrance to avoid recess.	
4.4	External visitor sheffield stands to be in the form of low level M-profile stands with 3 point locking option.	
4.5	IW advised the installation of smart meters that allow for remote reading of data to minimise required access to plant rooms.	
5	Site Boundary Treatment	
5.1	The site to be fenced along the north-west boundary with gate open during day to allow for pedestrian link from Hornsey Park Road to Brook Road. The gate to be covered by CCTV. SDPSA to confirm who will manage the gate and whether the site	SDPSA

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Secure By Design Meeting

Project No:	Project Name:
2218	Hornsey Park Road
Client:	Trinity Group Ltd
Date:	26 June 2023
Held at:	Virtually

	entrance from Hornsey Park Road will also be gated.	
5.2	Site boundary fence to be 2.1m high with 300mm light rail above to prevent climbability.	
6	Building Envelope	
6.1	Rainwater pipes to be preferably recessed; alternatively to be square profile and away from balconies and windows to prevent climbability.	
6.2	IW advised any brick patterns on facade that could allow climbing e.g. protruding bricks to start from first floor upwards (above 2m).	
6.3	IW advised the defensible space in front of GF units to be low brick wall with railings; planting behind it to be preferably prickly hedging.	
7	Windows and Doors	
7.1	All communal doors to be LPS 1175 or equivalent specification.	
7.2	Doors and windows on vulnerable locations to be PAS22 with P2A glazing.	
7.3	Door and window products to be tested and certified by independent parties.	
7.4	IW advised against double leaf doors on the bike and refuse stores as more vulnerable.	
8	Lighting	
8.1	Street lamps to be installed along the pedestrian route. IW advised that bollard lighting is deemed insufficient.	
9	Next Meeting	
9.1	No further meetings have been arranged.	
	Advisory Note	
	The information provided above has been prepared by Stephen Davy Peter Smith Architects as an informal record of a meeting to discuss the above development.	

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4.9 Landscape

“A connected public realm with an unfolding sequence of views and experiences”

The landscape proposals create a safe and accessible external environment for residents and office staff to enjoy. A paved courtyard with incidental seating and play features contribute to the overall experience. The courtyard also provides a convenient route through between Hornsey Park Road and Brook Road.

Extract from the Landscape Report by Turkington Martin. Please refer to the report for further information.



Key

- 1. Block A
- 2. Block B
- 3. Vehicle route
- 4. Commercial entrances
- 5. Bike store
- 6. Blue badge parking
- 7. Private gardens
- 8. Play area
- 9. Defensible planting
- 10. Connection to Clarendon Estate
- 11. Seating area