



Appendix 7

Public consultation presentation

Introduction



The proposal

The proposal is to redevelop the site to provide two buildings ranging in height from part four and part five storeys to six storeys arranged around a central courtyard, providing 32 new homes and flexible commercial space. The central courtyard will provide a landscaped amenity space and dedicated playspace. Servicing, deliveries, and disabled persons parking spaces will be accommodated on-site. A new pedestrian route is proposed through the site providing access from Hornsey Park Road to Brook Road.

Trinity International Properties Limited have had several meetings with Haringey Council since July 2022. The design has been involving since the first pre app from July 2022.

The Site & Emerging Context



View 1



View 2



Overview of the Site (Google Maps)

Site Photographs



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10

Alexandra Park
Train Station

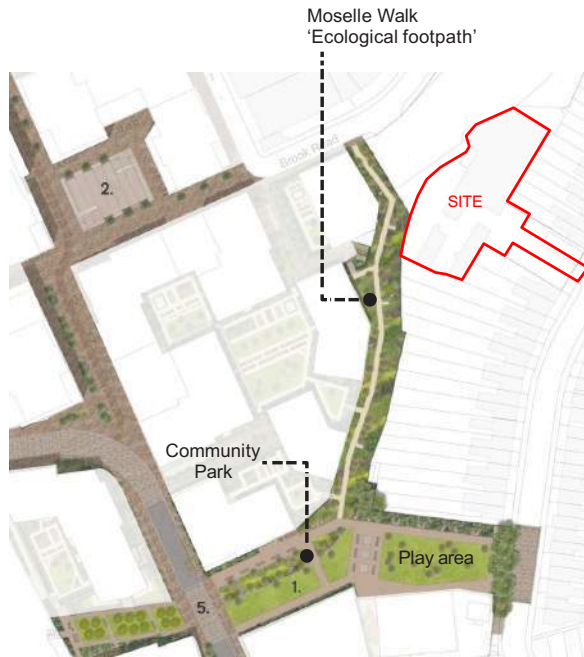
Identified as 'Urban Area' in the Clarendon
Gas Works development

Wood Green
Tube Station

Surrounding Character Areas



Character Areas Diagram

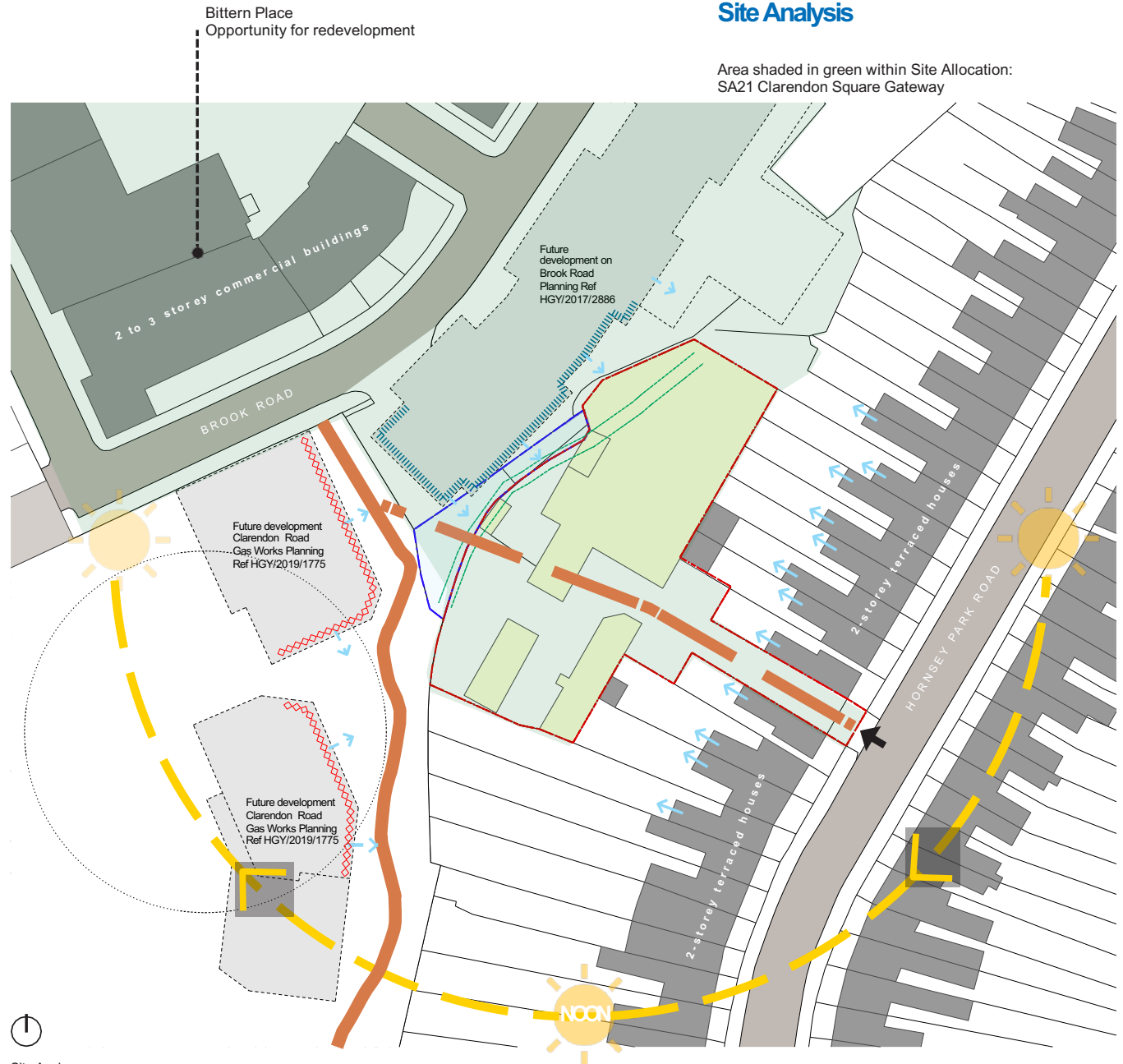


Clarendon Gas Works New Public Open Spaces- image from the project Design and Access Statement

- Site boundary
- Land within physical curtilage of the Site (used by the occupants over an extended period of time)
- ➔ Existing site entrance
- Existing buildings to be demolished
- Existing culverted watercourse
- ➔ Existing residential aspect facing the Site
- ➔ Future residential aspect facing the Site
- ⋈ Future inactive frontage at ground floor level
- ||||| Future non-residential frontage at GF level (Medical Centre)
- Future pedestrian route
- Desired pedestrian link

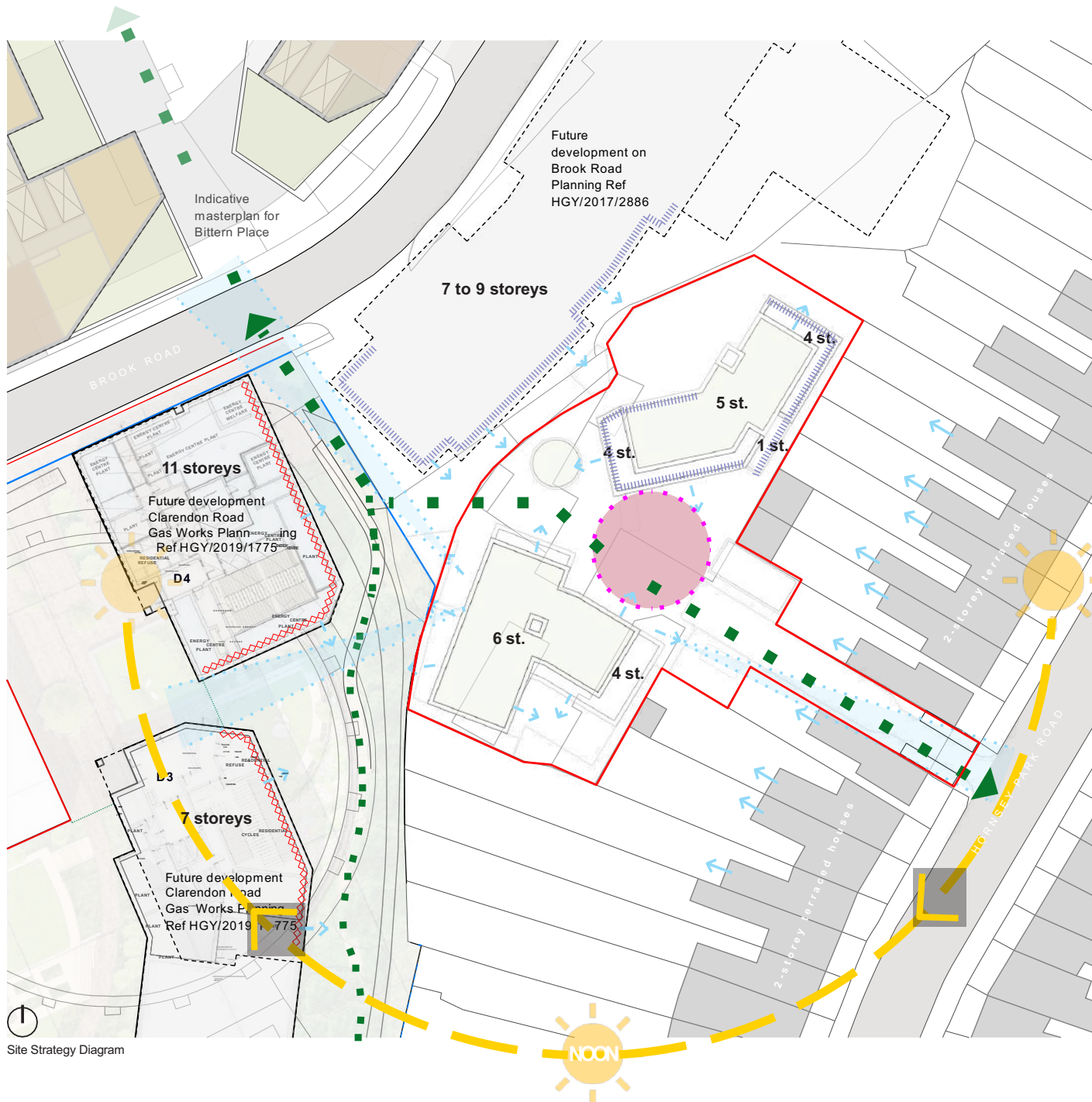


Site Analysis Diagram



Site Analysis

Area shaded in green within Site Allocation:
SA21 Clarendon Square Gateway



Proposed Site Strategy

Key Design Strategies

- Increased permeability through the Site.
- The buildings are "tailored" for the Site and organised around the open space/ route through.
- Mix of uses at ground floor level to allow for natural surveillance, not only during the day but also night time.
- The buildings are shaped to avoid direct overlooking on to existing and future neighbouring properties.
- The buildings define a central "square/plaza" which is the heart of the Site. Promotes community closeness/ interaction.
- The windows are strategically placed to allow for long views and activate the route through and the Site entrances.
- Car-free development.

- Existing residential aspect facing the Site
- Future residential aspect
- ◇◇◇ Future inactive frontage at ground floor level
- ||||| Future non-residential frontage at GF level (Medical Centre)
- //// Proposed commercial frontage
- ⋯ Key windows with long views to activate Site entrances
- ➡ Pedestrian route through the Site
- Pedestrian walkway on the Clarendon Road Gas Works scheme



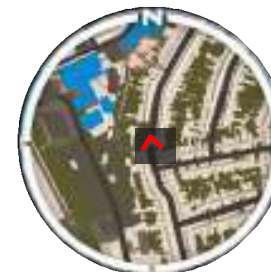
Application proposed buildings Clarendon Works (under construction) Buildings with planning consent

Scale and Massing

The proposed development is not seen from the north of Hornsey Park Road and barely seen from the south, having no to minimal impact on the skyline from these viewpoints.



View 1- Amended (left) and previous QRP (above) view at the junction of Mayes Road with Hornsey Park Road



View 2- Amended (left) and previous QRP (above) view from Hornsey Park Road (South)



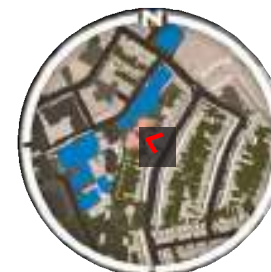
Application proposed buildings Clarendon Works (under construction) Buildings with planning consent

Street Level Views & Proposed Route Through The Site

The proposed buildings are shaped to allow for a route through the Site as wide as possible, with the walls setting back at ground and first floor in block A. Windows and balconies are strategically located to activate the Site entrance from Hornsey Road and the pedestrian route through.

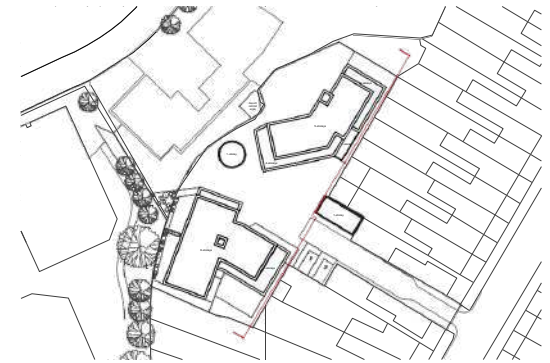


View 3- Amended (left) and previous QRP (above) view from Hornsey Park Road looking into the Site entrance



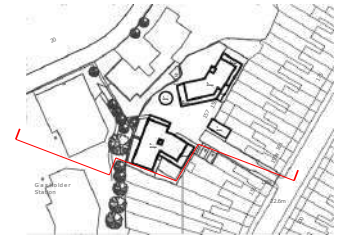
View 4- Amended (left) and previous QRP (above) view along the access route from Hornsey Park Road on to the Site

Proposed Elevations



Proposed South East Elevation

Proposed Elevations



Proposed North West Elevation

Proposed Elevation

Proposed South East Elevation





General Notes

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These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.

The site boundaries and surroundings are based on the following:

• OS Map / Measured survey by ADC (East Anglia) LTD

The site boundaries are those described by the client.

These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.

Specific Notes

Application Site Boundary

Additional Land

Underground Culvert

Commercial Space

Residential

1B/1P Unit

1B/2P Unit

2B/3P Unit

2B/4P Unit

3B/4P Unit

3B/5P Unit

Key

N

1:500

0 5 10 15 20 25m

P1	TK	Issued for coordination.		08/11/23
P0	TK	Issued for QRP.		27/10/23
Rev	Drawn	Notes		Date
X#	SD	##/##/##		
Rev	Checked	Date	Approved	Date

REVISIONS

Client

Trinity Group

A - APPROVED

B - APPROVED WITH COMMENTS

C - DO NOT USE

CLIENT APPROVAL

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Project

Hornsey Park Road

Drawing Ref.	Job No.
2218 - DS - 01 - GF - DR - A - 003	2218
Purpose of Issue	Scale
PRE-APPLICATION	1:500 @ A3
Drawing Title	
Proposed Site Plan	

Project Ref - Drawing No - Status - Revision

2218 - P003 - S1 - P1

Note: The proposed landscape outside the site red line is indicative only and it will have to be coordinated with the adjoining developments.



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Underground Culvert

Commercial Space

Residential

1B/1P Unit

1B/2P Unit

2B/3P Unit

2B/4P Unit

3B/4P Unit

3B/5P Unit

Key

N

1:200

0 2 4 6 8 10m

P2	TK	Block A amended. Issued for information.	20/11/23	
P1	TK	External plant room relocated inside Block B.	10/11/23	
P0	TK	Issued for QRP.	18/10/23	
Rev	Drawn	Notes	Date	
Rev	Checked	Date	Approved	Date

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Project

Hornsey Park Road

Drawing Ref.

2218 - DS - 01 - GF - DR - A - P100

Job No.

2218

Purpose of Issue

PRE-APPLICATION

Scale

1:200 @ A3

Drawing Title

Proposed Ground Floor Plan

Project Ref - Drawing No - Status - Revision

2218 - P100 - S1 - P2

Note: The proposed landscape outside the site red line is indicative only and it will have to be coordinated with the adjoining developments.



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Application Site Boundary

Additional Land

Underground Culvert

Commercial Space

Residential

1B/1P Unit

2B/4P Unit

1B/2P Unit

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Key

N

1:200

0 2 4 6 8 10m

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Project

Hornsey Park Road

Drawing Ref.

2218 - DS - 01 - 01 - DR - A - P101

Job No.

2218

Purpose of Issue

PRE-APPLICATION

Scale

1:200 @ A3

Drawing Title

Proposed First Floor Plan

Project Ref - Drawing No - Status - Revision

2218 - P101 - S1 - P2