

THE PRINTWORKS

PRINT-F3A-ZZ-ZZ-RP-A-08001

RESPONSE TO PLANNING PERMISSION
PART CONDITION DISCHARGE

SUPPORTING INFORMATION RELATING TO NOS. 823-827 HIGH ROAD - CONDITION 16 (A)
PLANNING APPLICATION REFERENCE : HGY/2023/2306

JULY 2024

12.07.24	AC	RESPONSE TO COMMENTS RAISED SITE MEETING 21.06.24	S2	P3
04.03.24	AC	RESPONSE TO DESIGN OFFICER COMMENT 29.02.24	S2	P2
14.02.24	AC	ISSUED FOR CONDITION DISCHARGE	S2	P1
DATE	CHK	DESCRIPTION	STA	NO.
REVISION HISTORY				

CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)

(a)

No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

(i)

External facing materials and glazing, including sample boards of all cladding materials and finishes

4

(ii)

Sectional drawings at 1:20 through all typical external elements/ façades, including all openings in external walls including doors and window-type reveals, window heads and window cills

19

(iii)

Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores

27

(iv)

Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20

37

CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)

(1)	Graphics amended following site investigations, existing glazed brick pilasters revealed, Nos. 823-825 shopfront plinth cill height altered to suit original historic shop front and No. 827 High Road brick type updated to suit existing red brick on site.	9, 16, 20, 24
(2)	Render & paint removal methodology included following conversation with Conservation Officer on site.	14-15
(3)	East elevation updated to match original shopfront stall rise height following correspondence with Richard Truscott.	32, 43
(4)	Joinery details updated to match existing at Nos. 823- 825 High Road	43

1.1 **CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) - No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

(i) External facing materials and glazing, including sample boards of all cladding materials and finishes

F3 Response:

- The overall existing High Road building brick facade is retained. All elevations are to be carefully cleaned, restored, and reinstated as shown. That to the west is cleaned of its paint to reveal the original brickwork*, with some minor alteration to window and door openings and new red rubber flat arches to Nos. 823-825.
- The north elevation to No. 827 is revealed with the removal of No. 829 – this is to present as a finished brick façade with three blind windows to the upper floor and three fixed shop front openings at ground.
- The east elevation to the High Road is also to have all paint removed, the brickwork restored, including the glazed brick to the shop front, and the timber shop fronts themselves repaired and reinstated to suit the proposed layout.* The Printworks sign is reinstated.
- No new cladding is proposed to the High Road Buildings.

Please refer to the following pages which provide further details regarding facade treatment and proposed materiality.



FIGURE 1. Proposed view of Nos. 823-827 High Road from Northumberland Park (As Consented)

* Works subject to further site investigation and opening up.

APPEARANCE AND MATERIALS

EXISTING

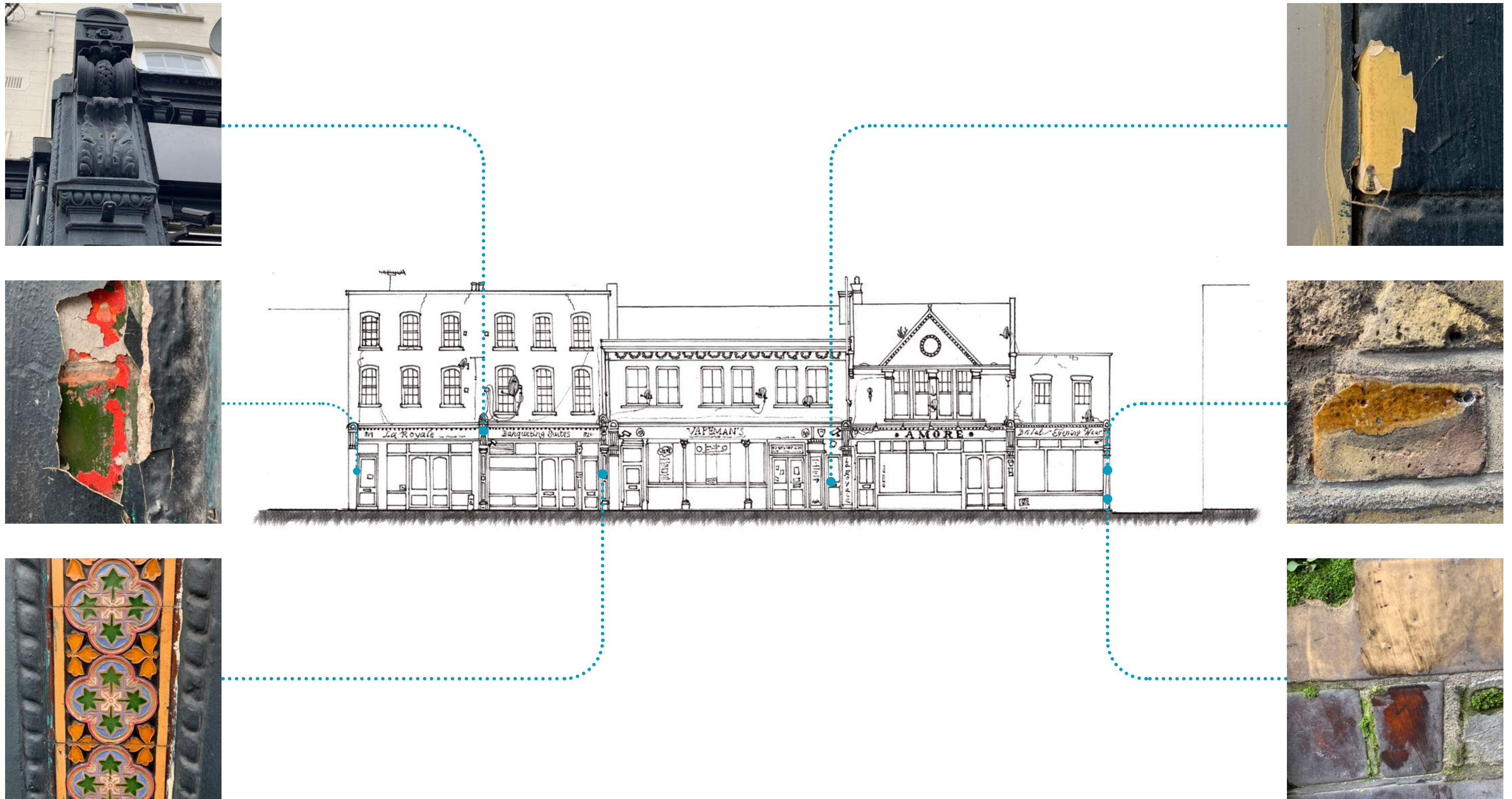


FIGURE 2. Existing High Road Materiality Diagram

APPEARANCE AND MATERIALS
HERITAGE CONTEXT - BRICK MAKING
Extracts from the Bruce Castle Archive:

- ‘Brick-making, the only medieval industry of note, also flourished in 1430’
- ‘Brick making flourished by 1435-6, when 28,500 ‘bricks’ were sold. The date was an early one for the use of the term, and for such activity so far inland.’
- Over 100,000 bricks were sold over three years, and it is possible that sales increased thereafter. (In the 15th Century)
- ‘Brickearth, which lay close to the parish church as well as east of High Road, was exploited by Sir William Compton for rebuilding Bruce Castle.’
- The residential nature of most new building gave late-18th-century Tottenham the appearance of an extended, semi-rural suburb rather than a town. Industry, apart from brick-making, was virtually confined to riverside mills
- ‘The Industry flourished during the 19th Century’
- ‘By the 1890s, [A number of the Brick Works] were potteries.
- ‘The Tottenham and White Hart Lane potteries were near together, north of White Hart Lane, and a brick-works operated in the south.

The rich history of brick making and brick construction within Tottenham and along the High Road has informed the design from the early stages of the project.

Bruce Castle is one of the earliest brick buildings in the area, with the round tower being the earliest of the examples within the grounds. Bruce Castle was analysed as an important architectural reference, and the detail, colour, and materiality was used to inform our design.


FIGURE 3. Bruce Castle Round Tower

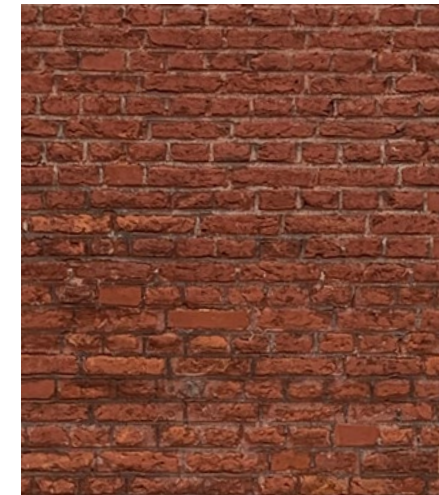
FIGURE 4. A Tottenham Claypit (1960)

FIGURE 5. Bruce Castle

FIGURE 6. Bruce Castle

FIGURE 7. Bruce Castle Tower

FIGURE 8. All Hallows Church

FIGURE 9. All Hallows Church

FIGURE 10. All Hallows Church

APPEARANCE AND MATERIALS

OVERVIEW, USE & COMPOSITION

The approach to the architectural appearance of the project, and the use of materials, considers both historic and new build elements of the scheme.

The historic terrace is restored, with the intention to reveal the existing brick elevations, subject to site investigations and trials, drawing the street frontage together and enhancing the setting of the project within the conservation area. The ambition to improve the continuity of the High Road frontage, while acknowledging the different phases of construction, extends to the shop fronts where the timber 'portals' are carefully restored, and consistent colour applied to tie the commercial units together. The low-level glazed brick plinths are also re-instated where possible and used as a point of reference for some of the new build architectural detailing.

The corner of the High Road and Brunswick Square marks the point at which the existing buildings and new development join. The north most gable of No. 827 is re-cast to follow the existing brickwork to the street with low level timber plinth below new ground floor windows. Colour and specs TBC following investigative work and light clean of existing adjacent elevation.

Behind No. 827 sits the 'knuckle building', mediating between the terrace and the new development beyond by way of layout, scale, and massing, but also in terms of the materials used as a buff brick is employed to transition from the yellow of the existing to the red tones of the new.

The new development 'behind the high street' is inspired by the printing process and the historic context of brick making, and brick use, in the area. This conceptual basis has led to a new development which is, externally, horizontal, planar, and massive, speaking of the continuous 'ribbon' of paper running through a printer. The internal courtyard treatment is different, lighter, and more playful, in response to its use.

The external horizontality of the scheme is reinforced by the approach to 'top, middle, and bottom', breaking up the mass and grounding the building while defining its 'ribbon' quality with a dark, recessed base, red brick body and further recessed metal clad top floor storey. Radiused corners of varying scales respond to the size and location of the massing and also help to create a sense of dynamism and continuity between the elevations, wrapping and weaving the PBSA blocks through The Site.

Facing the surrounding streets, the elevations are articulated by the stepping massing and fenestration. The punched windows, and blind, widows aim to celebrate the mass of the brickwork through generous reveals and some canted, recessed, bays which also speak of the ribbon aesthetic and are suggestive of movement – this is reinforced by the composition of generally stacked windows which breaks down at the radiused corners where they begin to subtly stagger.

The fenestration is generally made up of a repetitive module but a language or 'paired' and 'single' windows has been developed to provide further articulation and visual interest. This language is layered with additional variation by way of colour and lintel treatment to increase the modelling of the elevations and respond to particular elements of the massing within the overall arrangement of a façade.

Floor plate edges are celebrated with a continuous triple brick header course, again speaking of the ribbon and horizontality of the design concept, that at first floor defining the base plinth of the scheme is treated differently – a saw tooth band is proposed, reminiscent of a geared cog.

Metalwork throughout the project is cast in a bronze tone to unify the architectural detail extending to cladding, window and door frames, railings, grilles, and soffits.

The materiality of the architectural scheme is completed by the landscaping proposals. This consists of the treatment of the surrounding lanes and entrances to the project, courtyards, roof terrace, and flat roofs, with planting, and further constructed details such as arches, seating, and pergolas employed to soften the appearance of the building elements.

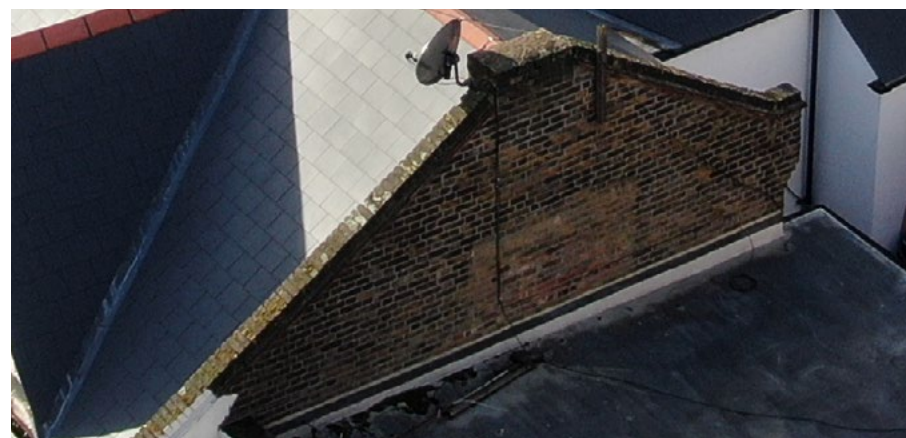


FIGURE 11. Existing brickwork to the Gable Wall of No. 827



FIGURE 12. Brunswick Square Bay Study

APPEARANCE AND MATERIALS

HISTORIC TERRACE - SHOP FRONTS

The Historic Terrace Character Area contains two Grade II statutorily listed buildings (819-821) and three locally listed buildings (823-827). It sits within an important part of the North Tottenham Conservation Area (NTCA).

Maintaining and enhancing the historic linear nature of the High Road is a key driver of the conservation area, with the restoration of historic shop fronts of high importance.

The shop fronts of the heritage assets still have historic features of note, such as joinery and glazed brick, although many of these are in a state of disrepair. These would be restored to a high standard, in line with the NTCA Appraisal and Management Plan (NTCAAMP). Further conservation work to these historic properties would include the restoration of the historic brickwork, and the reinstatement of historic roofs and chimneys, subject to site investigation.

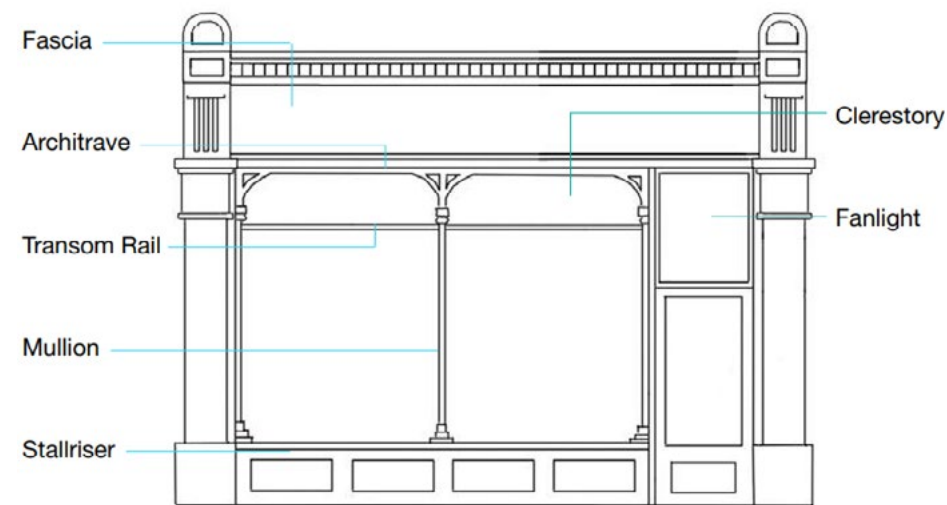


FIGURE 13. NTCAAMP Shop Front Diagram



FIGURE 14. Example of compliant shop fronts in Tottenham



FIGURE 15. NTCAAMP Example of Poor Shop Front Design

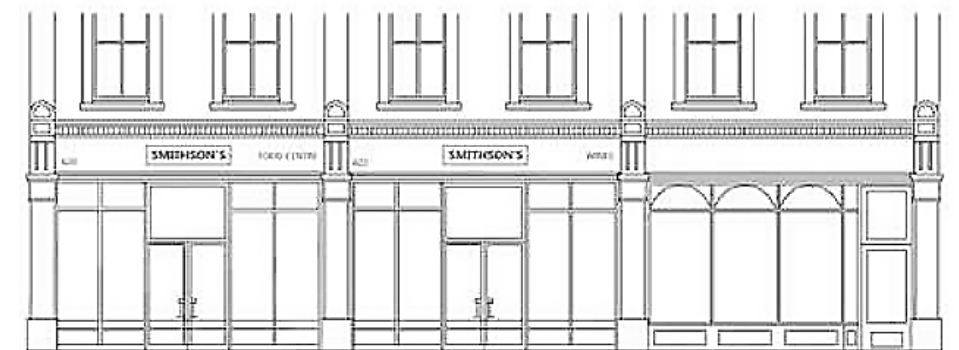


FIGURE 16. NTCAAMP Example of Good Shop Front Design



FIGURE 17. Example of Proposed Shop front Signage

APPEARANCE AND MATERIALS

ENTRANCES, FRONTAGES & THRESHOLDS

Facing the High Road, the historic stretch of terrace from Nos. 819 to 827 form an overarching front door to the scheme, bolstered by the addition of the 24/7 PBSA entrance, and new threshold to Brunswick Square.

This main gateway to the scheme is re-imagined as a small public space with metal arch, seating, signage totem, planting, and new lighting – the arch holds lettering spelling out the Brunswick Square name, celebrating this primary way into the Printworks and the future masterplan beyond, and echoing London street market archway signs. With the HRWMF brought forwards the lane could become fully pedestrianised and accommodate a market function.



FIGURE 18. Brunswick Square Elevation (As Consented)

APPEARANCE AND MATERIALS

ARCHITECTURAL STYLE, DETAILING & MATERIALS

Within the overall architectural composition of the scheme a number of details have been developed to make for a high quality, contextual, response to this important site.

The High Road buildings are restored and their former use as newspaper offices and printers celebrated with the reinstatement of the 'Herald Office' sign above Nos. 823-825, re-presented as 'The Printworks'.

The signage theme extends to the re-worked shop fronts and proposed metal archway to Brunswick Square - this gateway arch motif is then repeated halfway along the lane to mark the cut through to the courtyard garden offering a visual connection to the future Peacock Park.

Brunswick Square is also enlivened by the knuckle building which acts as a connecting element between the existing and new parts of the project, accommodating student amenity space at ground floor, a potential gym space, and student bedrooms above. The ground floor storey is built from blue glazed brick to echo the use of this material on the High Road.

Radiused corners are strategically placed, as previously described, and given that they are a key feature of the scheme, further embellished either through a quarter brick course projection at every other course, or a projecting header course with a slightly varied radius from the primary wall plane below.



FIGURE 19. 819-821 Roof Front Detail



FIGURE 20. Brick Materiality

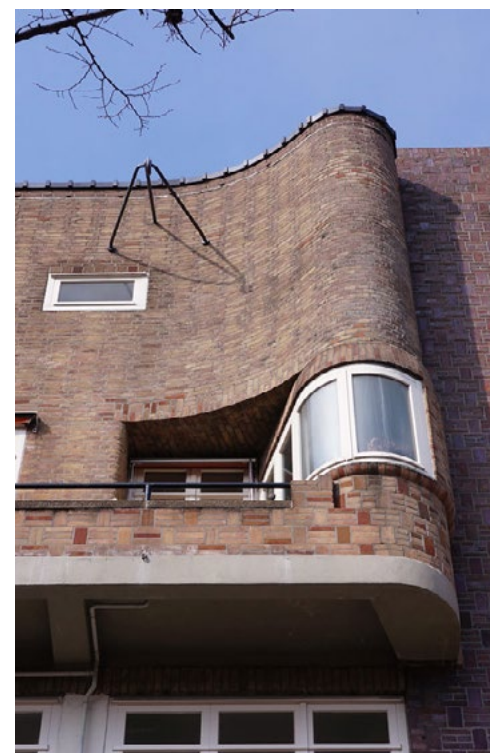


FIGURE 21. Examples of Curved Brickwork in the Amsterdam Style



APPEARANCE AND MATERIALS

ARCHITECTURAL STYLE, DETAILING & MATERIALS

The projecting brick coursing speaks to the historic scarring of existing brick walls found around The Site, and the offset of the curved headers is suggestive of the movement of the printing process, both evoking the tension created around a print machine’s rollers.

Calmer façades are held between these dynamic corners, punctured by simple, stacked, fenestration. The window proportion follows the Georgian vernacular found up and down the High Road, based on a typical four foot wide by six and half foot tall sash, re-cast in a simple metal frame throughout.

Red brick main elevations face the surrounding streets and follow the dark tone used at the nearby Bruce Castle Round Tower, thought to be the earliest use of brick in the local area. The internal PBSA courtyard is treated differently with white brick employed in playful contrast to the exterior walls, with the header courses in white glazed brick to follow the banding detail used elsewhere in the scheme.



FIGURE 22. 819-821 Roof Rear Detail

EXISTING BRICKWORK



FIGURE 23. London Stock

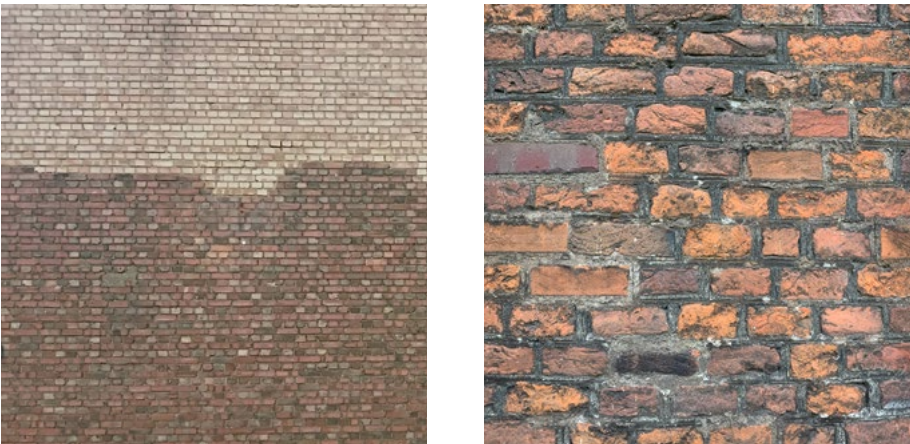


FIGURE 24. Existing Brickwork



FIGURE 25. Glazed Brick

PROPOSED MATERIALITY

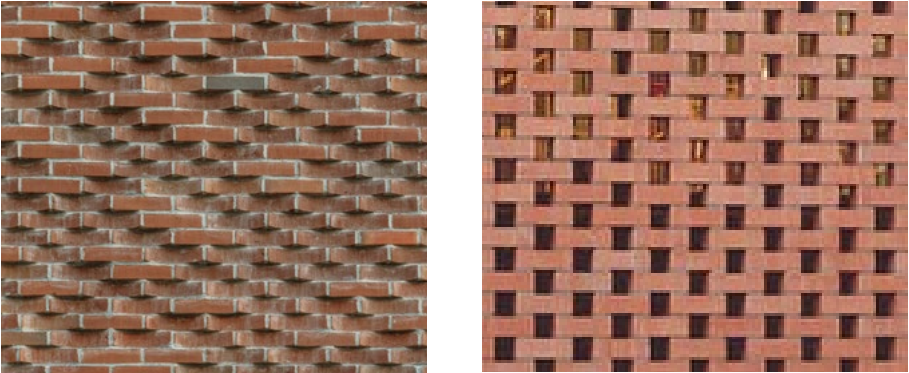


FIGURE 26. Brick Textures

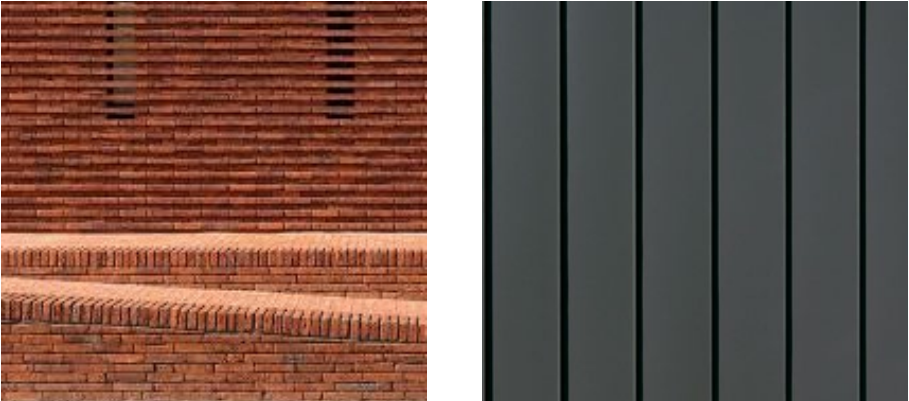


FIGURE 27. Horizontal Brick

FIGURE 28. Zinc

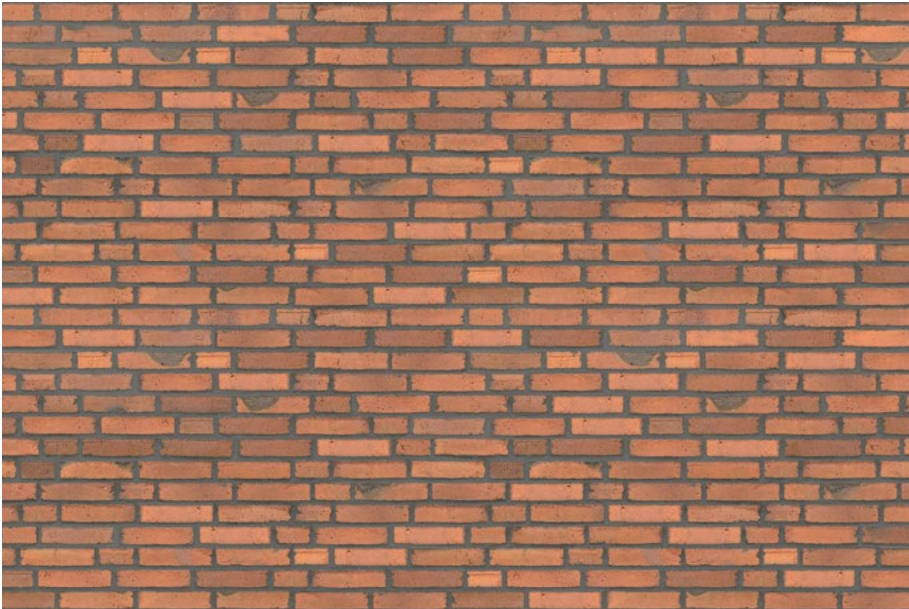


FIGURE 29. Red Brick

EXISTING BRICKWORK

MASONRY CLEANING - METHODOLOGY

In order to safeguard the special architectural or historic interest of the building, a method statement will be provided by the contractor carrying out the works to demonstrate their competence and understanding of conservation principles, and are experienced in conservation practice and similar work. It shall also take account of health and safety hazards and provide adequate provisions.

A series of samples will be planned to agree methodologies and test for the most appropriate cleaning solution. A water/steam clean DOFF system is proposed to remove surface dirt. Pressure and temperature would be slowly, and incrementally increased, until the cleaning impacts the existing soiling.

Pressure, temperature, and nozzle distance from the surface would be trailed to find the most effective methodology.

Care will be taken to protect the surrounding substrate.

The images adjacent show that the brightness and colour of the substrate has been revealed without damage to, or significant alteration to the original fabric on a nearby historic facade. A similar, light-clean approach is to be followed at No. 827 to reveal the existing historic fabric.



FIGURE 30. Proposed masonry cleaning machine to be used

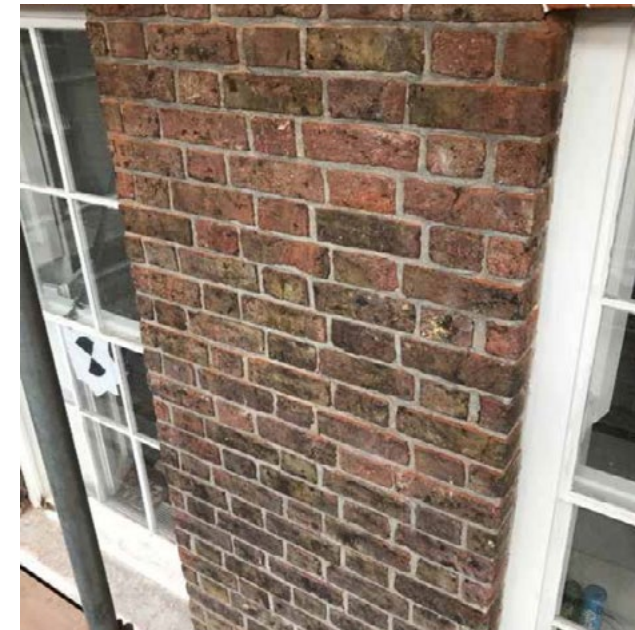


FIGURE 31. Cleaning sample from No. 794 High Road

EXISTING RENDER

BRICKWORK - PAINT AND RENDER REMOVAL - METHODOLOGY

Nos. 819-821: section of modern plaster carefully removed using comb chisel/hand tools only to expose historic brickwork underneath.

A trial clean was carried out using 2 no. chemical peel away products. Please see below methodology:

Methodology from main contractor:

1. Apply the peel away to the wall by using a fine spatula. Trial clean sections to be kept a meter apart from one another.
2. Cover the peel away paste with the masking sheets provided, making sure a good bond/seal to the paste is adhered. Around 5 Square meter patches will be installed on the day then left for 48 Hours.
3. Post 48 hours, allow to clean area covered by peel away.
4. Carefully scrape sections of loose paint without damaging the existing brickwork by hand using fine spatula.
5. Allow to clean surrounding area using fine wire brush. Gently, wash down brickwork with water.
6. Any paint residue to be cleaned using low pressure on a fine wire wheel attached to a 18V battery drill.
7. Allow for a final wash down by hand scrubbing the brickwork with soft bristle brush using soap and water.



No. 819-821 High Road



No.823-825 High Road



Peel away 1 (left) and 7(right)



No.827 High Road

EXISTING FABRIC
GLAZED BRICKS - METHODOLOGY

In order to protect the existing fabric, the removal of the paint covering the glazed bricks will be undertaken in a careful and considered manner. The nature of the glazed clay bricks, alongside their heritage value, mean that they are easily damaged and difficult to replace. In order to ensure their preservation, the following cleaning methodology will be employed:

In order to safeguard the special architectural or historic interest of the building, the personnel carrying out the works is to demonstrate their competence and understanding of conservation principles and are experienced in conservation practice and similar work.

Sample trial cleans will be carried out in discreet locations to below specified or similar methodology to suit site conditions:

Methodology from main contractor:

1. Hand scraping – Using wooden spatula and hot cold soapy water, carefully scrub out all paint without damaging the facing of the glazed brick and existing pointing.
2. Once cleaned, allow to scrub back areas of residue paint with sponges, pot scorers and/or natural bristle brush using water and non-ionic detergent. Carefully wipe out residue from brick face complete.
3. Chemical Peel – A chemical peel away may be used depending on the soiling and if desired results are not achieved using hand scrubbing techniques.
4. If this be the case, all recommended manufacturers instructions will be adhered to. This will consist of pasting the chemical onto the surface of the brick by using such as a normal paint brush. Once small amount of area covered, we will then attach the covering protector to the existing paste and flatten out by again using a brush. Once recommended time given such as 48 Hours, the sheet and the paste will be removed by hand by simply pulling gently from wall, then any remaining spoils will simple be brushed cleaned away with using such Nylon/Rubber scrapers..Final cleans would be using hot soapy water with such as nylon bristles, sponges, again a light PH natural detergent may be used during this process.
5. Final dry wipe down with using a non-abrasive cloth, such as soft towelling and Microfibre.

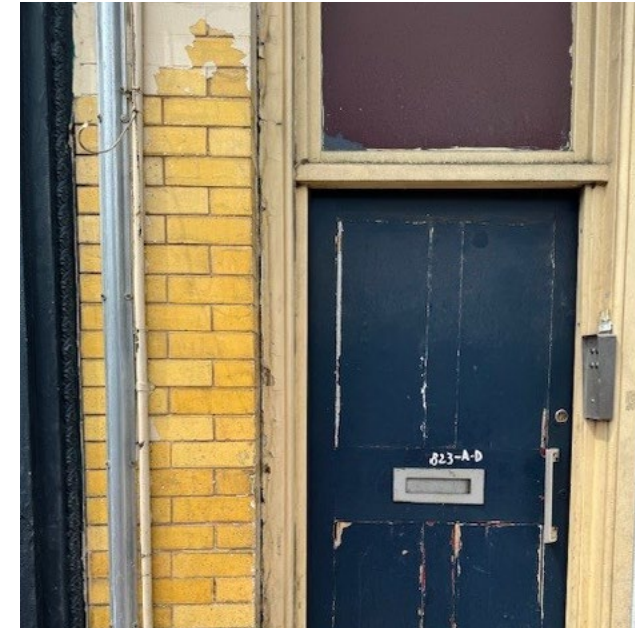

FIGURE 32. No. 819 High Road

FIGURE 33. No. 823 High Road

FIGURE 34. No. 825 High Road

FIGURE 35. No. 829 High Road

PROPOSED MATERIALITY

EAST ELEVATION



FIGURE 36. Proposed High Road Elevation

PROPOSED MATERIALITY

NORTH ELEVATION



MATERIAL DESCRIPTION:

1. FACADE FINISH - BRICK WORK
Brick type 1: red shades

2. FACADE FINISH - BRICK WORK
Brick type 2 - grey shades

3. FACADE FINISH - BRICK WORK
Brick type 3 - to match existing

4. FACADE FINISH - BRICK WORK
Brick type 4 - white shades

5. FACADE FINISH - BRICK WORK
To match existing

6. FACADE FINISH - BRICK WORK (HEADER COURSE)
Brick type 1: red shades

7. FACADE FINISH - BRICK WORK (HEADER COURSE)
Brick type 3: buff shades

8. FACADE FINISH - BRICK WORK (HEADER COURSE)
Brick type 4: white shades

9. FACADE FINISH - BRICK WORK
Glazed bricks (as shown)

10. FACADE FINISH - STANDING SEAM CLADDING
Bronze coloured metal panel

11. DOOR FINISH
Proprietary grey louvred double door with solid top panel

12. BALUSTRADES
Painted metal

13. WINDOW FINISH
Proprietary PPC aluminium glazing system
(bronze, white or grey as shown)

14. DOOR FINISH
Proprietary bronze PPC aluminium glazing system

15. DOOR FINISH - SHOP FRONT
Timber framed glazing system (profile to match historic detail)

16. DOOR FINISH
Proprietary bronze PPC aluminium system, glazed door

17. DOOR FINISH
Perforated bronze PPC aluminium system

18. PARAPET - COPING
Portland stone coping with weathering

19. TOTEM
Bronze coloured screen with singage

20. GATEWAY ARCH
Bronze coloured entrance metal gateway with lettering

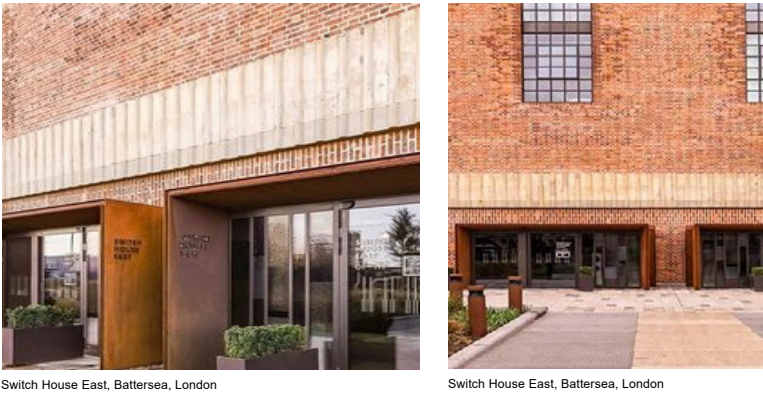
21. WINDOWHEAD TREATMENT
Painted Concrete : red shades

22. WINDOWHEAD TREATMENT
Painted Concrete : white shades

23. WINDOWHEAD TREATMENT
Painted Concrete : grey shades

24. SLAB EDGE TREATMENT
Precast ribbed band : red shades

PRECEDENT IMAGES



MATERIAL PALETTE



FIGURE 37. Proposed Brunswick Square Elevation with No. 827 to the left

PROPOSED MATERIALITY

INTERNAL COURTYARDS - LONG SECTION



MATERIAL DESCRIPTION:

1. FACADE FINISH - BRICK WORK

Brick type 1: red shades
2. FACADE FINISH - BRICK WORK

Brick type 2 - grey shades
3. FACADE FINISH - BRICK WORK

Brick type 3 - to match existing
4. FACADE FINISH - BRICK WORK

Brick type 4 - white shades
5. FACADE FINISH - BRICK WORK

To match existing
6. FACADE FINISH - BRICK WORK (HEADER COURSE)

Brick type 1: red shades
7. FACADE FINISH - BRICK WORK (HEADER COURSE)

Brick type 3: buff shades
8. FACADE FINISH - BRICK WORK (HEADER COURSE)

Brick type 4: white shades
9. FACADE FINISH - BRICK WORK

Glazed bricks (as shown)
10. FACADE FINISH - STANDING SEAM CLADDING

Bronze coloured metal panel
11. DOOR FINISH

Proprietary grey louvred double door with solid top panel
12. BALUSTRADES

Painted metal
13. WINDOW FINISH

Proprietary PPC aluminium glazing system (bronze, white or grey as shown)
14. DOOR FINISH

Proprietary bronze PPC aluminium glazing system
15. DOOR FINISH - SHOP FRONT

Timber framed glazing system (profile to match historic detail)
16. DOOR FINISH

Proprietary bronze PPC aluminium system, glazed door
17. DOOR FINISH

Perforated bronze PPC aluminium system
18. PARAPET - COPING

Portland stone coping with weathering
19. TOTEM

Bronze coloured screen with singage

20. GATEWAY ARCH

Bronze coloured entrance metal gateway with lettering
21. WINDOWHEAD TREATMENT

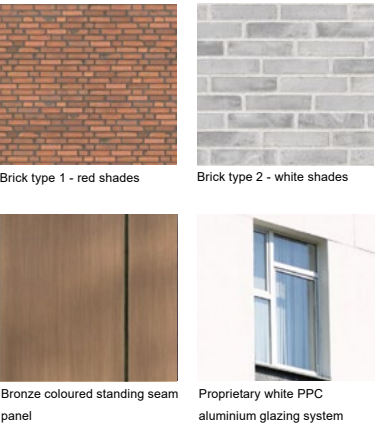
Painted Concrete : red shades
22. WINDOWHEAD TREATMENT

Painted Concrete : white shades
23. WINDOWHEAD TREATMENT

Painted Concrete : grey shades
24. SLAB EDGE TREATMENT

Precast ribbed band : red shades

MATERIAL PALETTE



PRECEDENT IMAGES

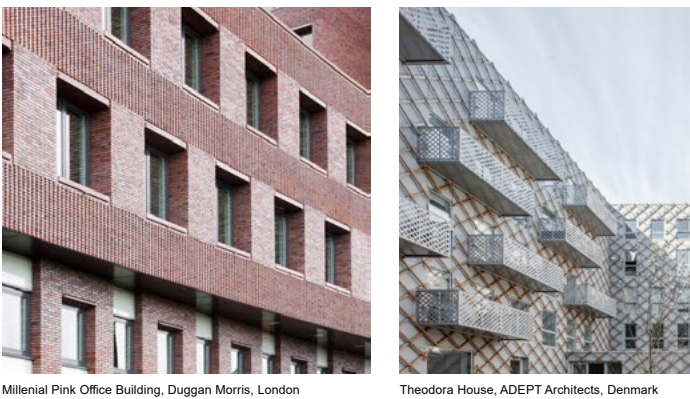


FIGURE 38. Proposed Internal Elevation through No. 827 gable wall

PROPOSED MATERIALITY

INTERNAL COURTYARD - EAST ELEVATION



PRECEDENT IMAGES - SHOP FRONT DEVELOPMENT

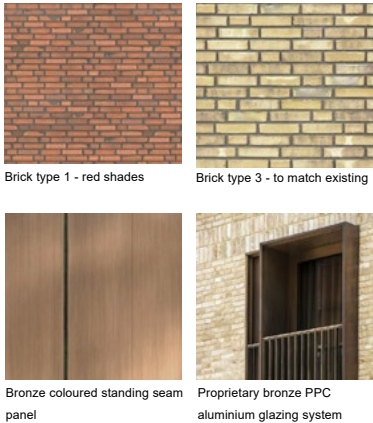


Historic image C1893



Historic image C1980

MATERIAL PALETTE



MATERIAL DESCRIPTION:

- | | | | |
|--|---|---|---|
| 1. FACADE FINISH - BRICK WORK
Brick type 1: red shades | 8. FACADE FINISH - BRICK WORK (HEADER COURSE)
Brick type 4: white shades | 14. DOOR FINISH
Proprietary bronze PPC aluminium glazing system | 20. GATEWAY ARCH
Bronze coloured entrance metal gateway with lettering |
| 2. FACADE FINISH - BRICK WORK
Brick type 2 - grey shades | 9. FACADE FINISH - BRICK WORK
Glazed bricks (as shown) | 15. DOOR FINISH - SHOP FRONT
Timber framed glazing system (profile to match historic detail) | 21. WINDOWHEAD TREATMENT
Painted Concrete : red shades |
| 3. FACADE FINISH - BRICK WORK
Brick type 3 - to match existing | 10. FACADE FINISH - STANDING SEAM CLADDING
Bronze coloured metal panel | 16. DOOR FINISH
Proprietary bronze PPC aluminium system, glazed door | 22. WINDOWHEAD TREATMENT
Painted Concrete : white shades |
| 4. FACADE FINISH - BRICK WORK
Brick type 4 - white shades | 11. DOOR FINISH
Proprietary grey louvred double door with solid top panel | 17. DOOR FINISH
Perforated bronze PPC aluminium system | 23. WINDOWHEAD TREATMENT
Painted Concrete : grey shades |
| 5. FACADE FINISH - BRICK WORK
To match existing | 12. BALUSTRADES
Painted metal | 18. PARAPET - COPING
Portland stone coping with weathering | 24. SLAB EDGE TREATMENT
Precast ribbed band : red shades |
| 6. FACADE FINISH - BRICK WORK (HEADER COURSE)
Brick type 1: red shades | 13. WINDOW FINISH
Proprietary PPC aluminium glazing system (bronze,white or grey as shown) | 19. TOTEM
Bronze coloured screen with singage | |
| 7. FACADE FINISH - BRICK WORK (HEADER COURSE)
Brick type 3: buff shades | | | |

FIGURE 39. Rear Elevation of High Road Buildings

Not to scale



FIGURE 40. Proposed view of Nos. 823-827 High Road from Brunswick Square

1.2 **CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

F3 Response:

Sectional drawings at 1:20 through all typical external elements/façades, including all openings in external walls including doors and window-type reveals, window heads and window cills have been completed as part of works to external fabric.

- As part of the proposal, all existing openings to the existing buildings at Nos. 823-827 are retained.
- All existing sash windows to the High Road elevations are retained, restored and overhauled with like for like timber repairs and decorations to the sashes. New double doors are proposed to restore the original plan form and replace the modern double door at Nos. 823-825 and No. 827 respectively.
- Three new casement windows and blind windows are proposed to the north end along the gable wall, details of which are provided below:
- Existing window openings to the rear are retained and new casement windows with flat arches are proposed to replace the existing C20th windows.

Please refer to the following pages which provide further details regarding openings in external walls.



TOTTENHAM. 125

FIGURE 41. Nos. 819-829 High Road C. 1893



PRECEDENT IMAGES - SHOP FRONT DEVELOPMENT



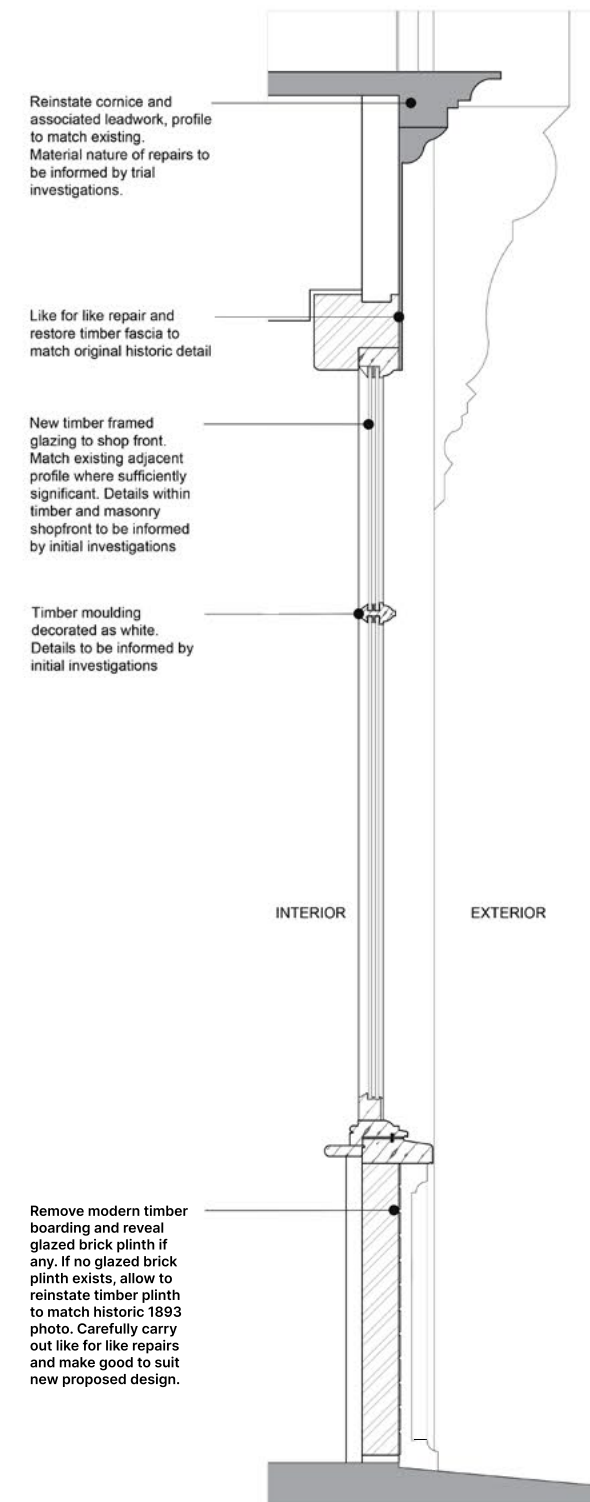
Historic image C1880



Historic image C1893



Historic image C1980

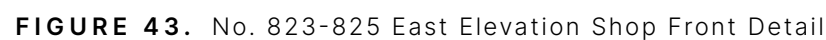


MATERIAL DESCRIPTION:

1. FACADE FINISH - BRICK WORK
Brick type 1: restored (subject to investigations)
2. FACADE FINISH - BRICK WORK TO PARAPET
Brick type 2 - to match existing
3. COPING FINISH - PARAPET WALL
Portland stone with weathering
4. FACADE FINISH - ROOF
5. FACADE FINISH - ACCESS DORMER
Grey coloured metal
6. SASH WINDOW
Painted timber
7. GLAZING
Clear glass
8. CHIMNEY FLUE
Clay masonry

FIGURE 42. Proposed Material Elevation detail - Typical repair to Shop Front

* Works subject to further opening up and investigative works and specific details to be developed at later stages.
Not to scale



* Works subject to further opening up and investigative works and specific details to be developed at later stages.



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Finishes/ Types - For wall, floor and roof type build-up's refer to 20 series drawings, for details and strip sections refer to 21 series drawings

Landscaping - For plant, planters, lighting and finishes etc refer to Landscape Architects and MEP details and specification

All Information on this drawing must be read in conjunction with the relevant series and specification.

KEY

	Floor Type		External Door Reference
	External Wall Type		Internal Door Reference
	Curtain Wall Reference		Roof Type
	Internal Wall Type		Window Reference

* Refer to drawings for build up information.
 "xx" refers to the number of the type.

[illegible]

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

**STRIP SECTION 16 - HR BUILDING EAST
ELEVATION RECEPTION ENTRANCE**

drawn by	scale	paper	project no
DG	1:20	A1	220428

S0 - Work in progress

drawing no **PRINT-F3A-ZZ-ZZ-DR-A-21245** 25

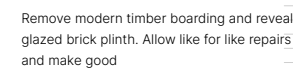


FIGURE 45. No. 827 East Elevation Shop Front Detail

* Works subject to further opening up and investigative works and specific details to be developed at later stages.

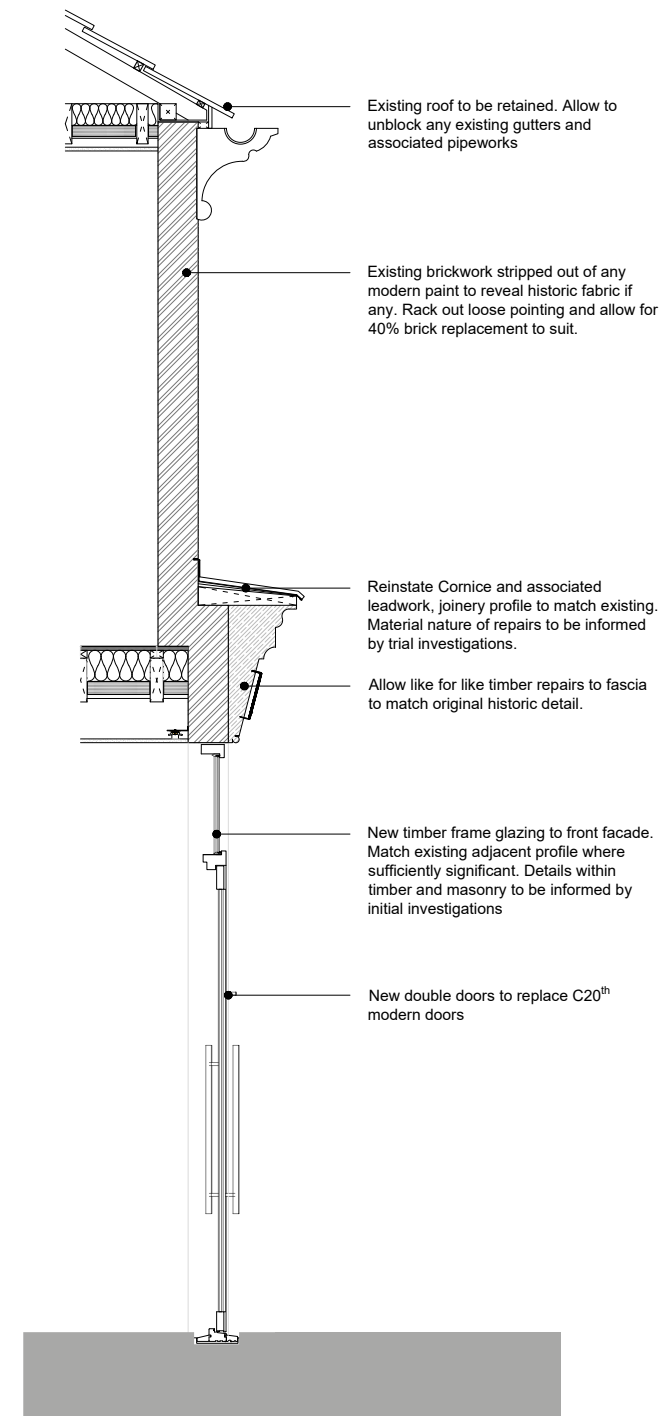
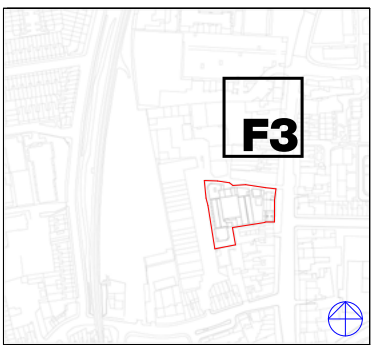


FIGURE 46. Section through No. 827 Shop Front



KEY PLAN

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KEY

	Floor Type		External Door Reference
	External Wall Type		Internal Door Reference
	Curtain Wall Reference		Roof Type
	Internal Wall Type		Window Reference

* Refer to drawings for build up information.
 "xx" refers to the number of the type.

[illegible]

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title
**STRIP SECTION 19 - HR BUILDING EAST
ELEVATION GALLERY ENTRANCE**

drawn by	scale	paper	project no.
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drawn by	scale	paper	project no.
Asif Khan	1:200	A1	220422

Author	1:20	A1	220428
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status revision

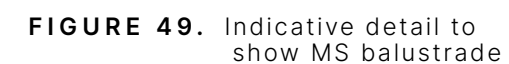
S0 - Work in progress

drawing no.

drawing no 26
PRINT 501 77 77 BB A 21212



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Landscaping - For plant, planters, lighting and finishes etc refer to Landscape Architects and MEP details and specification

Man safe layouts indicative only

PV layout and amount indicative only

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— KEY:

	Floor Type		External Door Reference
	External Wall Type		Internal Door Reference
	Curtain Wall Reference		Roof Type
	Internal Wall Type		Window Reference

* Refer to drawings for build up information.
"xii" refers to the number of the type.

[illegible]

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title
**STRIP SECTION 17 - HR BUILDING WEST
ELEVATION BALCONY AND DOOR**

DTEAIL	scale	paper	project no
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DE	1:20	A1	220428
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DG	1120	AI	220420
status			revision

S0 - Work in progress

drawing no.

PRINT-F3A-ZZ-ZZ-DR-A-21246²⁷

1.3 **CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

(iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;

F3 Response:

Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores have been completed as part of proposed works to external roofs and parapets.

- The existing roofs, parapets are proposed to be retained and repaired allowing like for like repairs to brickwork and stone copings.
- The roof line to the rear of No. 827 is restored to match it's original setting based on evidence from historic photos.

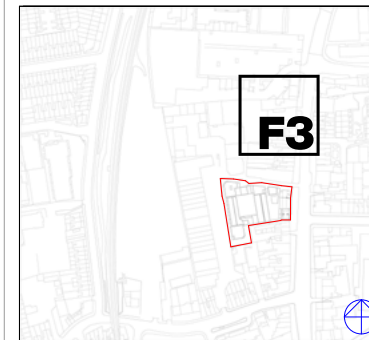
The following pages provide further details on the elevations. Refer to Section 1.2 for balconies, parapet and roof sectional details. Please note, drawings are subject to further opening up and investigative works and specific details to be developed at later stages.

** Works subject to further site investigation and opening up.*

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APPROVAL BY STRUCTURAL ENGINEER MUST BE SORT BEFORE ANY WALLS ARE REMOVED

DEMOLITIONS TO INCLUDE ALL INTERNAL WALLS, FIXTURES AND FITTINGS WITHIN THE REAR SHED



KEY PLAN

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Design Team before proceeding. The boundary redline shown is indicative.

DEMOLITION ELEVATION/SECTION KEY

— Existing
— Strip Out
- - Temporary Waterproof Needed

[illegible]

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project

THE PRINTWORKS

819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

DEMOLITION ELEVATIONS EAST (823 - 829)

drawn by	scale	paper	project
DP	1:50	A1	2204

status

S1 - Suitable for coordination	S1.
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drawing no.

PRINT-F3A-ZZ-EX-EL-A-9253

31

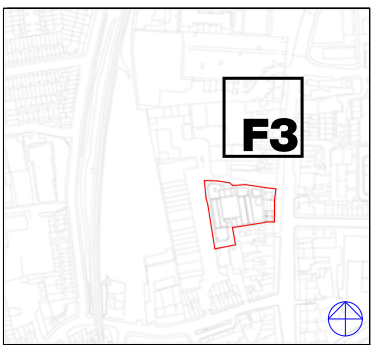
Demolition Notes:

General:

- Protect all surfaces & windows adjacent work areas, which are to be retained.
 - Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.
1. Carefully remove cement copings to the parapet complete.
 2. Allow to investigate and remove unobtrusive sample section of paint and render where cracked and loose. Assume replacement of 20% defective brick like for like.
 3. Allow to carefully remove paint to window clips complete, subject to trial investigations.
 4. Carefully remove satellite dish.
 5. Carefully remove redundant cabling and services complete.
 6. Allow to remove unrepudiable modern signage and timber boarding complete.
 7. Carefully remove defective lead flashing to shop front complete.
 8. Carefully remove modern shop front. Extent as shown.
 9. Carefully remove modern doors complete.
 10. Allow to investigate existing timber for rot.
 11. Carefully remove section of cornice to enable repair. Extent as shown.
 12. Allow to remove C20th unobtrusive sample section of cement render, subject to trial investigations. Assume replace 40% defective brick like for like.
 13. Carefully take down C20th chimney to sound course below existing corbeling ready for restoration.
 14. Carefully remove flue and associate condensate pipework
 15. Allow to investigate and remove unobtrusive sample section of paint to expose historic plaster for inspection.
 16. Allow to remove vegetation complete.
 17. Allow to remove modern timber boarding to expose historic shopfront plinth.
 18. Allow to carefully remove modern filler render and layers of modern paint to expose original door moulding.
 19. Allow to carefully take down No. 829 High Road and reuse any sound glazed bricks and architectural elements for repairs.

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— PROPOSED
— EXISTING

[illegible]

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LONDON, N17 8ER

drawn by	scale	paper	project no
DG	1:50	A1	220428

status	revision
S4 - Suitable for stage approval	S4.P1

drawing no

PRINT-F3A-ZZ-ZZ-EL-A-25003³²

- All sash windows to be eased and adjusted.
- Decorations – cornice, windows complete, doors and shop front (pilasters and fascia) similar materials and colours.
- Protect all surfaces and windows adjacent work areas which are to be retained.
- Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.

1. New Portland stone coping with weathering.
2. Rake out loose pointing and repoint missing joints like for like in lime mortar. Allow 20% brick face.
3. Make good fixing holes and where cabling removed to match adjacent pointing.
4. Like for like timber repairs to sash windows. Allow for secondary glazing to achieve required acoustic rating as per MEP report.
5. Reinstall cornice and associated leadwork, profile to match existing. Material nature of repairs to be informed by initial investigation works.
6. Repair to decorative moulding where missing, lime mortar infill and weathering, as necessary.
7. Scan like for like sections of timber where rotted.
8. Repair and restore painted timber fascia to match previous historic details.
9. Carry out like for like conservation repairs to painted timber pilasters to match historic details.
10. New timber framed glazing to shop front. Match existing adjacent profile where sufficiently significant. Details within timber and masonry shopfront to be agreed with conservation officer.
11. Restore original 18th century door reinstalled glazing to match historic detail. Fix shut to block entrance.
12. Carry out like for like conservation repairs to pediment and associated leadwork.
13. Structural cracks. Allow to carefully take out individual cracked bricks and reinstall to match adjacent. Repoint as required in lime mortar to S. E's detail.
14. Install new CCTV. Details to be agreed with conservation officer.
15. Chimney restored to match historic design and site evidence. Refer to historic photo 1893.
16. Make good where flue and condensate pipework removed.
17. Redecorate RWDP.
18. Allow to piece in missing stonework like for like to match adjacent profile.
19. Allow to carry out like for like conservation repairs to plaster stonework and glazed tiles to match previous historic details.
20. Reinstall glazed brick plinth to match original historic detail.
21. Make good section where modern render removed. Allow 40% brick replacement as necessary.
22. Upstand signage reinstated to match original historic setting. Refer to historic photograph C1893.
23. New bronze coloured metal totum signage and entrance gateway to suit proposed design.



FIGURE 52. Nos. 819-829 High Road
C. 1893

* Works subject to further opening up and investigative works and specific details to be developed at later stages.

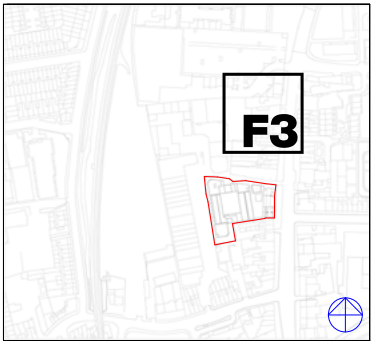
- Landscape section indicative only. Re-Form design to be incorporated.
- PV, facade terminations and louvres indicative only. Subject to design development and coordination with MEP.



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COMPROMISE ANY EXISTING
FIRE COMPARTMENTATION OR STRUCTURES TO
WALLS/STAIRS/FLOORS, CEILINGS, ETC

APPROVAL BY STRUCTURAL ENGINEER MUST BE
SORT BEFORE ANY WALLS ARE REMOVED

DEMOLITIONS TO INCLUDE ALL INTERNAL WALLS,
FIXTURES AND FITTINGS WITHIN THE REAR SHED



KEY PLAN

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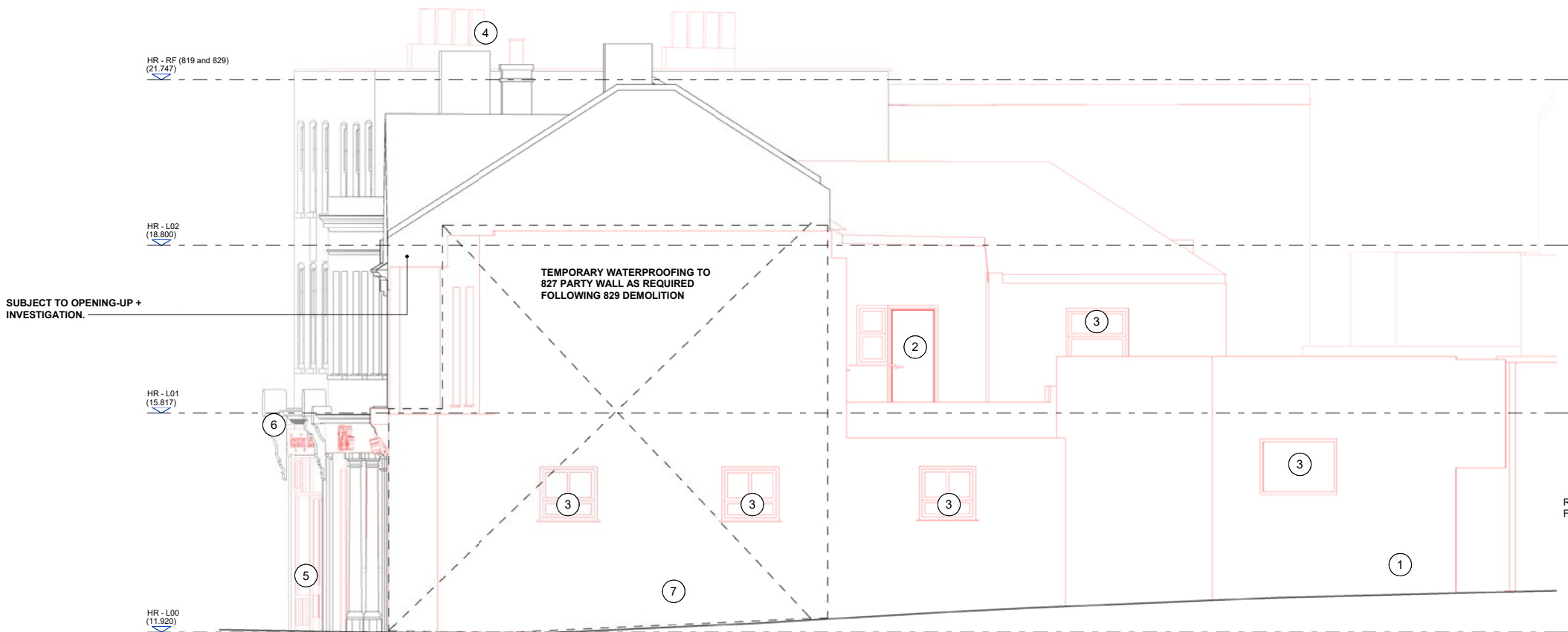
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DEMOLITION ELEVATION/SECTION KEY

— Existing
— Strip Out
- - Temporary Waterproof Needed

REFER TO 1:100 DRAWING NO 9250
FOR FULL EXTENT OF BUILDING



Demolition Notes:

General:

- Protect all surfaces & windows adjacent work areas, which are to be retained.
 - Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.
1. Allow to remove modern C20th alteration to rear to suit proposed layout. Extent as shown.
 2. Allow to remove modern door and door surrounds complete.
 3. Allow to remove modern window and window surrounds complete.
 4. Carefully take down C20th chimney to sound course below existing corbeling ready for restoration.
 5. Carefully remove modern shop front. Extent as shown.
 6. Allow to remove unsympathetic modern signage and timber boarding complete.
 7. Allow to carefully take down No. 829 High Road and reuse any sound glazed bricks and architectural elements for repairs.
 8. Allow to remove internal partitions, extent as shown. Make good opening to suit proposed layout.
 9. Carefully strip out modern MEP and sanitary fixture without damaging existing historic fabric.
 10. Allow to remove modern floor and wall finishes complete.
 11. Allow to create opening as shown to suit proposed design.
 12. Carefully strip out modern paint finish complete to expose brick facade. Allow for 20% brick replacement and make good.

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

DEMOLITION ELEVATIONS NORTH

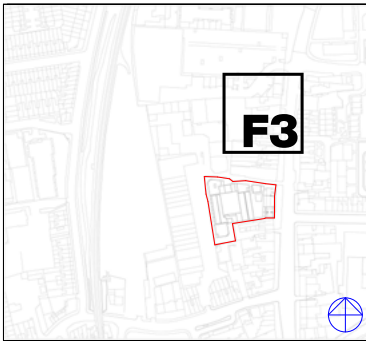
drawn by	scale	paper	project no
DP	1:50	A1	220428
status	revision		
S2 - Suitable for information	S1.P2		
drawing no			
PRINT-F3A-ZZ-EX-EL-A-9252	33		

**Proposed Notes:****General:**

- All sash windows to be eased and adjusted.
- Decorations – cornice, windows complete, doors and shop front (pilasters and fascia) similar materials and colours.
- Protect all surfaces and windows adjacent work areas which are to be retained.
- Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.

- Allow to reinstate gable wall to suit new proposed design.
- New bronze coloured gateway arch with lettering.
- New bronze coloured metal totum signage and entrance gateway to suit proposed design.
- New lighting to entrance
- New sit out space to landscape architect's detail.
- Proposed student accommodation development.
- Chimney restored to match historic design and site evidence. Refer to historic photo 1893.
- Roof restored to match historic design and site evidence. Refer to historic photo 1893.
- New windows/doors to suit proposed layout.
- Allow like for like brick infill to suit proposed design

* Works subject to further opening up and investigative works and specific details to be developed at later stages.

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Notes:

- Landscape section indicative only. Re-Form design to be incorporated.
- PV, facade terminations and louvres indicative only. Subject to design development and coordination with MEP.

KEY

- PROPOSED
- EXISTING

DATE	CHK	DESCRIPTION	STA NO.
08.12.2023		Scheme Freeze Gas	P1

REVISION HISTORY**F3**

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

GA ELEVATION - NORTH (823-827)

drawn by scale paper project no

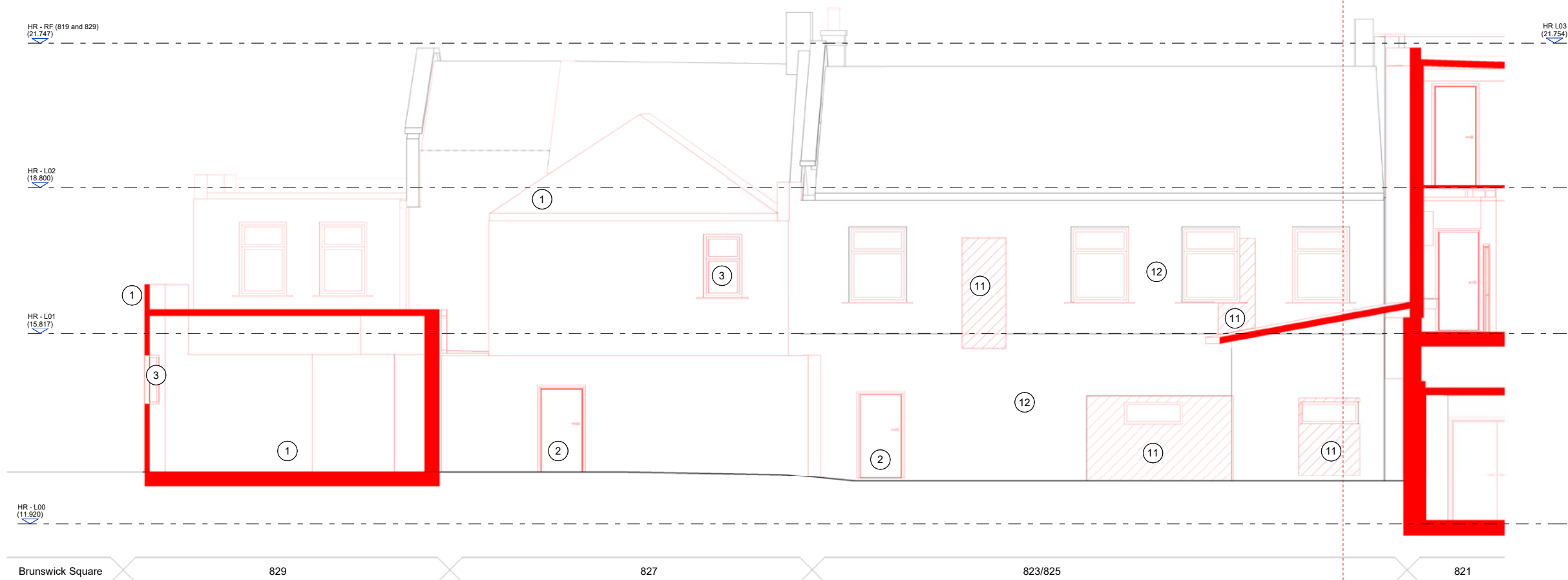
DG 1:50 A1 220428

status revision

S1 - Suitable for coordination P1

drawing no

PRINT-F3A-ZZ-ZZ-EL-A-25001 34

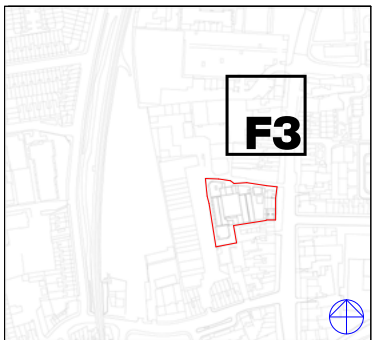


Demolition Notes:

General:

- Protect all surfaces & windows adjacent work areas, which are to be retained.
 - Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.
1. Allow to remove modern C20th alteration to rear to suit proposed layout. Extent as shown.
 2. Allow to remove modern door and door surrounds complete.
 3. Allow to remove modern window and window surrounds complete.
 4. Carefully take down C20th chimney to sound course below existing corbeling ready for restoration.
 5. Carefully remove modern shop front. Extent as shown.
 6. Allow to remove unsympathetic modern signage and timber boarding complete.
 7. Allow to carefully take down No. 829 High Road and reuse any sound glazed bricks and architectural elements for repairs.
 8. Allow to remove internal partitions, extent as shown. Make good opening to suit proposed layout.
 9. Carefully strip out modern MEP and sanitary fixture without damaging existing historic fabric.
 10. Allow to remove modern floor and wall finishes complete.
 11. Allow to create opening as shown to suit proposed design.
 12. Carefully strip out modern paint finish complete to expose brick facade. Allow for 20% brick replacement and make good.

* Works subject to further opening up and investigative works and specific details to be developed at later stages.



KEY PLAN

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DEMOLITION ELEVATION/SECTION KEY

- Existing
— Strip Out
- - Temporary Waterproof Needed

[illegible]

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

DEMOLITION GA ELEVATIONS-SECTIONS
West (823-829)

drawn by	scale	paper	project n
DP	1:50	A1	220428

status

S2 - Suitable for information

drawing no

PRINT-F3A-ZZ-EX-EL-A-9261

35



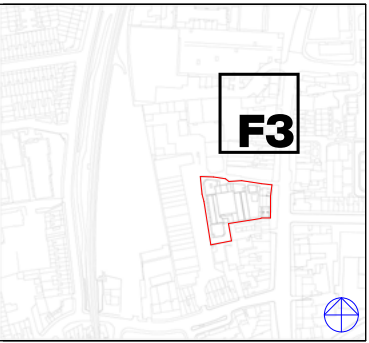
Proposed Notes:

- General:
- All sash windows to be eased and adjusted.
 - Decorations – cornice, windows complete, doors and shop front (pilasters and fascia) similar materials and colours.
 - Protect all surfaces and windows adjacent work areas which are to be retained.
 - Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.

- Roof restored to match historic design and site evidence. Refer to historic photo 1893.
- New window/door with flat arch to suit proposed layout.
- Allow like for like brick infill to suit proposed design.
- New balcony to suit proposed layout. refer to SE's drawings for fixing details.
- Allow to make good brick work where new structural opening created.
- Modern paint tripped out. Rake out any loose pointing and repoint joints in lime mortar. Allow for 20% brick replacement.

- Notes:
- Landscape section indicative only. Re-Form design to be incorporated.
 - PV, facade terminations and louvres indicative only. Subject to design development and coordination with MEP.

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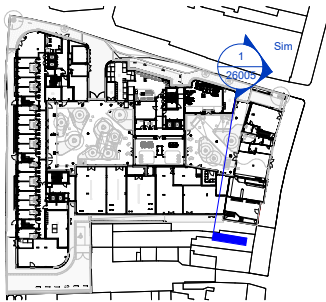
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KEY

— PROPOSED

— EXISTING



DATE	CHK	DESCRIPTION	STA NO.
08.12.2023		Scheme Freeze GAS	P1
REVISION HISTORY			

F3

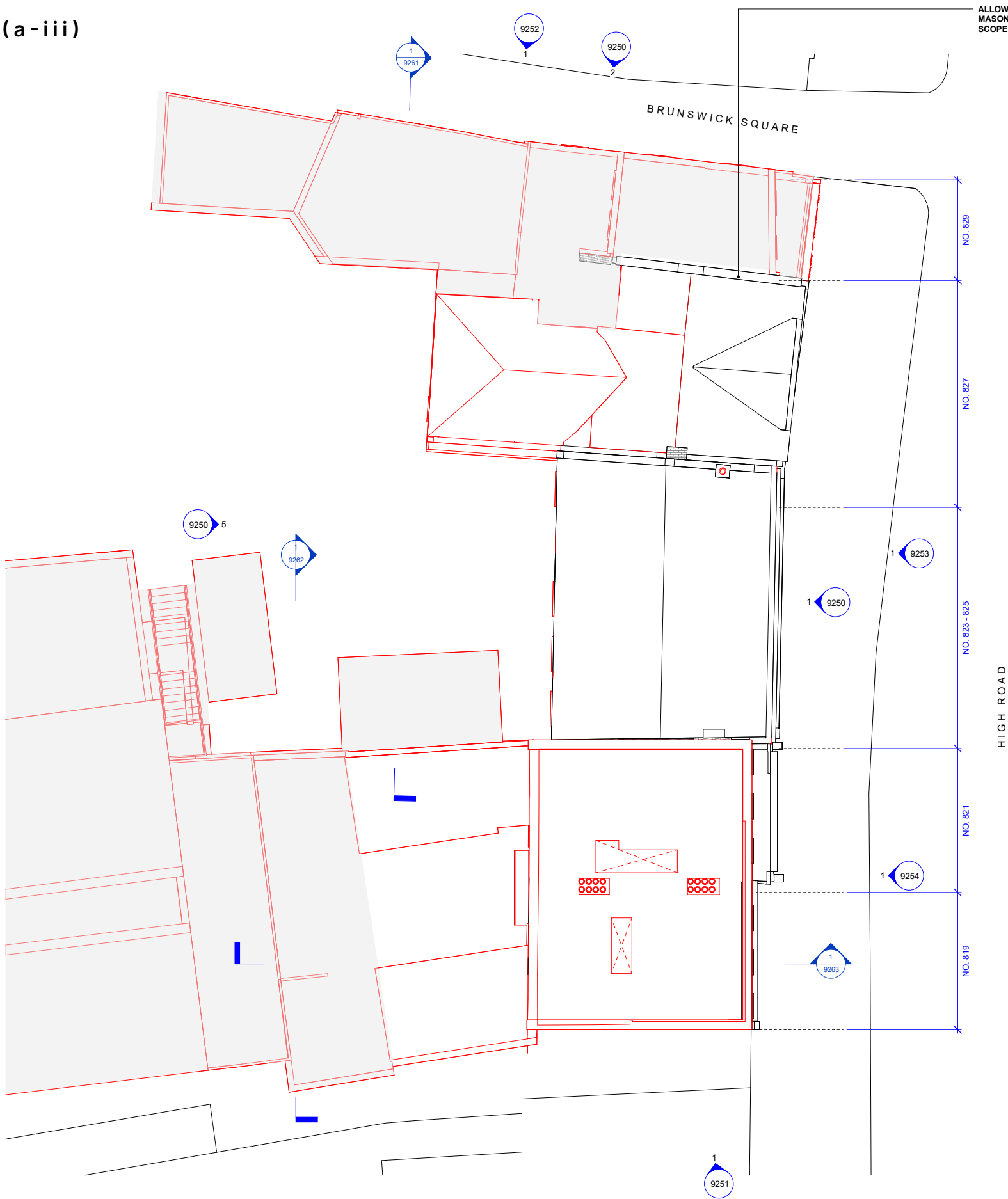
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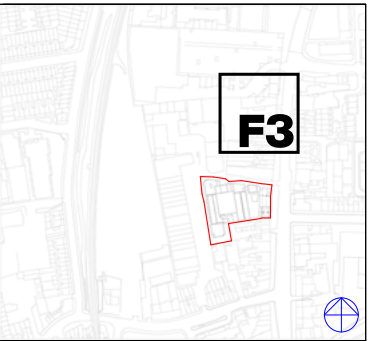
project	THE PRINTWORKS		
title	819-829, HIGH ROAD, TOTTENHAM, LONDON, N17 8ER		
drawn by	scale	paper	project no
DG	1:100	A1	220428
status	revision		
S1 - Suitable for coordination	P1		
drawing no	PRINT-F3A-ZZ-ZZ-SE-A-26005		36



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APPROVAL BY STRUCTURAL ENGINEER MUST BE SORT BEFORE ANY WALLS ARE REMOVED

DEMOLITIONS TO INCLUDE ALL INTERNAL WALLS, FIXTURES AND FITTINGS WITHIN THE REAR SHED



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DEMOLITION PLAN KEY

- Existing
- Strip Out
- Temporary Waterproof Needed
- Strip Out Internal Modern Floor Finishes

DATE	CHK	DESCRIPTION	STA	NO.
06.02.2024	AC	Demo Pack - Issued to Contractor	S1	P2
15.10.2023		For Information		P1

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project	THE PRINTWORKS		
	819-829, HIGH ROAD, TOTTENHAM, LONDON, N17 8ER		
title	DEMOLITION GA ROOF PLAN (819 - 829) PHASE 2		
drawn by	scale	paper	project no
DP	1:100	A1	220428
status			revision
S2 - Suitable for information			S1.P2
drawing no	PRINT-F3A-ZF-RF-GA-A-9332		

FIGURE 53. Nos. 819-827 - Demolition Roof Plan

* Works subject to further opening up and investigative works and specific details to be developed at later stages.



REFER TO 1:200
DRAWING NO 20225
FOR FULL EXTENT OF
BUILDING

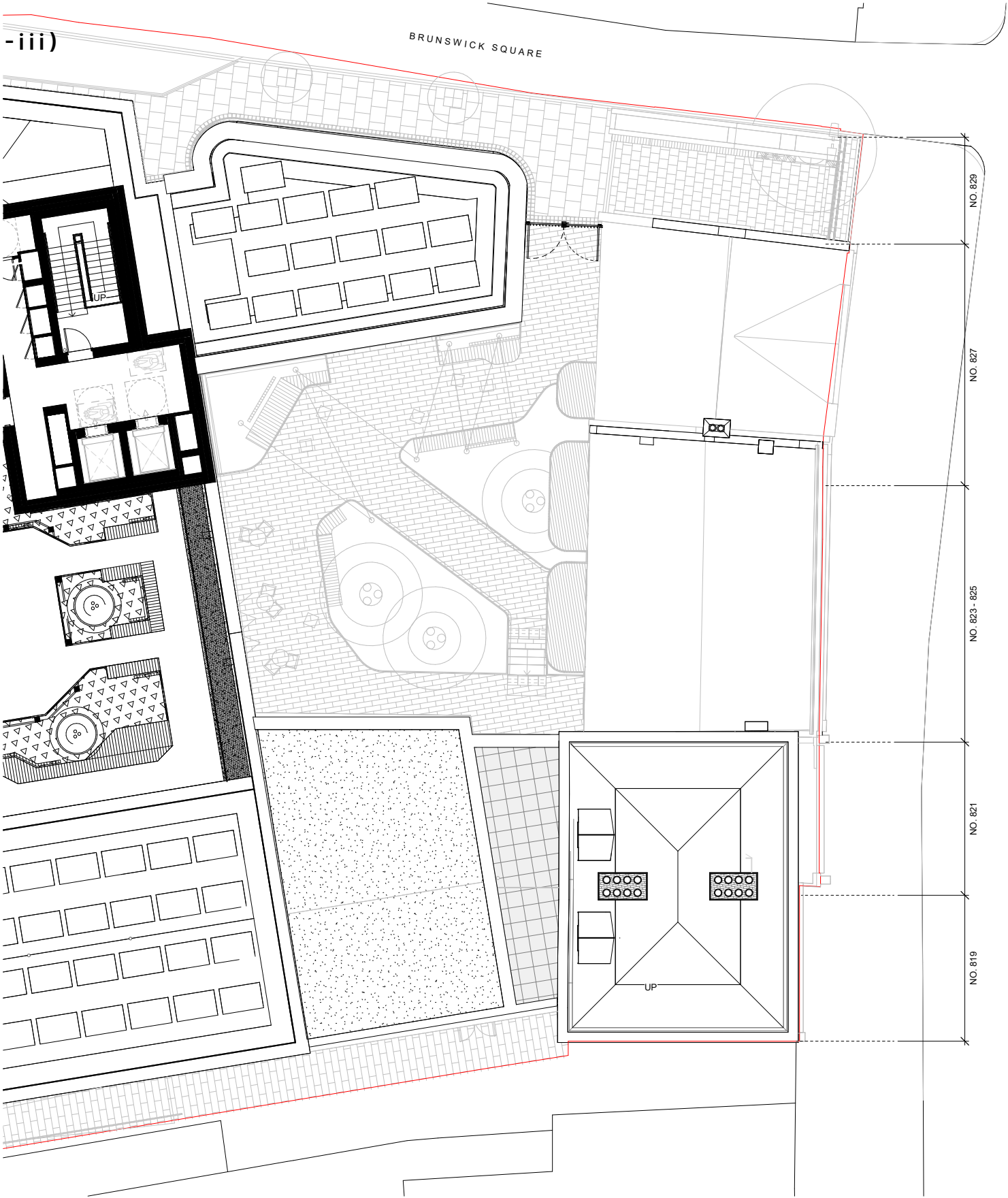
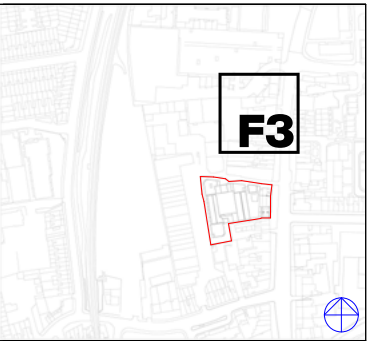


FIGURE 54. Nos. 819-827 - Proposed Roof Plan

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DATE	CHK	DESCRIPTION	STA NO.
11.12.2023		Scheme Freeze GA	P3
08.12.2023		Scheme Freeze GA	P4
14.11.2023		Issued On BIM360	P3
13.11.2023		For Information	P2
26.09.2023		For Info to BASE	P1

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project
THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER
title
ROOF PLAN (819 - 829)

drawn by	scale	paper	project no
DG	1 : 100	A1	220428
status	revision		
S1 - Suitable for coordination	P5		
drawing no	PRINT-F3A-ZZ-RF-GA-A-20255		



1.4 **CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

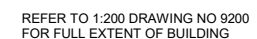
(a) No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

(iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

F3 Response:

Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20 have been completed as part of proposed works.

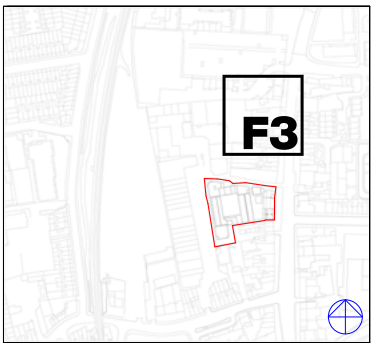
Please refer to the following pages which include plans and entrance door details.



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DEMOLITIONS TO INCLUDE ALL INTERNAL WALLS, FIXTURES AND FITTINGS WITHIN THE REAR SHED



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DEMOLITION PLAN KEY

- Existing
 Strip Out
 Temporary Waterproof Needed
 Strip Out Internal Modern Floor Finishes

[illegible]

06.02.2024	AC	Demo Pack - Issued to Contractor	S1	P1
DATE	CHK	DESCRIPTION	STA	NO.

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON. N17 8ER

DEMOLITION GA L00 FLOOR PLAN (819 - 829) PHASE 2

drawn by	scale	paper	project no
DP	1:100	A1	220428

status	revision
S2 - Suitable for information	S1.P1

drawing no **PRINT-F3A-ZZ-00-GA-A-9302** 41

FIGURE 55. Nos. 819-827 - Ground Floor Demolition Plan

* Works subject to further opening up and investigative works and specific details to be developed at later stages.

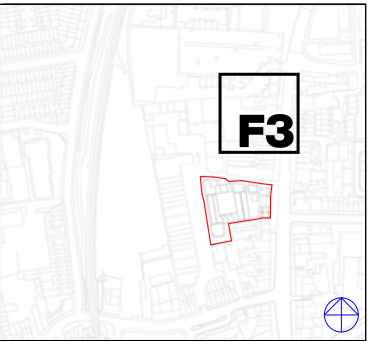


REFER TO 1:200
DRAWING NO 20221
FOR FULL EXTENT OF
BUILDING



FIGURE 56. Nos. 819-827 - Ground Floor Proposed Plan

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Notes:

Internal fittings and furniture layouts are indicative only and are subject to design development and coordination

DATE	CHK	DESCRIPTION	STA NO.
11.12.2023		Scheme Freeze GAP	P0
08.12.2023		Scheme Freeze GAP	P4
14.11.2023		Issued On BIM360	P3
13.11.2023		For Information	P2
26.09.2023		For Info to BASE	P1

REVISION HISTORY

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E: info@f3architects.com

Except for Planning purposes, figured dimensions only are to be taken from this drawing.
All dimensions are in millimetres unless otherwise stated.
All dimensions shall be checked on site prior to works commencing.
Any discrepancies shall be reported to the Architect.
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Health and Safety
Refer to relevant Construction (Design and Management) documentation where applicable. The Contractor shall plan, manage and monitor the works inclusive of temporary erection stability. Any works that are found to be unstable in the temporary state are to be reported directly to the structural engineer and Main Contractor/Package Manager in order to provide safe temporary support. Check on site prior to commencement of works/fabrication etc.

project
THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER
title
FLOOR PLAN - LEVEL L00 (819 - 829)

drawn by	scale	paper	project no
DG	1:100	A1	220428
status			revision
S1 - Suitable for coordination			P5
drawing no			42
PRINT-F3A-ZZ-00-GA-A-20251			

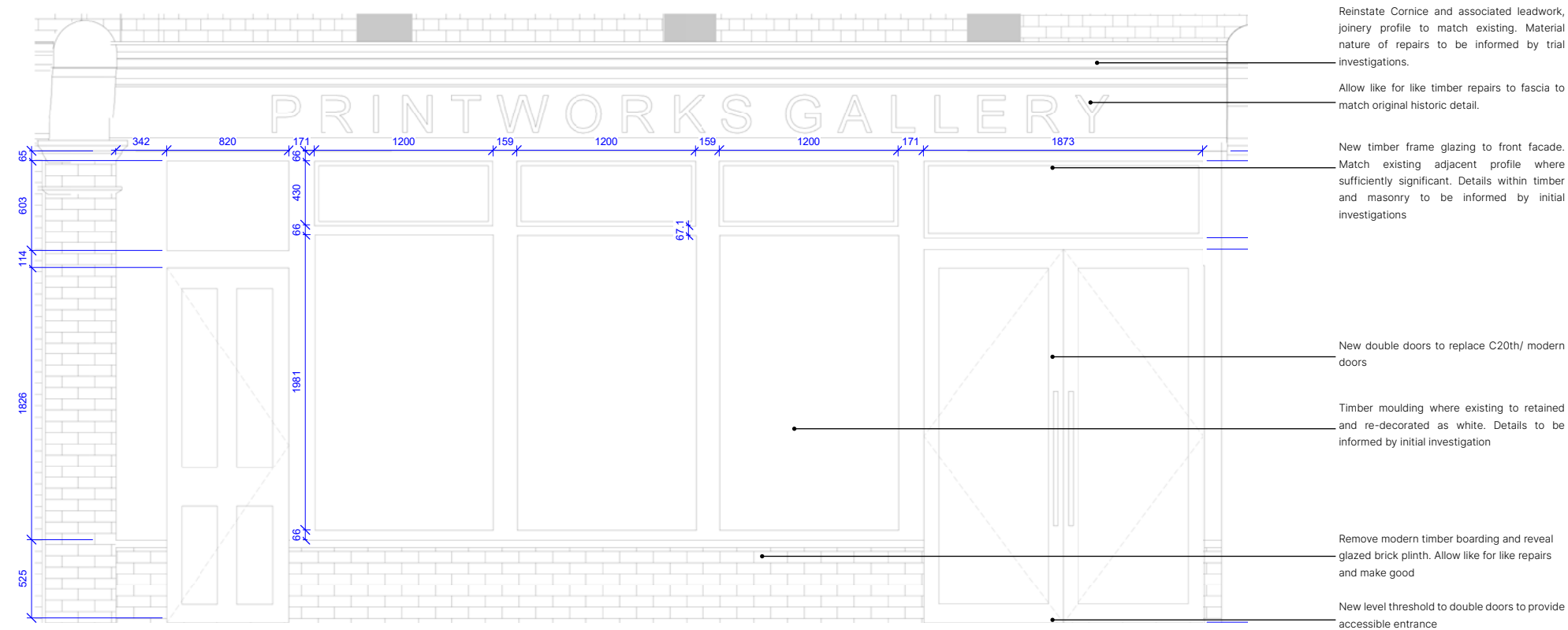


FIGURE 58. Nos. 827 - East Shop Front Elevation

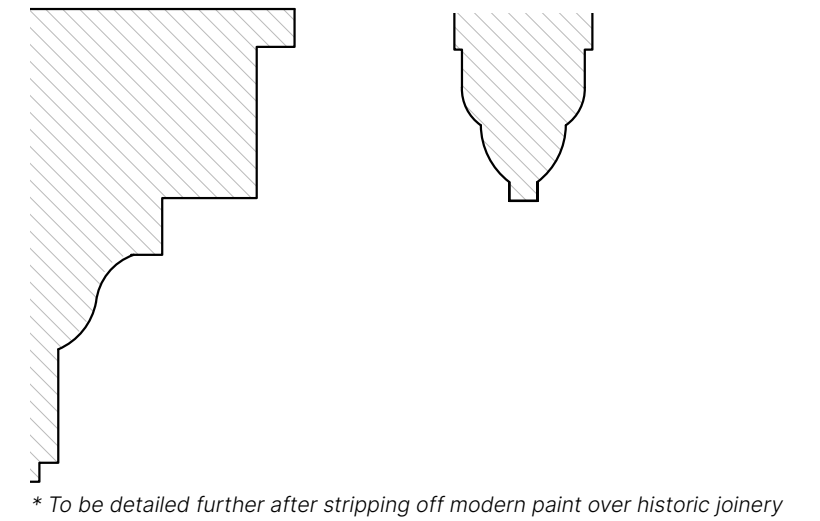


FIGURE 59. Existing front Cill and mullion profile

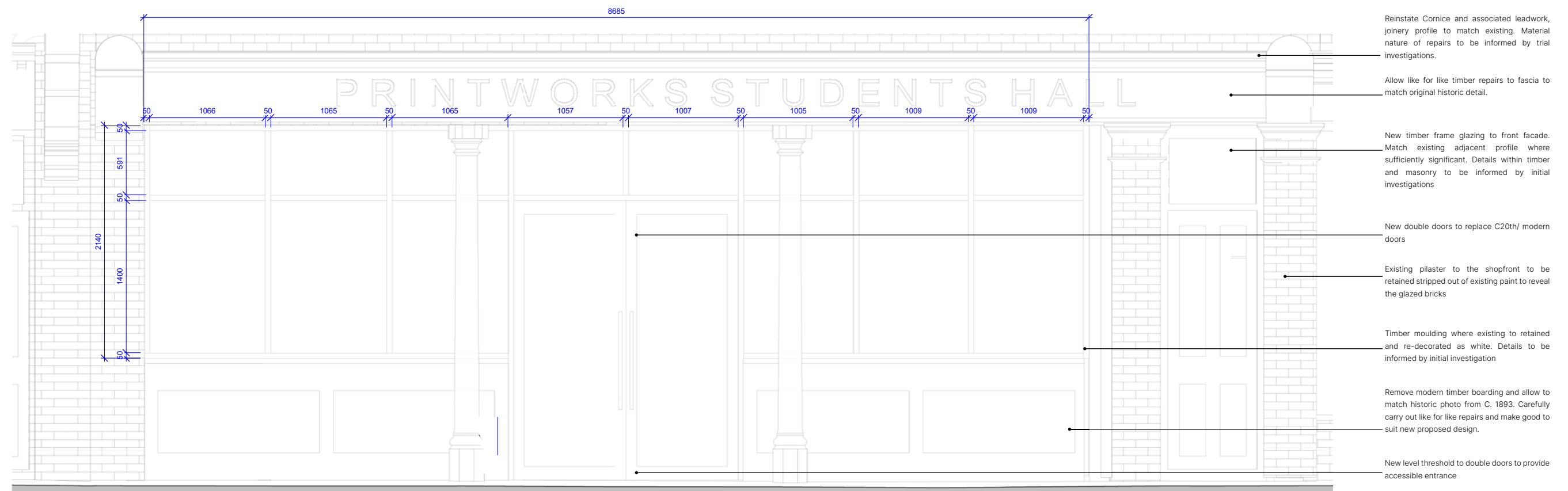


FIGURE 57. Nos. 823-825 - East Shop Front Elevation

* Works subject to further opening up and investigative works and specific details to be developed at later stages.

