

4.4 BLOCK A FACADE - DESIGN CHARTER RESPONSE



FIGURE 73. View north from High Road eastern foot way

In accordance with policy DM1, the proposals:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Make a positive contribution to a place, improving the character and quality of an area;

The following have also been considered:

- Building heights;
- Form, scale & massing prevailing around the site;
- Urban grain, and the framework of routes and spaces connecting locally and more widely;
- Rhythm of any neighbouring or local regular plot and building widths;
- Active, lively frontages to the public realm;
- Distinctive local architectural styles, detailing and materials.



FIGURE 75. View south from Chapel Place



FIGURE 74. View from Northumberland Park



FIGURE 76. View from Northumberland Park

4.5 BLOCK B - DESIGN CHARTER RESPONSE

The design of Block B as a distinctive background building, references the industrial past of the area behind the High Road in the form, choice of materials and detailing. The gabled profile of the roof and the warehouse-like proportions of the window bays together with the simple and robust brick detailing, provide a domestic reinterpretation of 19th and early 20th century industrial architecture.

In accordance with policy DM1, the proposals:

- Overall massing of the building sits within the parameters established by the consented scheme
- Following feedback from operators, balconies have been omitted as part of student safeguarding
- External amenity space is provided at podium level
- South facade has been set back 1.2m from the boundary to improve daylight and privacy to the rooms compared with the consented scheme
- The stair to the rear of Block A is curved to provide a smaller footprint and volume and improve the daylight and views to the PBSA units.
- The rear elevation of Block A is a simple mansard at roof level with well proportioned dormers over a simple and understated brick facade treatment.



FIGURE 79. View south from Percival Court



FIGURE 77. View east from Percival Court



FIGURE 78. View west from Percival Court



FIGURE 80. View north east from Chapel Place across beet garden



FIGURE 81. View west from the shared amenity space

4.6 PROPOSED DRAWINGS

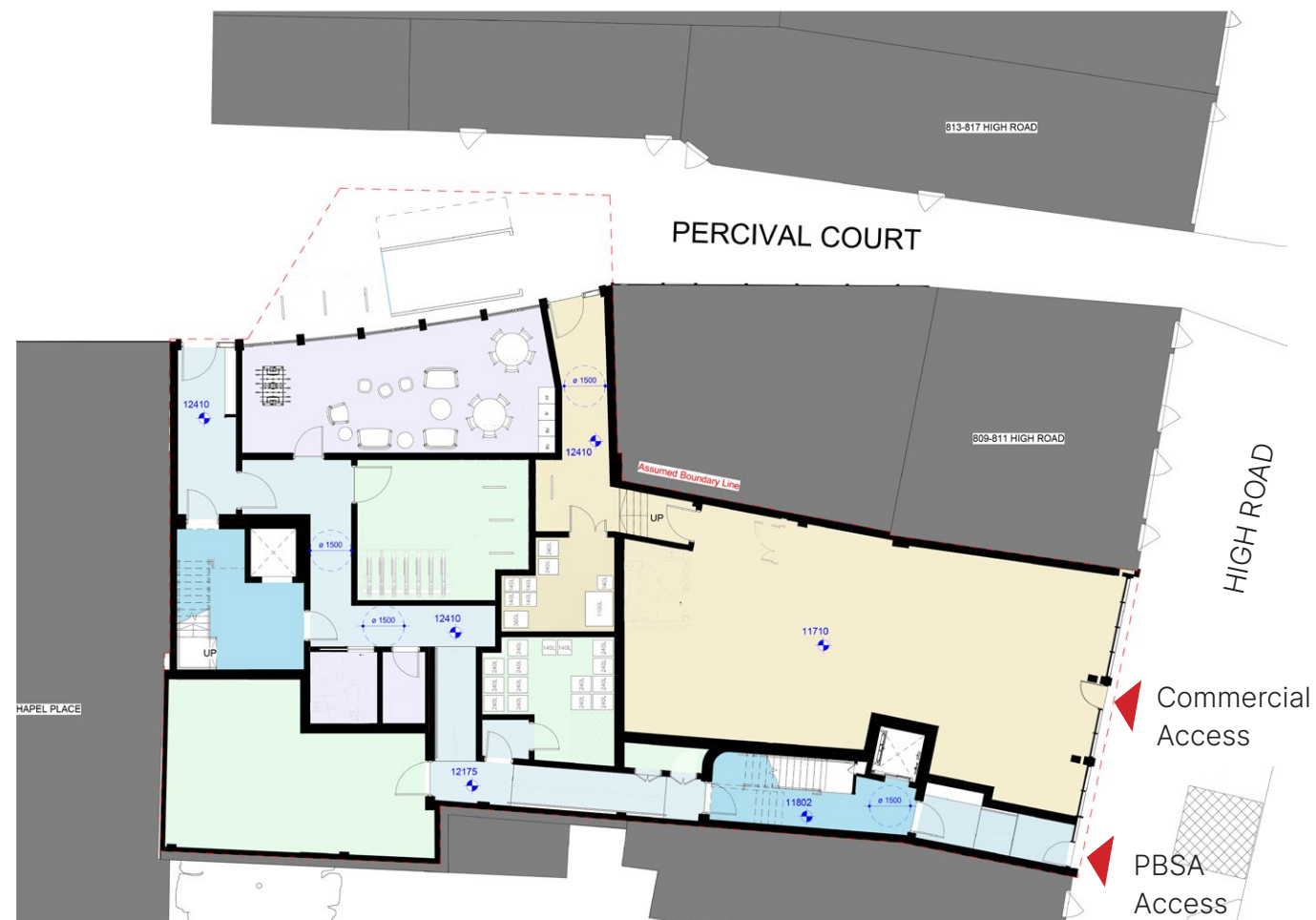


FIGURE 82. Ground Floor Plan

KEY

■ Circulation	■ Ancillary
■ Core	■ Amenity
■ Standard Studio (min.18sqm)	■ Commercial
■ Premium Studio (min.24sqm)	
■ Accessible Studio M4(3) (min.24sqm)	
■ Kitchen Cluster	
■ Bedroom with En-Suite	



FIGURE 83. First Floor Plan

4.6 PROPOSED DRAWINGS



FIGURE 84. Second Floor Plan

KEY

- Circulation
- Core
- Standard Studio (min.18sqm)
- Premium Studio (min.24sqm)
- Accessible Studio M4(3) (min.24sqm)
- Kitchen Cluster
- Bedroom with En-Suite

- Ancillary
- Amenity
- Commercial



FIGURE 85. Third Floor Plan

4.6 PROPOSED DRAWINGS



FIGURE 86. Block B - North Elevation (Percival Court)



FIGURE 87. Block B - East Elevation/Section



FIGURE 88. Block A - Rear Elevation



FIGURE 89. Block A - Front Elevation

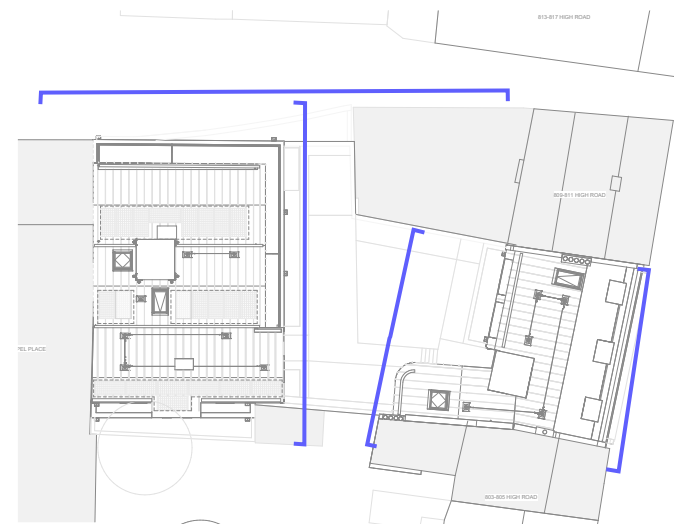


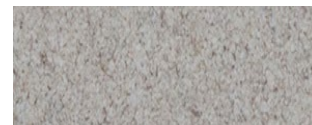
FIGURE 90. Keyplan

4.7 MATERIALS

Building materials follow the same palette as the consented scheme, and have been selected to create a solid, robust building which is responsive to the historic context of the nearby listed and locally listed buildings and the broader conservation area as well as being low maintenance and having a long service life.



1. Slate tile roof



2. Composite 'Portland' stone coping, lintels, pilasters and window treatments



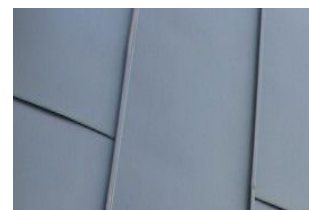
3. Red brick lintels, colour to match adjacent buildings



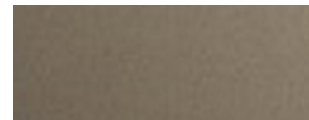
4. Buff facing brick



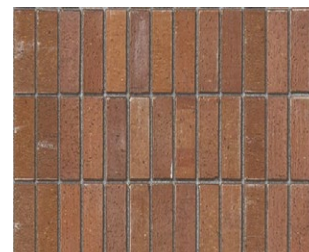
5. Painted timber window frames and shop front



6. Metal Standing Seam cladding



7. Painted metal framed windows and balustrades



8. Contrasting red bricks for window infill panels

FIGURE 92. Materials Key



FIGURE 91. Overview

4.8 FACADE DETAILS



FIGURE 96. Approved Printworks scheme
Percival Court elevation

MATERIAL KEY

1. Composite Stone Window Treatment
2. Composite Stone Coping/Cornice
3. Canopy
4. Door with Fluted Aluminium Details
5. Contrasting Brick Panel
6. Soldier Brick Course
7. PPC Aluminium Window
8. Opaque Glass Panel
9. Standing Seam Metal Finish
10. Lift Overrun
11. Smoke Shaft Outlet
12. New Brick Chimney Feature to Match Existing Finish
13. Painted timber stall riser
14. Glass Panel
15. Painted Pilaster
16. Brick - Similar to 801 High Road
17. Painted Timber Frame Window
18. Red Brick Lintel
19. Slate Roof

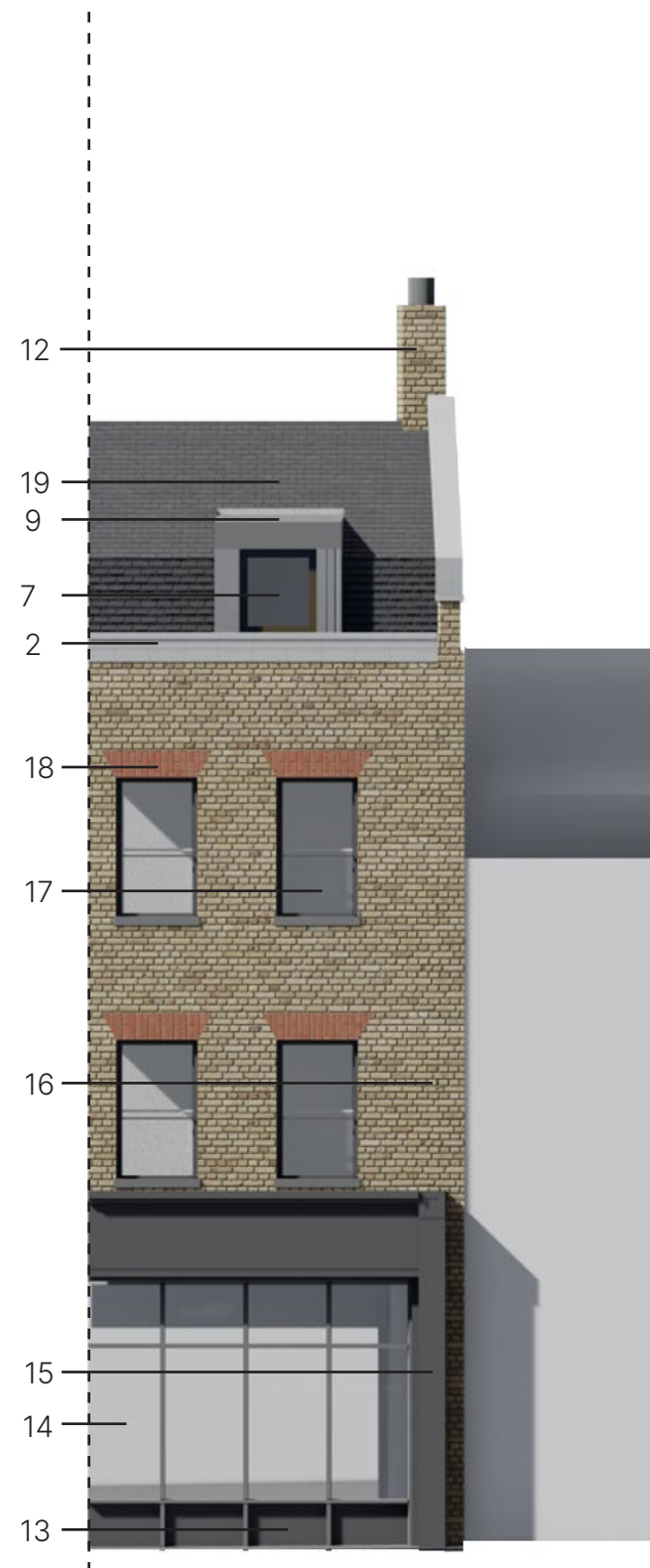


FIGURE 93. High Road Elevation Detail



FIGURE 94. Block A Party Wall Detail



FIGURE 95. Percival Court Elevation Detail

4.8 FACADE DETAILS

MATERIAL KEY

1. Standing Seam Metal Finish
2. PPC Aluminium Window
3. Contrasting Brick Panel
4. Square Trellis
5. Proposed Hedge Planting
6. Outdoor Bench
7. Contrasting Brick Panel
8. Composite Stone Coping/Cornice
9. Composite Stone Lintel
10. Canopy
11. Door with Fluted Aluminium Details
12. New Brick Chimney Feature to Match Existing Finish
13. Slate Roof
14. Painted Timber Frame Window
15. Brick - Similar to 801 High Road
16. Red Brick Lintel
17. Painted Pilaster
18. Glass Panel
19. Painted timber stall riser

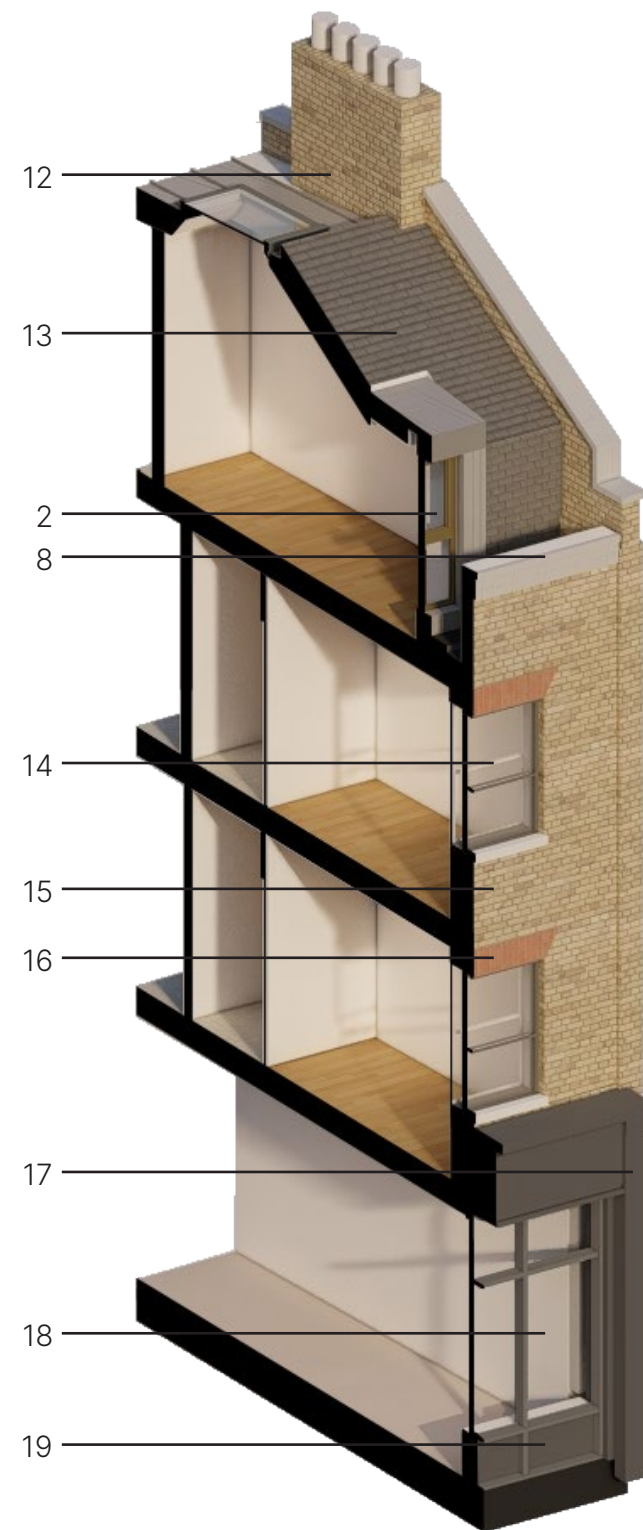


FIGURE 97. Block A High Road - Dormer Section

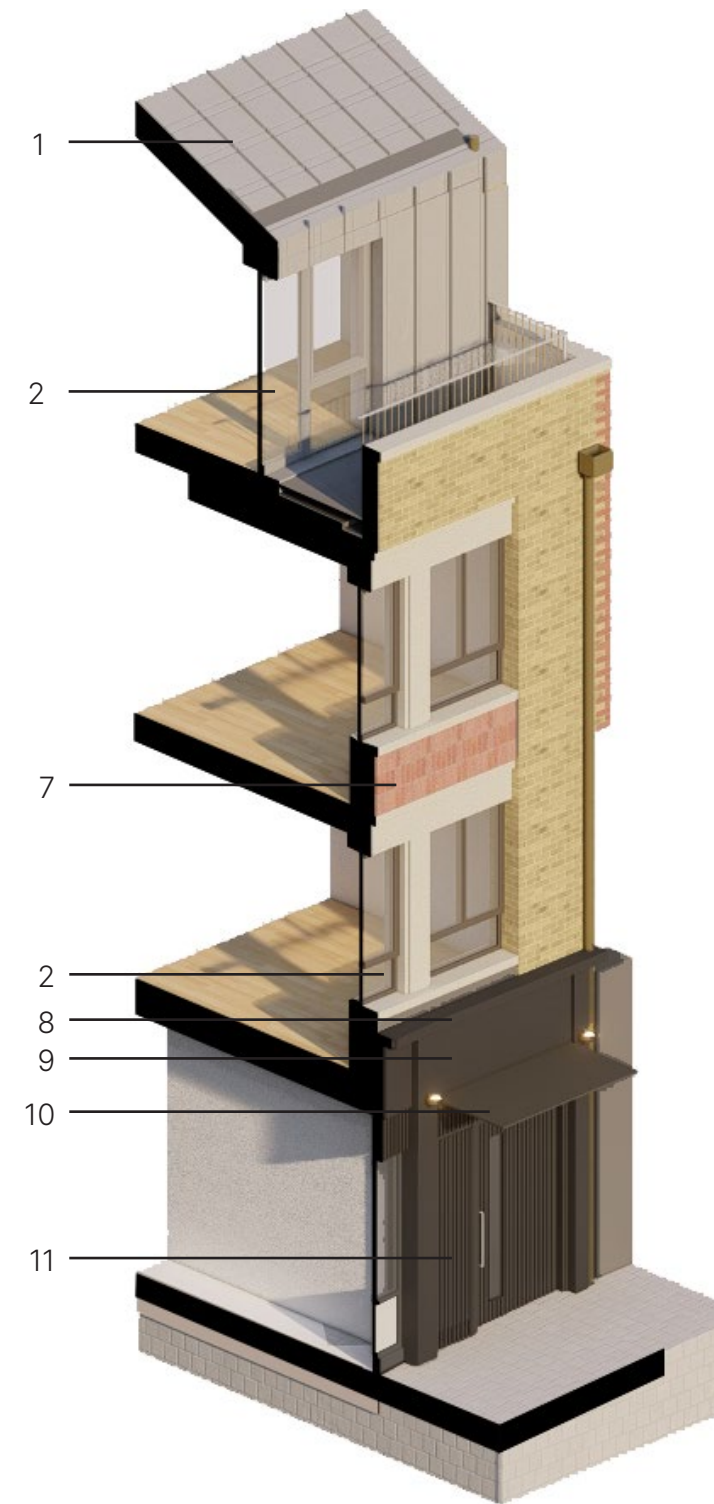


FIGURE 98. Block B - Percival Court

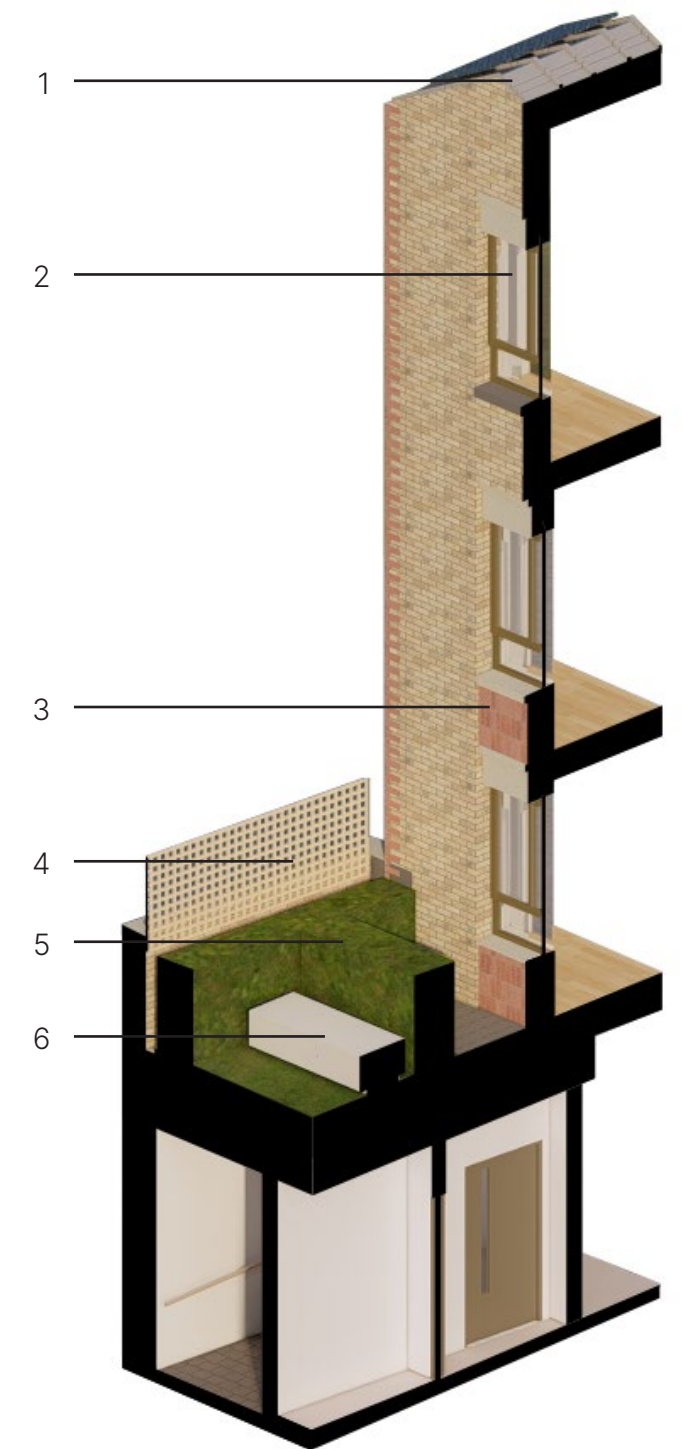


FIGURE 99. Block B - Podium

4.9 PROPOSED UNIT SIZES

As shown in the schedule of areas to the right, the proposed scheme comprises 23 no. studio, 2 no. cluster bedrooms and a commercial unit (Class E).

The site has been developed following the typical PBSA design criteria:

- En-suite single bedrooms - minimum 12.5 sqm;
- Standard studio - minimum 18 sqm;
- Premium studio - minimum 24 sqm;
- 10% accessible rooms;
- Shared kitchen for en-suite bedrooms 4sqm per room per shared apartment (2 bed = 8 sqm);
- Amenity space 1.5 sqm per student.

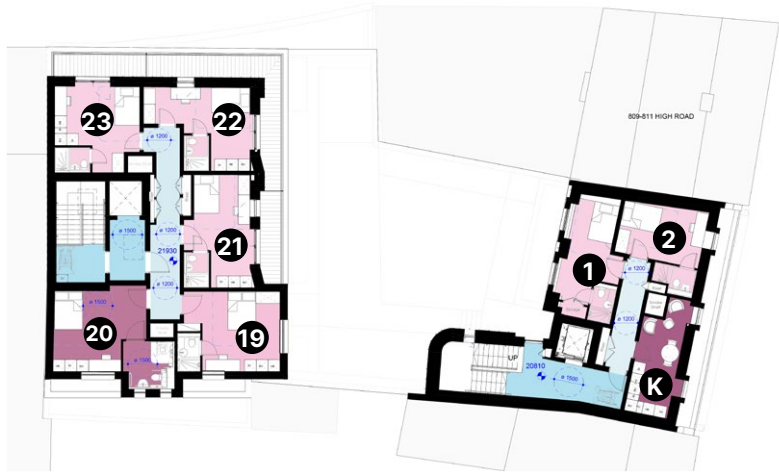


FIGURE 102. Third Floor Plan - Diagram

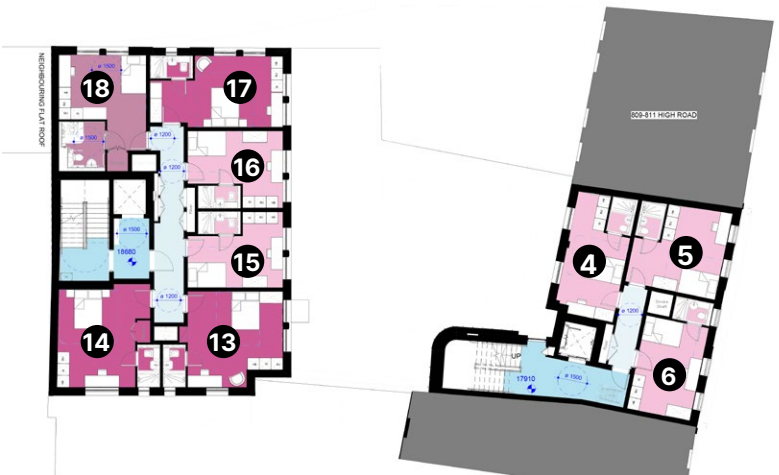


FIGURE 101. Second Floor Plan - Diagram



FIGURE 100. First Floor Plan - Diagram

- KEY**
- Circulation
 - Core
 - Standard Studio
 - Premium Studio
 - Accessible Studio M4(3)
 - Kitchen Cluster
 - Bedroom with En-Suite

STUDENT ACCOMMODATION (NIA) - 807 HIGH ROAD				
Block	Level	Colour	Name	Area m2
Block A	Level 01		Standard Studio 1	19
			Standard Studio 2	20.3
			Standard Studio 3	18.1
Block B			Standard Studio 7	18
			Premium Studio 8	24
			Standard Studio 9	18.5
			Standard Studio 10	18.4
			Premium Studio 11	24
			Premium Studio 12	24.6
Block A	Level 02		Standard Studio 4	18.9
			Standard Studio 5	20.2
			Standard Studio 6	18.1
Block B			Premium Studio 13	25
			Premium Studio 14	25.1
			Standard Studio 15	18.1
			Standard Studio 16	18.4
			Premium Studio 17	24
			Premium Studio 18	24.6
Block A	Level 03		Kitchen Cluster	12.9
			En-Suite Bedroom 1	15.3
			En-Suite Bedroom 2	15.2
Block B			Standard Studio 19	20.6
			Premium Studio 20	24
			Standard Studio 21	18.2
			Standard Studio 22	18
			Standard Studio 23	18
TOTAL				519.5

FIGURE 103. Schedule of Areas

4.10 AMENITY SPACE OVERVIEW

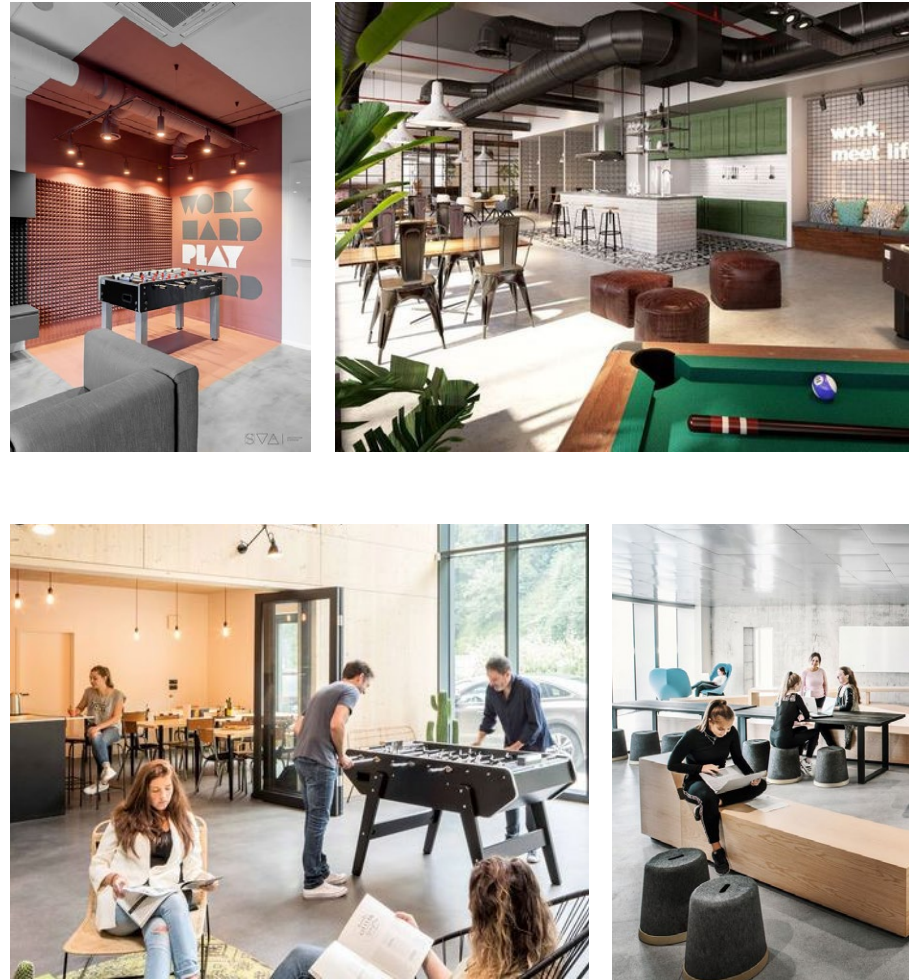


FIGURE 105. Reference images

KEY

- Circulation
- Core
- Ancillary
- Amenity
- Commercial

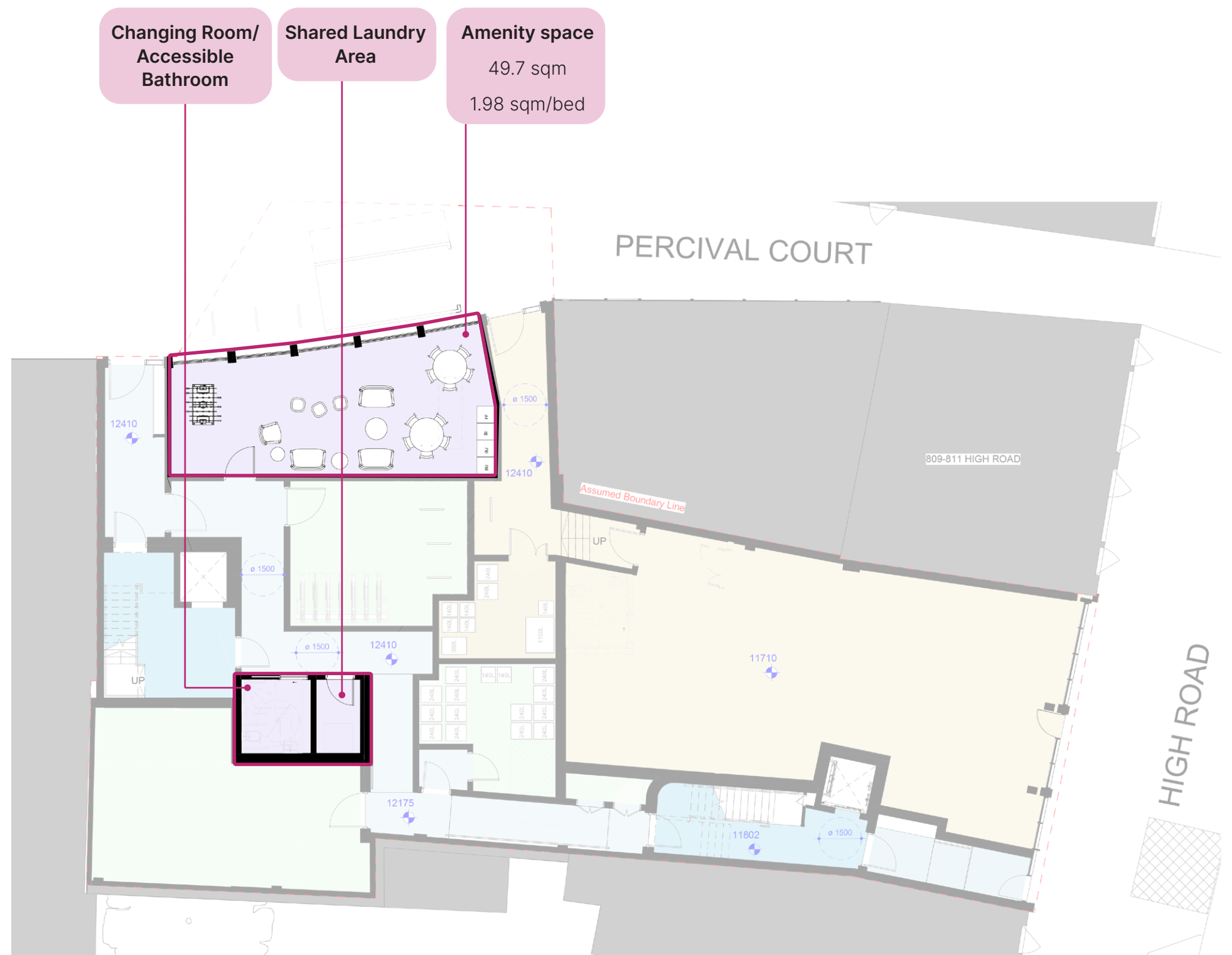


FIGURE 104. Ground Floor Plan - Diagram

4.11 COMMERCIAL UNIT

The Commercial unit comprise a Flexible Class E unit at the Ground Floor.

The unit is serviced via a rear access from Percival Court connecting the Back-of-House (BOH) to the Bin Storage and front space.

For the ground floor unit, privacy to the above residential units has been considered and there will be acoustic linings to party floors and walls.

The shop front has been designed in consultation with the Haringey Conservation and Design officers and in line with the Conservation Area Appraisal and Management Plan.

KEY

1. Painted timber contemporary console bracket
2. Glazed over door panel
3. Solid residential entrance door
4. Painted stall riser panel
5. Painted pilaster
6. Painted timber fascia
7. Glazed commercial unit A1 access door
8. Painted timber framed glazing



FIGURE 106. Commercial Unit Treatment

COMMERCIAL (NIA) - 807 HIGH ROAD			
Level		Name	Area m2
Level 00		Commercial Unit	95.4
		Back of House	40.6
		Bin Storage	12.1
		Rear Access/Circulation	17.5
TOTAL			165.6

FIGURE 108. Schedule of Areas

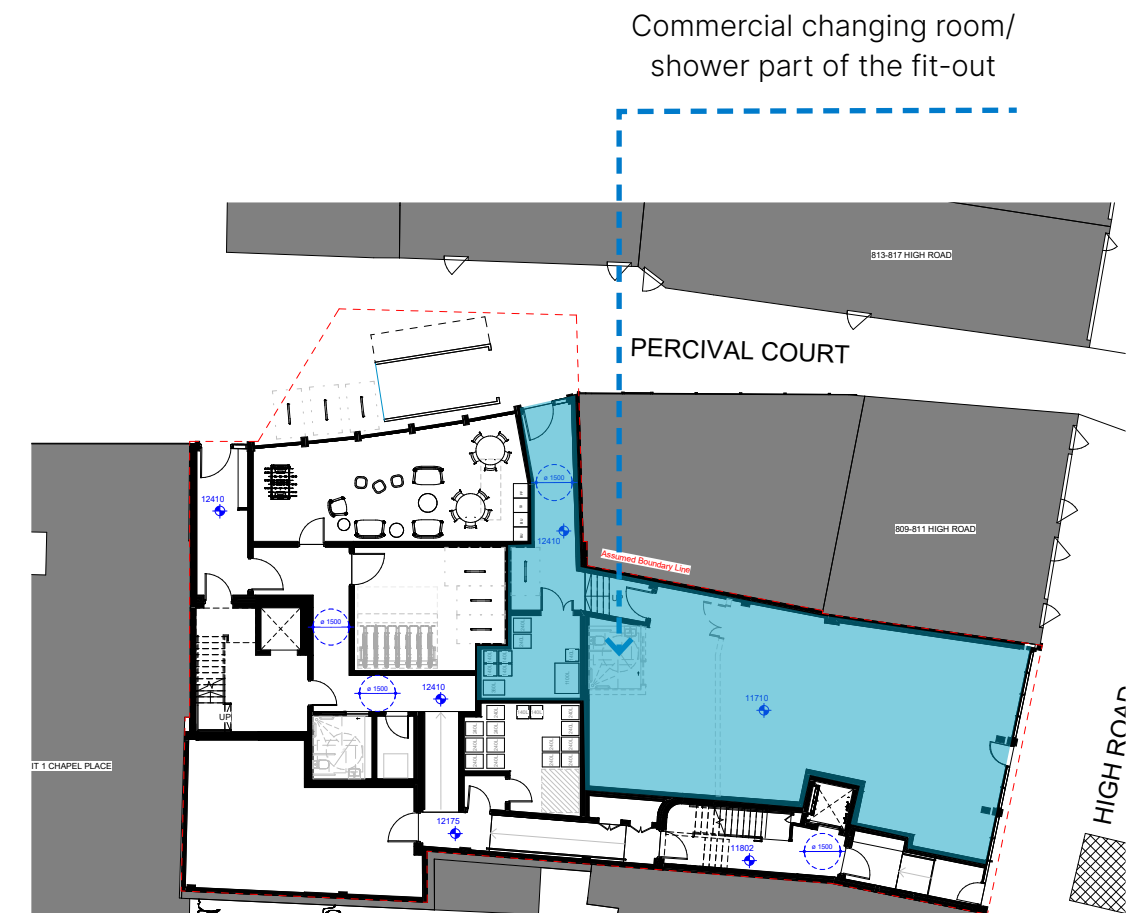


FIGURE 107. Commercial Unit at Ground Floor Plan

4.12 LANDSCAPE - ECOLOGY

The Project has been designed to deliver a series of biodiversity enhancements within the proposed development. These include the following measures:

- Planting of four trees and creation ornamental shrub planting, lawn planting and non-native hedgerow within the footprint of the proposed development area.
- Inclusion of species-specific enhancements, including seven swift bricks, two sparrow boxes and an insect tower.

The post-development landscaping results are as follow:

- Habitat units: 0.21
- Hedgerows: 36.19

This increase in habitat units is attained through new urban tree planting and creation of ornamental shrub, lawn and non-native hedgerow planting. Due to the Site comprising zero habitat units prior to development, it is not necessary to provide the otherwise requisite 10%BNG uplift. However, the **proposed landscape design for the Site undoubtedly results in an improvement for biodiversity** in the local area.

KEY

OUTDOOR SEATING

- Proposed Seating

SOFT LANDSCAPE

-  Proposed Ornamental Planting
 Proposed Hedge Planting
 Proposed Amenity Turf

ECOLOGICAL ENHANCEMENT FEATURES

-  Infill Swift Bricks
-  Infill Sparrow Boxes
-  Proposed Insect Boxes

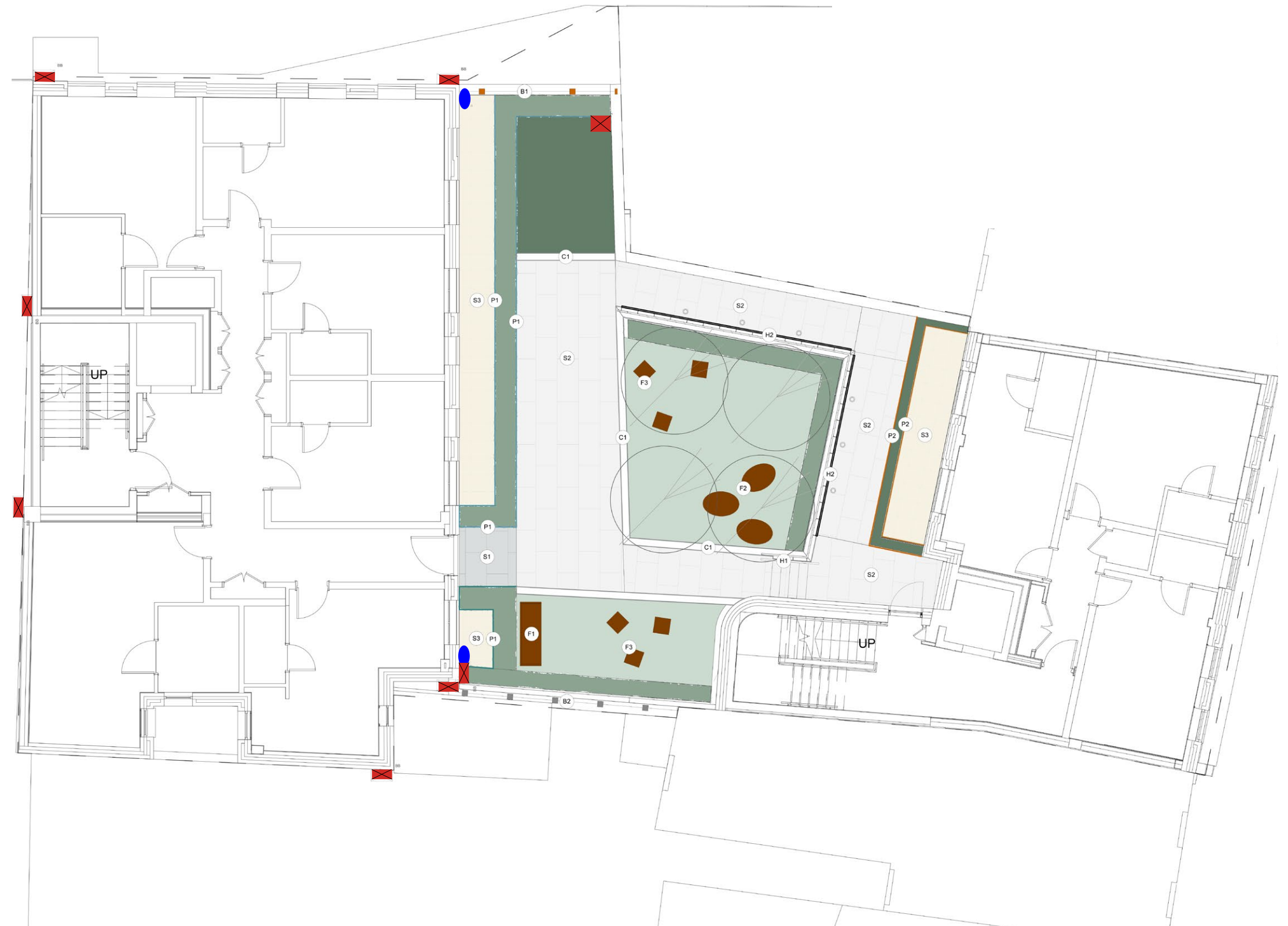


FIGURE 109. First Floor Plan (Podium Level) Soft Landscape Design

4.13 ACCESS STATEMENT - OVERVIEW

London Plan Policy D5 Accessible housing requires:

To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

At least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'

All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

We are proposing to provide 3no. units which is Doc M4(3) adaptable to wheelchair users, which will be units 12, 18 and 19 in Block B. There will be a lift compliant to BS EN 81-70:2003 to enable wheel chair access to all dwellings and the first floor commercial unit.

There will be level access to the commercial space and dwellings, including amenity spaces. All ramps which negotiate the level changes at ground and podium level are Doc M4(3) compliant.

This fully satisfies the requirement of the London Plan (Policy D5).

KEY

- Circulation
- Accessible Parking Space / Cycle Storage with Larger/Adaptable Bike Stall
- Accessible Studio
- Doc M4(3) Compliant Access Route
- PBSA - Level Threshold Entrance
- Cycle - Level Threshold Entrance
- Commercial - Level Threshold Entrance

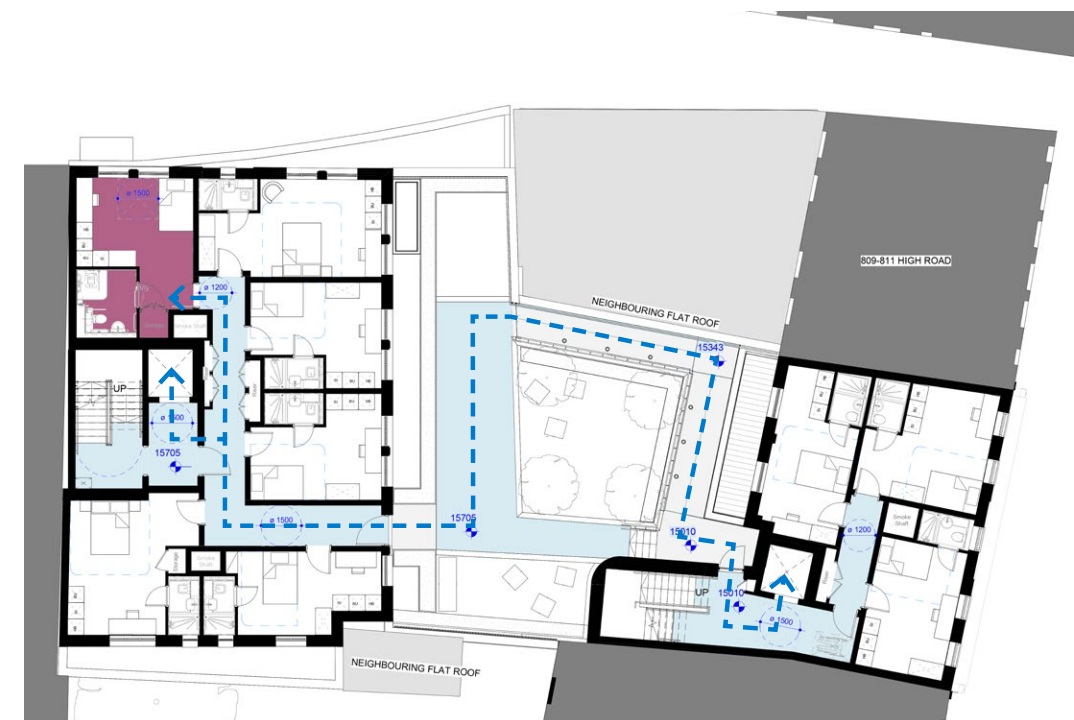


FIGURE 111. Accessible Level Access at First Floor Plan

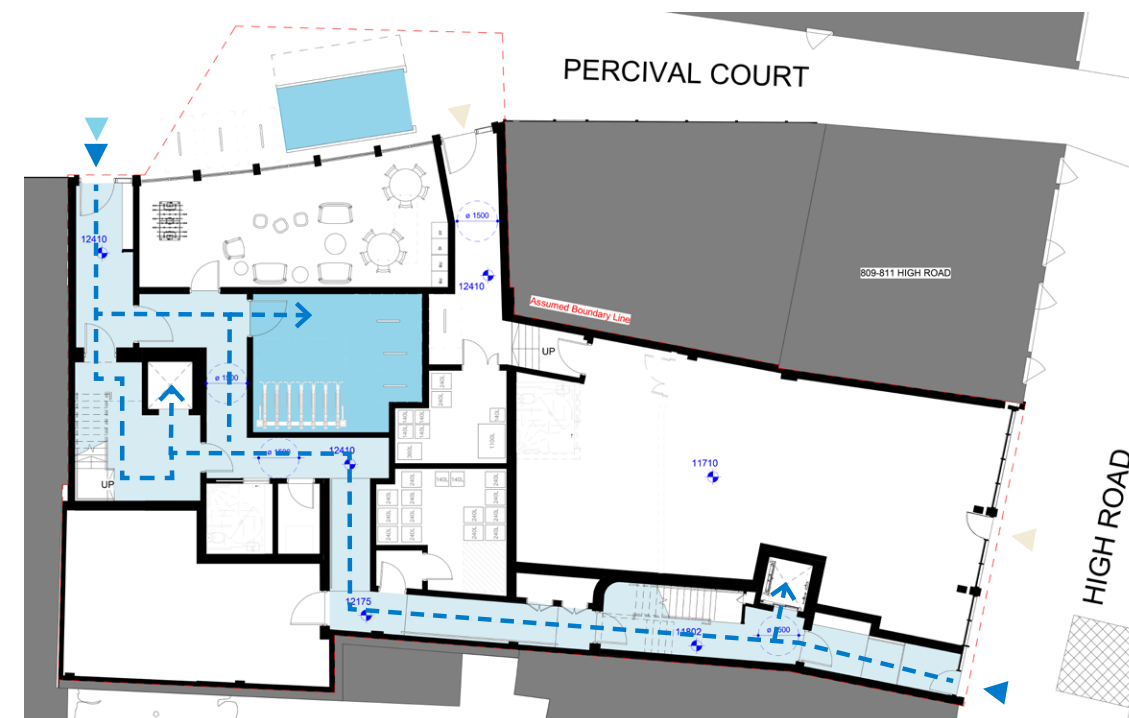
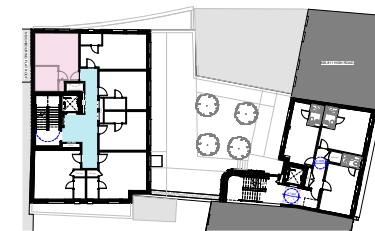


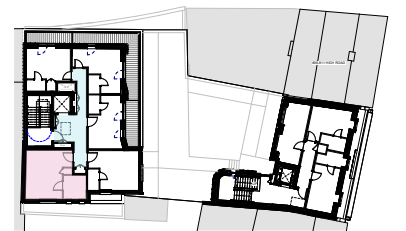
FIGURE 110. Accessible Level Access at Ground Floor Plan

4.13 ACCESS STATEMENT - UNITS

The diagrams shows the access from the lift to the Wheelchair User Units. There are level thresholds from the lift to the studios, internally and to the external private amenity space in accordance with Document M4(3).



Keyplan
1st and 2nd Floor



Keyplan
3rd Floor

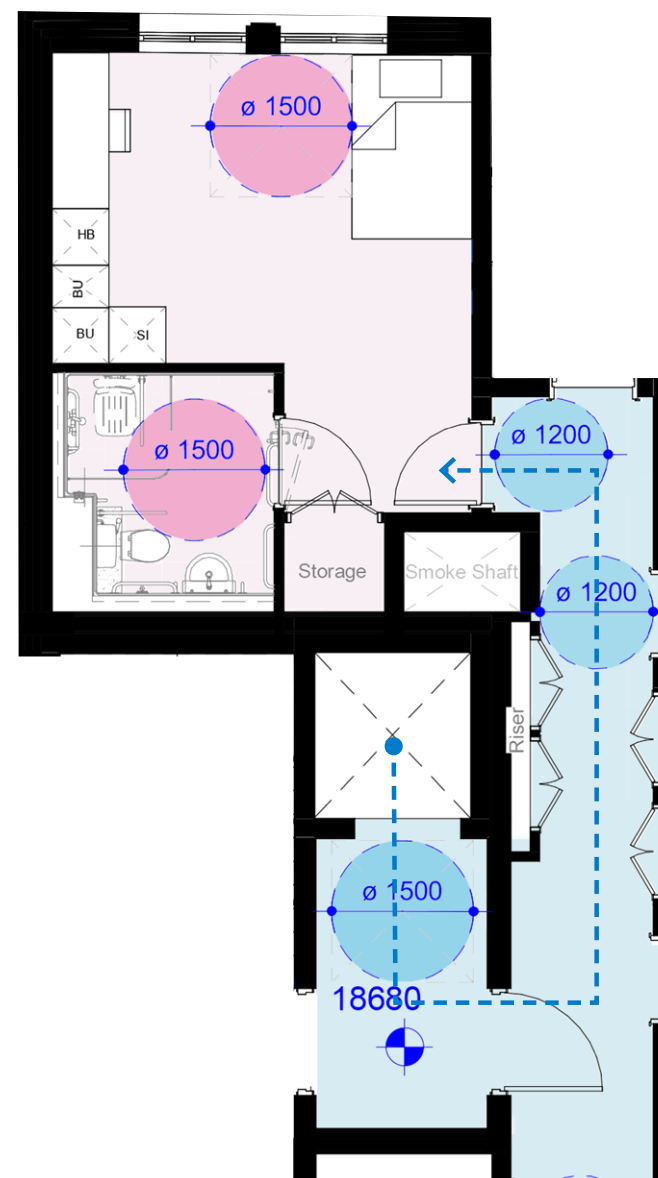


FIGURE 112. Plan - Studio 12 and 18 (First and Second Floor)

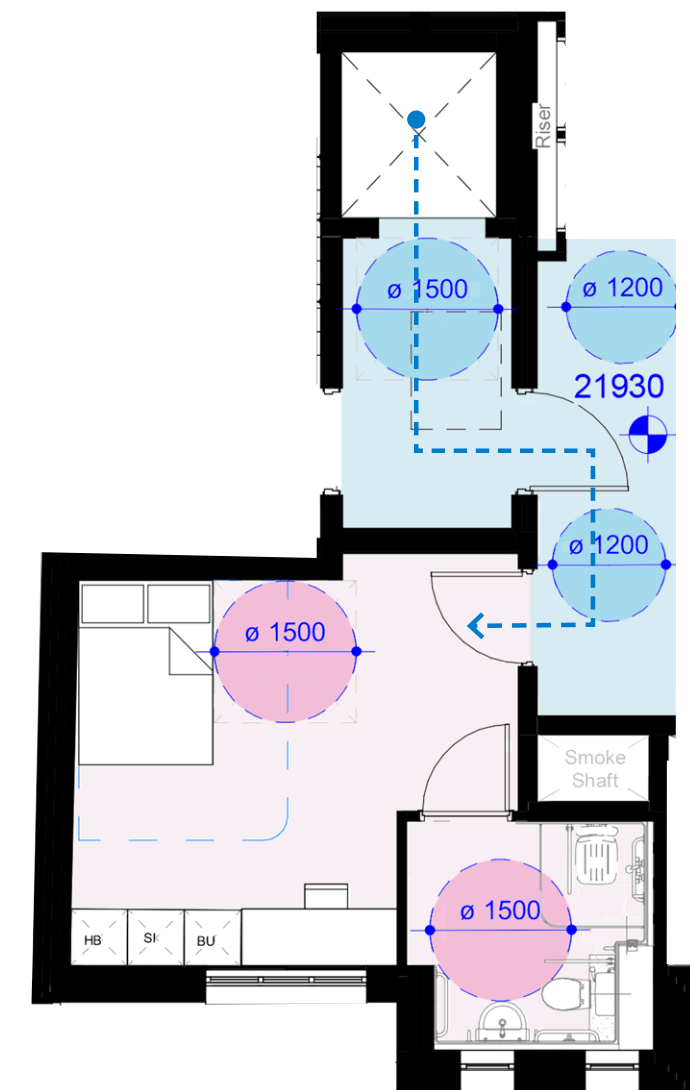


FIGURE 113. Plan - Studio 19 (Third Floor)

KEY

- Circulation Area
- Wheelchair Turning Circle (1500mm and 1200mm) within the Circulation Space
- Doc M4(3) Compliant Access Route
- Accessible Studio
- Wheelchair Turning Circle (1500mm and 1200mm) - within the Studio

4.14 CYCLE STORAGE

Following **London Plan Policy T5**:

A - Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved through:

1. *Supporting the delivery of a London-wide network of cycle routes, with new routes and improved infrastructure*
2. *Securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.2, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided where the application of the minimum standards would result in a lower provision.*

AA - Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards¹⁴⁴. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.

Based on Table 10.2 within London Plan, the site require the following:

PBSA: Long-stay Cycle Parking: 19 no.
Short-stay Cycle Parking: 1 no.

Commercial: Long-stay Cycle Parking: 2 no.
Short-stay Cycle Parking: 5 no.

The proposal accommodates:

- 20no. Cycle Parking spaces (PBSA) in the ground floor cycle storage area with access from either core. Including 5% large cycle storage on Sheffield stand.
- 2no. Long-stay Cycle Parking space in the Commercial rear access and 6no. Short-stay Cycle Parking spaces are proposed on Percival Court pavement with Sheffield stands.

KEY

- PBSA Cycle Storage Provision
- Commercial Cycle Storage Provision
- PBSA Cycle Storage Access
- Commercial Cycle Storage Access

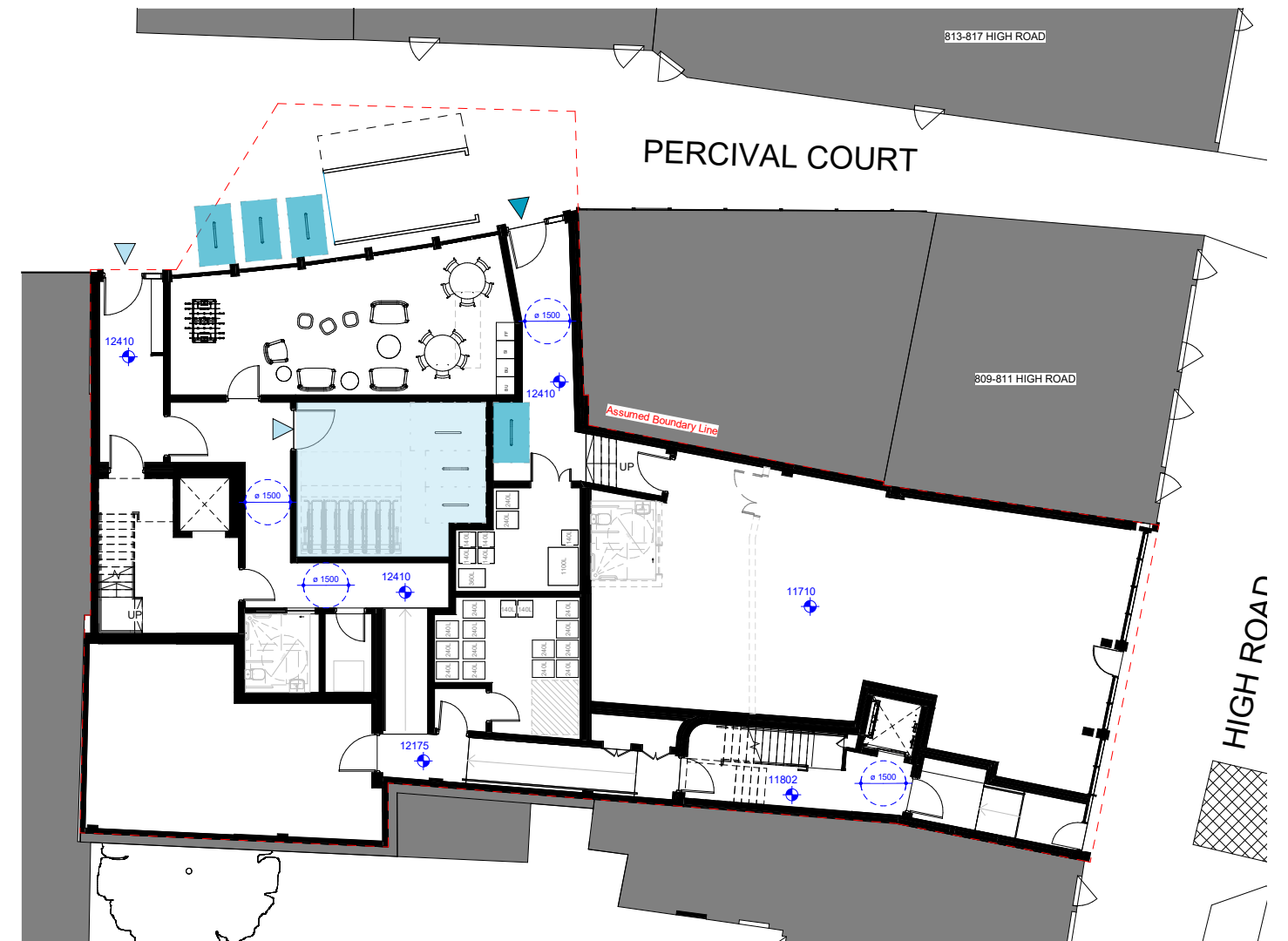


FIGURE 114. Ground Floor Plan

4.15 WASTE MANAGEMENT AND STORAGE PROVISIONS

Waste storage and recycling bins will be provided within individual units in compartmented storage units in kitchenettes.

Refuse for Residential Units

Refuse will periodically be taken by students from the units to the communal bin store as shown in the diagram. There are 6no. 240 litre bins for residual waste, 7no. 240 litre bins for mixed dry recycling and 2no. 140 litre bin for organic waste. Prior to the weekly collection, the Facility Management (FM) team will transfer the waste from the store to the holding space adjacent to where the refuse collection vehicle will stop in the lay-by on High Road.

Provision has been made for bulky waste items. A specific request should be sent to the FM team for the collection of furniture and other bulky waste.

Refuse for Commercial

Will be in a separate secure space with secondary access from Percival Court.

The commercial waste room has been sized for four days of waste storage (collection every 2 days) which will be collected by a waste contractor nominated by Haringey.

Commercial space is assumed to be 100% Café/Restaurant as a worst case scenario for resilience. There are 1no. 1100 litre and 1 no. 360 litre residual waste bins, 2no. 240 litre mixed dry recycling bins and 5no. 140 litre food waste bins.

The retail tenants will be responsible for transferring their own waste to the commercial waste store and placing it in the appropriate container.

The waste will be brought by the tenant of FM team from the commercial waste store to the collection point on High Road.

KEY

- PBSA Bin Storage Provision
- Commercial Bin and Bulk Storage Provision
- Commercial Waste Transfer Routes- Transferred by FM Team
- Commercial Waste Transfer Routes- Transferred by Waste Collection Team
- PBSA Waste Transfer Routes - Transferred by Management Team
- PBSA Waste Transfer Routes - Transferred by Students
- Waste Collection Vehicle

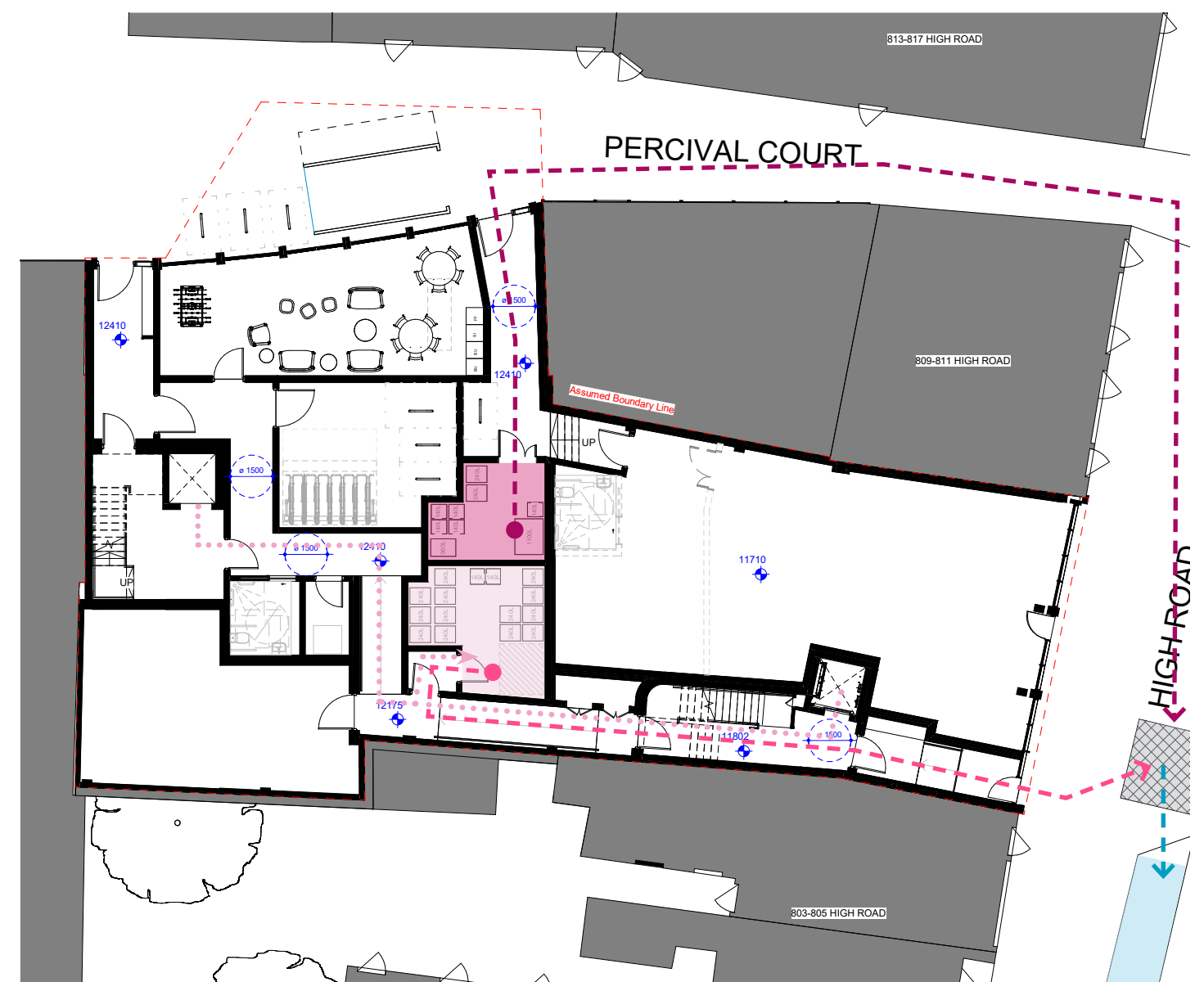


FIGURE 115. Ground Floor Plan