



EDMANSONS CLOSE TOTTENHAM, N17 6XD

DESIGN & ACCESS STATEMENT
SEPTEMBER 2024

1.0	INTRODUCTION	p 4
2.0	PROJECT HISTORY SUMMARY	p 6
3.0	PLANNING HISTORY	p 6
4.0	SITE LOCATION	p 10
5.0	SITE ANALYSIS	p 11
6.0	EXISTING USES	p 12
7.0	TRANSPORT LINKS	p 13
8.0	HISTORICAL ANALYSIS	p 14
9.0	SITE PHOTOS	p 17
10.0	EXISTING BUILDING COMPONENTS	p 18
11.0	DESIGN RESPONSE	p 20
12.0	SITE LAYOUT - EXISTING	p 25
13.0	SITE LAYOUT - PROPOSED	p 26
14.0	HOUSE TYPES - PROPOSED	p 28
15.0	BLOCK ELEVATIONS - PROPOSED	p 36
16.0	MATERIALS - EXISTING & PROPOSED	p 41
17.0	CGI'S	p 43
18.0	HERITAGE OVERVIEW	p 53
19.0	LANDSCAPING	p 52
20.0	ACCESS AND WAYFINDING	p 57
21.0	LIGHTING	p 56
22.0	TRANSPORT, PARKING & REFUSE MANAGEMENT	p 60
23.0	SUSTAINABILITY AND ENERGY	p 63
24.0	CRIME PREVENTION STRATEGY	p 64
25.0	CONCLUSION	p 65

APPENDIX AREA SCHEDULE EXISTING AND PROPOSED

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CLIENT AND PROFESSIONAL TEAM

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INTRODUCTION

PURPOSE OF THIS DOCUMENT

The purpose of this document is to accompany a Listed Building and Detailed Planning submission to Haringey Council. This document was produced to support the September 2022 planning application and has been updated to address changes requested by LB Haringey during the consideration of the planning application.

Homes and Mix

The Drapers Company is very keen to see the site brought back into beneficial use by sympathetically modernising the almshouses, sensitively adding new accommodation and creating a mix of homes that will create a strong community.

Existing Architecture and Typology

The almshouses were originally built as 44 almshouses in terraces primarily arranged on three sides of a central garden, with a chapel at the centre and a separate gatehouse. This arrangement was typical of almshouse schemes and this typology ensured protection, surveillance and a sense of community.

In the 1970s the almshouses were reconfigured as studios and one and two bed apartments to create additional units, an infill block adjacent to the gatehouse was added to create eight additional units and a standalone laundry building was also added at the rear.

EXISTING BUILDINGS:

- 48 no. studios
- 1 no. one-bed flat
- 12 no. two-bedroom flats
- A Chapel
- Prefab laundry building

Total:
61 DWELLINGS

NEW PROPOSALS

The proposals involve the refurbishment and reworking of the original almshouses to create a range of one, two and three bed houses, with the two bed houses combining two of the original almshouses, and the three bed houses combining two of the original almshouses and adding a rear extension. The gatehouse is restored as a two bed house.

The poor quality and unattractive 1970's infill block is demolished and in its place a detached two bed modern almshouse is added.

Further new accommodation is provided by adding 'pavilion blocks' in the corners of the terraces of the almshouses, with each providing two no. two bed apartments and the addition of a new apartment building at the rear of the site in the place of the laundry building providing 16 units (9 one beds and seven studios). The new apartment building uses an under developed part of the estate to the rear and provides the opportunity to create additional high quality modern units in a quiet and private setting. Nevertheless it will benefit from natural surveillance and whilst it is set back from the main road (Bruce Grove), its entrance is clearly positioned so it is visible from Bruce Grove and with clear way finding.

Following the last planning submission in September 2022, this scheme has been updated to positively address all of the further points raised.

The DAS has been updated to reflect positive engagement with the Council Officers and the position that has been agreed.

PROPOSED BUILDINGS:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse
- Retention of the Chapel

Total:
48 DWELLINGS

NEW BUILDINGS ACCESSIBILITY

All new buildings within the proposals will meet Policy D7 (Accessible Housing) of the London Plan and policy DM2 (Accessible and safe environments) of the Local Plan.

The proposals also meet the London Plan (2021) Policy D7 which requires at least 10% of homes to be 'wheelchair user dwellings' M4(3) and 90% to meet Building Regulation M4(2):

M4(2): Category 2 – Accessible and adaptable dwellings. This requirement is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users.

M4(3): Category 3 – Wheelchair user dwellings. This requirement is achieved when a new dwelling provides reasonable provisions for a wheelchair user to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities.



EXISTING AERIAL VIEW OF THE SITE

The Almshouses were built by the Drapers' Company in 1870 after three East End almshouses were closed when their sites were purchased for the construction of the North London Railway. Accommodation was originally provided for 27 pensioned sailmakers and the rest for poor people from Bow, Bromley and Stepney, but they went on to provide housing for people in need, resident anywhere in Greater London.

The almshouses are situated on three sides of a large rectangle of grass and with two wings on the edges with railings to the road. The front garden has an informal layout with flowering cherry trees and a long mixed border on the fourth side. Behind the houses are individual gardens and communal gardens.

The estate currently consists of 48 no. studios, 1 no. one-bedroom flats and 12 no. two-bedroom flats, all of which are self-contained. Residents had access to a laundry building and the estate includes the Chapel.

The buildings are two-storey yellow brick, with stone dressings and slate roofs, and in the centre of the complex is a neo-Gothic chapel. The Drapers' Almshouses were designed by the architect Herbert Williams, who also designed parts of Drapers' Hall in the City.

The site is bounded by Bruce Castle Court to the north, a development of three-storey block of flats built in the 1930's fronting Lordship Lane. There is a building to the south at no. 68E Bruce Grove, a property let to a NHS Trust.

Fronting the site along Bruce Grove are two storey terraced Edwardian Houses.

To the East of the site and to the rear of the chapel is the Grade II listed former Tottenham Magistrates Court.

Further east on Elsdon Road are a row of Victorian two storey houses many with loft conversions and gardens backing onto the site.

PROJECT HISTORY SUMMARY

The scheme has evolved significantly to positively respond to the previous feedback from the Quality Review Panels and Council Officers, as well as to address viability challenges.

Of the 44 original almshouses, 8 no. are returned to their original layout, 24 no. are reworked to create 12 no. two bed houses with each combining two of the original almshouses, and 12 no. are reworked to create three bed houses with each combining two of the original almshouses and adding modest rear extensions. Where previously all of the original rear lean tos were to be demolished, the majority are now retained so there is minimal intervention to the existing layout. From the front elevations, the almshouses will appear unaltered, retaining the original features such as the sash windows and taking the opportunity to make good later changes.

The footprints of the corner pavilions have been reduced in size and the new apartment building has also been reduced in size and repositioned further from the almshouses following discussion with the planning officers to avoid overlooking issues and make the entrance visible from Bruce Grove. The new apartment block drops to two storeys nearest to the almshouses to the north in order to reduce the massing and the height is set so that it cannot be seen above the ridge line of the almshouses from the main garden area to the front of the almshouses, respecting this key view. The demolition of the unattractive and poor quality 1970's infill building restores the original form of gatehouse and opens up the original view of the gable of the almshouses. The new detached almshouse is sensitive to its setting and designed to be subservient to the original listed building and the architecture takes cues from the original such as the chimneys and decorative brick courses.

There have been ongoing and positive discussions with Haringey Officers since March 2020 to refine the scheme in line with Quality Review Panel (QRP) comments and Officers' suggestions. This has included focused discussions with both the design and conservation officers, as well as positively addressing issues such as sustainability, parking et cetera. The last QRP Chair's Review in June this year strongly endorsed the latest designs and noted the positive way that all comments from the planners and panel had been addressed.

Following the last planning submission in September 2022. There has positive engagement with the Council Officers since submission and this updated DAS is the culmination of what has been agreed with Haringey.

DESIGN RESPONSE - HISTORY SUMMARY (Note: a detailed Planning History is included in the Planning Statement - Section 3)

1

PRE- APPLICATION NO.1 13TH MAY 2011

The proposals were for:

- Refurbishment and extension of existing almshouses
- New building of 30 units
- 1 potential 9 unit building
- 12 new mews houses on front lawn

COMMENTS FROM HARINGEY:

proposed rear extensions to the existing almshouses are “promising”.
The architectural form should be simple and modest, but of consistent architecture;

Proposed infill mews houses in each corner were “acceptable in principle” and
“there was the potential to do this and prospects were good”

Concerns: the proposed apartment building was too dominant and it did not
respect the privacy of the residents in close proximity.

Proposed car parking was too close to the boundary of the residents to the rear.

3

LISTED BUILDING CONSENT 6TH OCTOBER 2016

Listed building consent for internal alterations and amalgamations to create
larger dwellings.

Proposals involve a reduction in units from 50 studios, 2 x 1 bed flats and 9 x 2 bed
flats to 23 x 2 bed houses and 8 studios.

GRANTED LISTED BUILDING CONSENT 06/10/2016

APPLICATION FOR PROPOSED LAWFUL USE

The certificate was refused on the basis that the change in unit numbers
represented a material change on site.

As a result of this we are seeking full planning permission for the changes to unit
numbers.

2

PRE- APPLICATION NO.2 24TH SEPTEMBER 2015

The proposals were for:

- 24 family houses 2 of which would be 'new build' in the corners
- 2 flats in the chapel
- 8 studios in ancillary outbuilding
- 1 house in the Gatehouse building

COMMENTS FROM HARINGEY:

The principle of the proposals was considered acceptable given the level of
family units, for which there is a shortfall of such sized housing in the Borough;
The principle of extensions and alterations to the buildings in assisting to create
the newly converted and reconfigured residential development were
acceptable in principle;

The proposed buildings at the corners of the site were preferred by the officers
not to be in-filled, but instead be 'set in' from either side of the terraces and
therefore appear discrete. Concerns over lack of detail of bin stores and
landscaping, Concerns over corner pavilions; need to be discrete and materials
to take cues from existing context.

4

PRE- APPLICATION NO. 3 - 27TH NOVEMBER 2017

The proposals were for:

- The gatehouse was originally one building but now 2 flats – the proposal is to
convert back into 1 house.
- Two new 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with two houses.
- Four new houses are proposed in the rear area.

COMMENTS FROM HARINGEY:

The position of the ridge of the rear extension should also be re-considered –
lower down the slope of the main building;

The materials should generally be similar apart from the two corner blocks which
could be more contemporary;

The proposed rear dwellings could be 'back to back' rather than 'back to front'
as they are shown;

70's Infill sections – there will be a need to make strong case as part of Listed
Building.

DESIGN RESPONSE - HISTORY SUMMARY (CONT'D)

5

PRE-APPLICATION INFORMAL MEETING 11TH JULY 2019

The proposals were unchanged from the previous pre-application meeting ie:

- The gatehouse was originally one building but now 2 flats – the proposal is to convert back into 1 house.
- Two new 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with two mews houses.
- Four or five new houses are proposed in the rear area.

COMMENTS FROM HARINGEY:

Happy with the progress that has been made and believes the current design presents a logical layout;
Happy with the reconfiguration of the internal spaces to provide well designed units as these have been heavily altered already;
Opportunity to replace the 70's infill with contemporary units providing they are successful in terms of character, geometry, height, and form;
Prefer if the proposed mews buildings were not semi-detached;
Consideration could be given to redesigning and realigning the new units to the south east of the site;
Consider more of a mix of units throughout the scheme.

6

PRE-APPLICATION FOLLOW UP MEETING 5TH SEPTEMBER 2019

The mix was unchanged from the previous pre-application meeting ie:

- The gatehouse was originally one building but now 2 flats – the proposal is to convert back into 1 house.
- Two new 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with two mews houses.
- Four or five new houses are proposed in the rear area.

Design Changes to address comments:

Rear extensions; new scaled back proposal which enables more light provision and the rear garden area to be retained, whilst still providing family accommodation;
New mews are proposed to be smaller as 2 bed units in line with Haringeys comments

COMMENTS FROM HARINGEY:

queried whether the proposed rear glass link would work – concerned there is not enough space owing to eaves heights;
Proposals clearly show the maximum retention of the gardens and listed building qualities. Noted a conservation led focus has clearly been demonstrated.
supported the minimalist detail for the rear extension;
proposed mews still suffer from ambiguity of routes;
Consider mews to be angled to match the properties on Elsdon Road
Corner Pavilions; Heritage justification would have to be put forward to justify these.

7

STRATEGIC SITES COMMITTEE MEETING (HARINGEY IN ATTENDANCE ONLY)

COMMENTS (emailed to JLL 13th September 2019):

Rear extensions:
only query on whether sufficient head height - section required.

Unit Mix:
Concerned scheme proposes all 2 bed units - contrary to London Plan and Housing SPD.

Corner Pavilions:
Officers still in discussion regarding these units. Perspective plans showing views through the infill gaps requested.

Area behind Gatehouse (location of existing Laundry building):
Further design and layout required. Scope to include terrace parallel to Elsdon Road Properties.

Parking:
Need to be formalised with Planning Application

8

PRESENTATION OF PROPOSALS 23RD JANUARY 2020

The proposals are for:

- The gatehouse convert back into 1 house.
- 2 storey apartment buildings proposed at the corner plots.
- Replacing the 1970's infill with three smaller 2 bed mews houses.
- New apartment building.

RESPONSE:

Rear extensions:
Rear extensions agreed in principle - section provided in this document

Unit Mix:
Better mix of accommodation overall with 1, 2 and 3 bed dwellings

Corner Pavilions:
Corner Pavilions designed to respond to the site with views provided

Area behind Gatehouse
New design proposed with one bed flats for the elderly. Staggered footprint responds to Elsdon Road properties and allows for dual aspect units.

DESIGN RESPONSE - HISTORY SUMMARY

9

HARINGEY QUALITY REVIEW PANEL NO.1 4TH MARCH 2020

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

While the panel broadly supports the scale of the proposals, some important aspects of the scheme need to be reconsidered, including the site-wide strategy for pedestrian access; the configuration, detail and architectural expression of the proposed extensions to the almshouses, the new development block located at the rear of the site, and the new infill houses onto Bruce Grove.

Scope for improving the design of the public realm also remains, to reinforce key frontages and to enhance the legibility, safety and quality of the pedestrian environment. The panel would also recommend improvements to the design of the primary green space, and inclusion of measures to utilise renewable energy sources and promote sustainable travel options.

10

HARINGEY QUALITY REVIEW PANEL 16TH DECEMBER 2020

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

As at the previous review, the panel supports the broad approach taken to the scale of the proposals. The proposed quantum of development is acceptable as it does not negatively impact upon the setting of the Grade II listed almshouses. Further work on the configuration, nature and expression of the new development is needed. The panel also wonders whether it would be more sensible and secure to give the family houses larger private rear gardens reaching to the site boundary and omit the rear footpath and landscaping. Internal adjustments to the ground floor layout of the almshouses are also suggested to increase the amount of storage within each dwelling and to reduce congestion in the hallway eg relocation WC on ground floor for storage. For the apartment building: A greater level of articulation and increased three-dimensional modelling of the mass should help to avoid the appearance of a monolithic structure. Care should be taken to avoid pastiche.

11

HARINGEY QUALITY REVIEW PANEL PRE-APP REVIEW 30TH NOVEMBER 2022

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

The current scheme has been refined to ensure viability. It however involves less intervention of the listed buildings and is more closely aligned with the previous listed building consent (2016). It was noted that we're trying to retain as much existing fabric as possible across the listed almshouses. 6 almshouses would have rear extensions and the others are to make use of the existing rear lean tos. Officers asked if the widened access will affect heritage. Haringey concerned about parking on site as may detract from the appearance of the heritage asset.

Concerns regarding Children's playspace in centre of quadrangle as safety concern. Convolutd approach to entrance; not visible from public realm.

12

HARINGEY QUALITY CHAIR REVIEW PANEL PRE-APP 15TH JUNE 2022

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:

The panel supports the scale of the proposals, the refurbishment of the chapel, the sensitive approach to the conversion of the almshouses, the modest extensions to six of the almshouses, and the approach to the new build elements.

The Quality Review Panel is delighted with the way that the scheme has progressed, and it looks forward to seeing the proposals come to fruition. Some comments on the details of the scheme remain, but the panel feels that these can be addressed in consultation with officers.

13

SUBMISSION OF PLANNING APPLICATION SEPTEMBER 2022

The proposals were for:

- 26 no. family houses (in the existing almshouses)
- 1 no. new almshouse (in the former 70's infill)
- 16 no. new build one bedroom and studios apartments
- 4 no. new build 2 bed corner pavilion apartments
- 1 no. 2 bed house within the gatehouse

COMMENTS FROM HARINGEY:**Design:**

Keen to retain more of the existing openings in the rear lean to's particularly on the larger units;

Sustainability:

Confirmed that they would like to see further measures to retrofit existing almshouses, balanced against heritage consideration and opportunities to increase sustainability credentials where possible on the new build elements. This included items such as considering addition of floor insulation, avoiding gas boiler heating, adding more ASHPs where possible and photovoltaic panels, and considering installation of shutters/louvres on apartment block south facing elevations (to reduce overheating)

Transport:

Prefer a car free development with provision of only 5 disabled car parking spaces.

14

NEW PLANNING SUBMISSION (this document)**PROPOSED CHANGES:**

Many existing window and door arrangements on the rear lean to's now retained - So as suggested by Haringey; half of each of the amalgamated almshouses retain their original form. In summary the changes include:

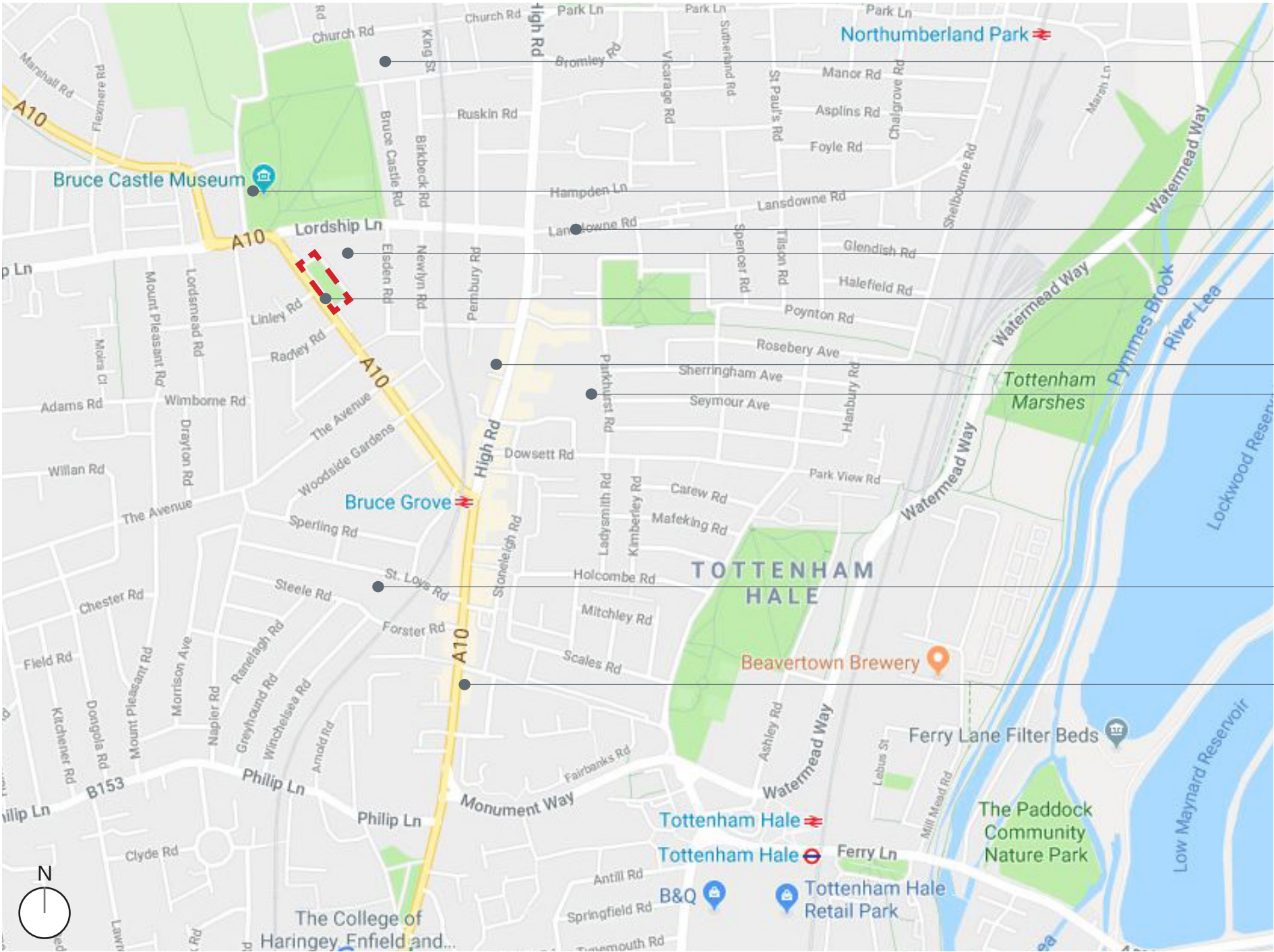
- House Type 1 change: Retain existing rear elevations and change door to fully glazed;
- House Types 2 and 3 change: Retain half the existing rear elevation and change door to fully glazed (as house type 1).
- Add double glazed doors to the other half (to living room side) to replace sash window and single door;
- Additional PV's have been added to the new build elements of the development;
- ASHPs to be provided to all units other than the 8 x 1 bed almshouses which will utilise electric-combi boilers;
- Floor and wall insulation added to the almshouses;
- New screens added to south elevation of apartment building.

SITE LOCATION

The site is located in a residential area and there are a range of local amenities such as the Bruce Castle Museum, parks, shops and local schools.

Most of the houses were built in the late Victorian or Edwardian Era following the building of the Great Eastern Railway Enfield Branch.

The area is served well by buses and by Bruce Grove railway station (a 10 minute walk from the site), from where trains go to Liverpool Street, Enfield Town and Cheshunt.



SITE LOCATION PLAN WITH SITE IN RED

SITE ANALYSIS

The site which is located in the Bruce Grove Conservation Area, fronts on to Bruce Grove to the south with the buildings wrapped around a relatively flat open lawned quadrangle.

The site is bounded by Lordship Lane to the North, Bruce Grove and Hatham Road to the south. The site has a PTAL of 5 and there is existing informal parking around the perimeter of the green space.

There are important views both into and from the main garden which will be retained, specifically from Lipley Road and along Bruce Grove.

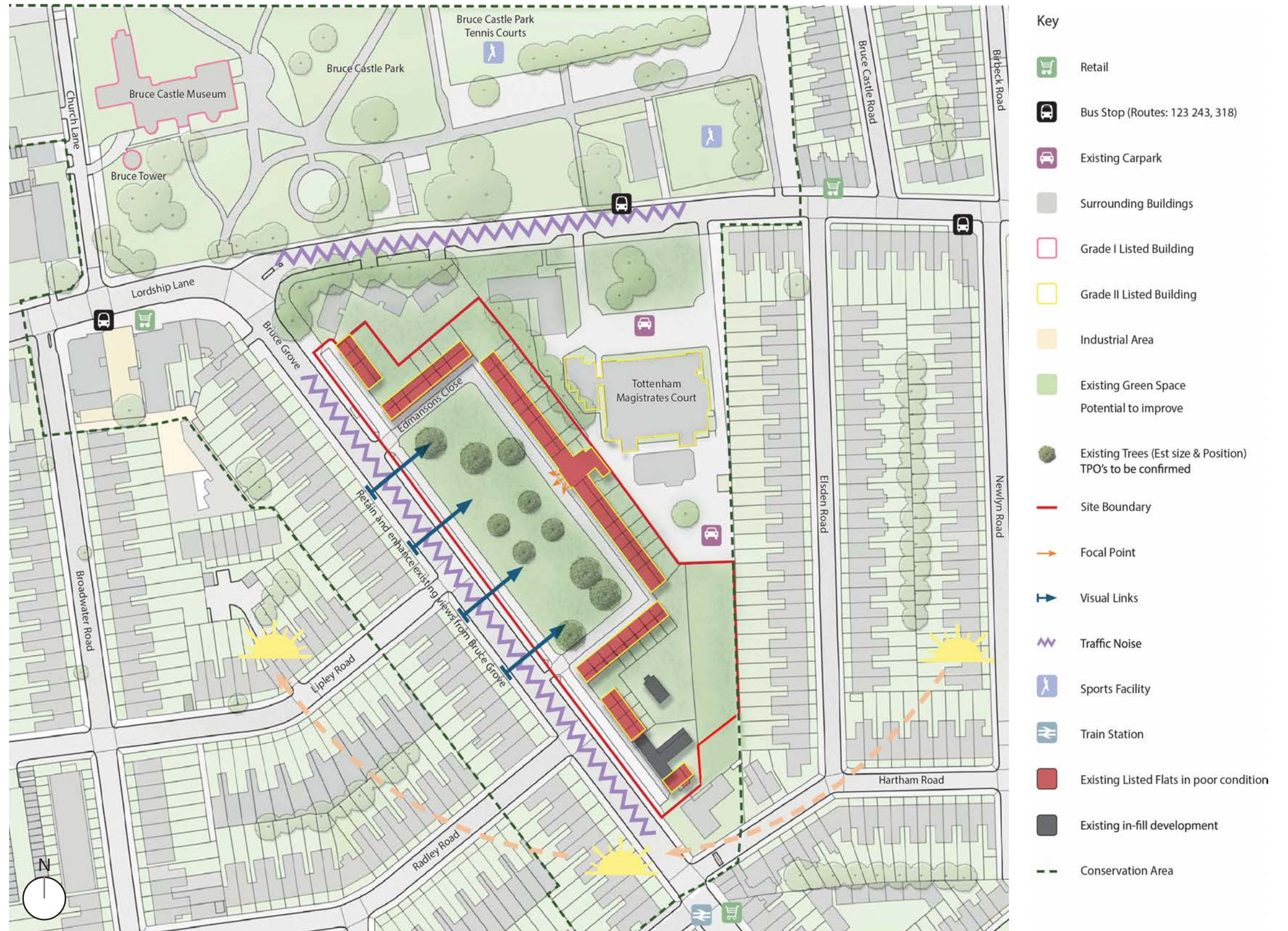
To the rear of the site is Tottenham Magistrates Court (now closed) and further afield, Elsdon Road, a row of terraced Victorian houses whose gardens back onto the former allotment gardens.

In the grounds there is a small laundry building from the 1970s.

To the south is the original gatehouse or lodge building which was the original access point into the site. Adjacent to that is a 1970s infill building providing further accommodation.

Two new access points were built later which allows vehicular entry into the site.

There are a number of cherry trees in the quadrangle and some larger trees to the rear. Shrubs and smaller trees align the site along Bruce Grove.



EXISTING USES

The Estate consists of 48 studios, 1 one - bedroom flat and 12 two-bedroom flats, all of which are self-contained and surrounded by communal gardens.

There is a laundry building built in the 1970s in the grounds and a former chapel located in the central wing which is used for social activities.

EXISTING BUILDINGS:

- 48 no. studios
- 1 no. one-bed flat
- 12 no. two-bedroom flats
- A Chapel
- Prefab laundry building

Total:
61 DWELLINGS



TRANSPORT LINKS

Edmansons Close is located to the south of Lordship Lane and fronts Bruce Grove in the London Borough of Haringey.

The site has a PTAL rating of 5 which is very good with frequent bus services and Bruce Grove Station is just 350m away with regular trains to Liverpool Street.

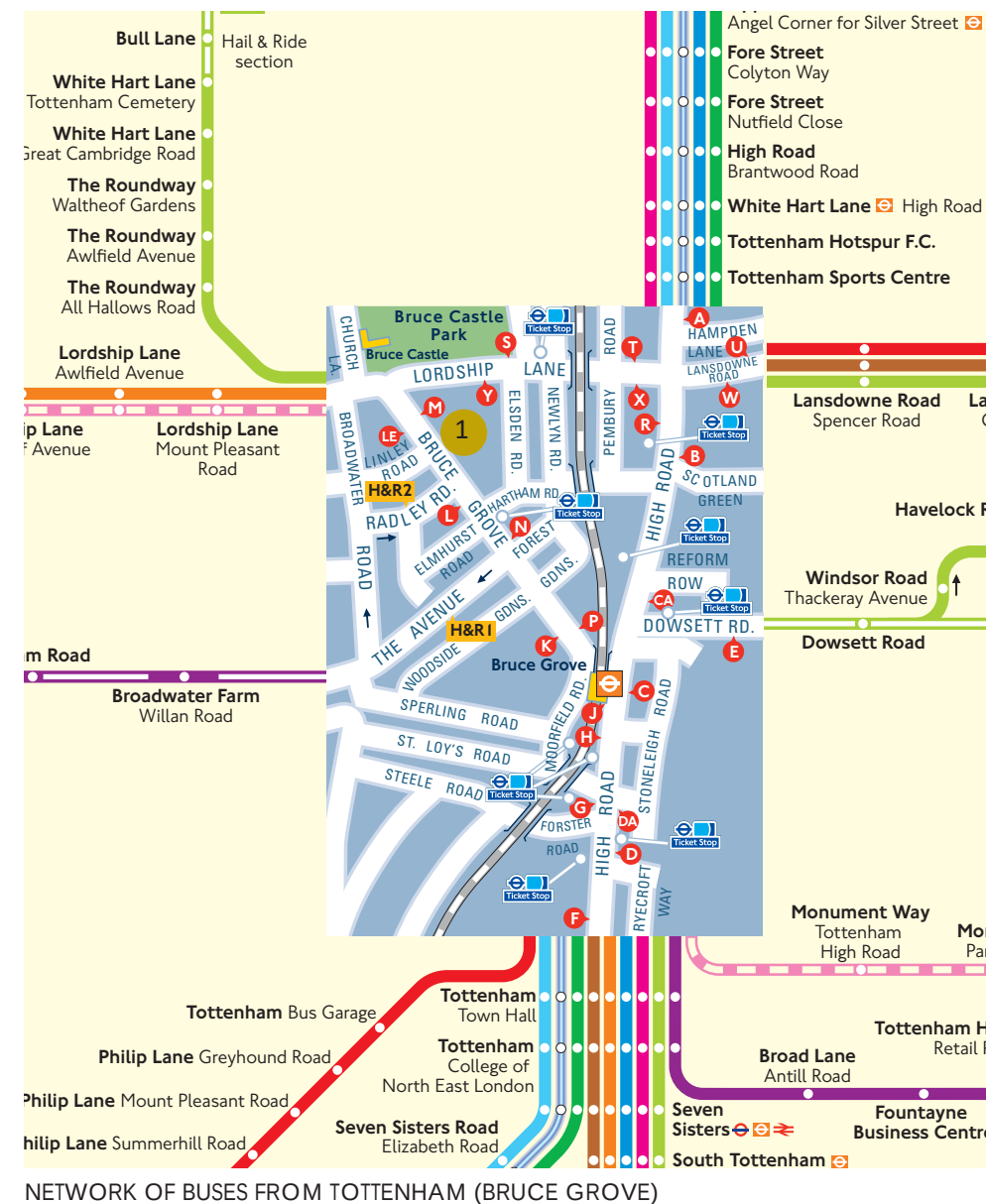
Excellent public transport links are nearby and the site achieves a Public Transport Accessibility Rating of 5 out of 6, according to Transport for London.

Bruce Grove Station is just 350m away, a few minutes walk to the southeast and runs trains to Seven Sisters, Stoke Newington, Hackney, Bethnal Green and Liverpool Street.

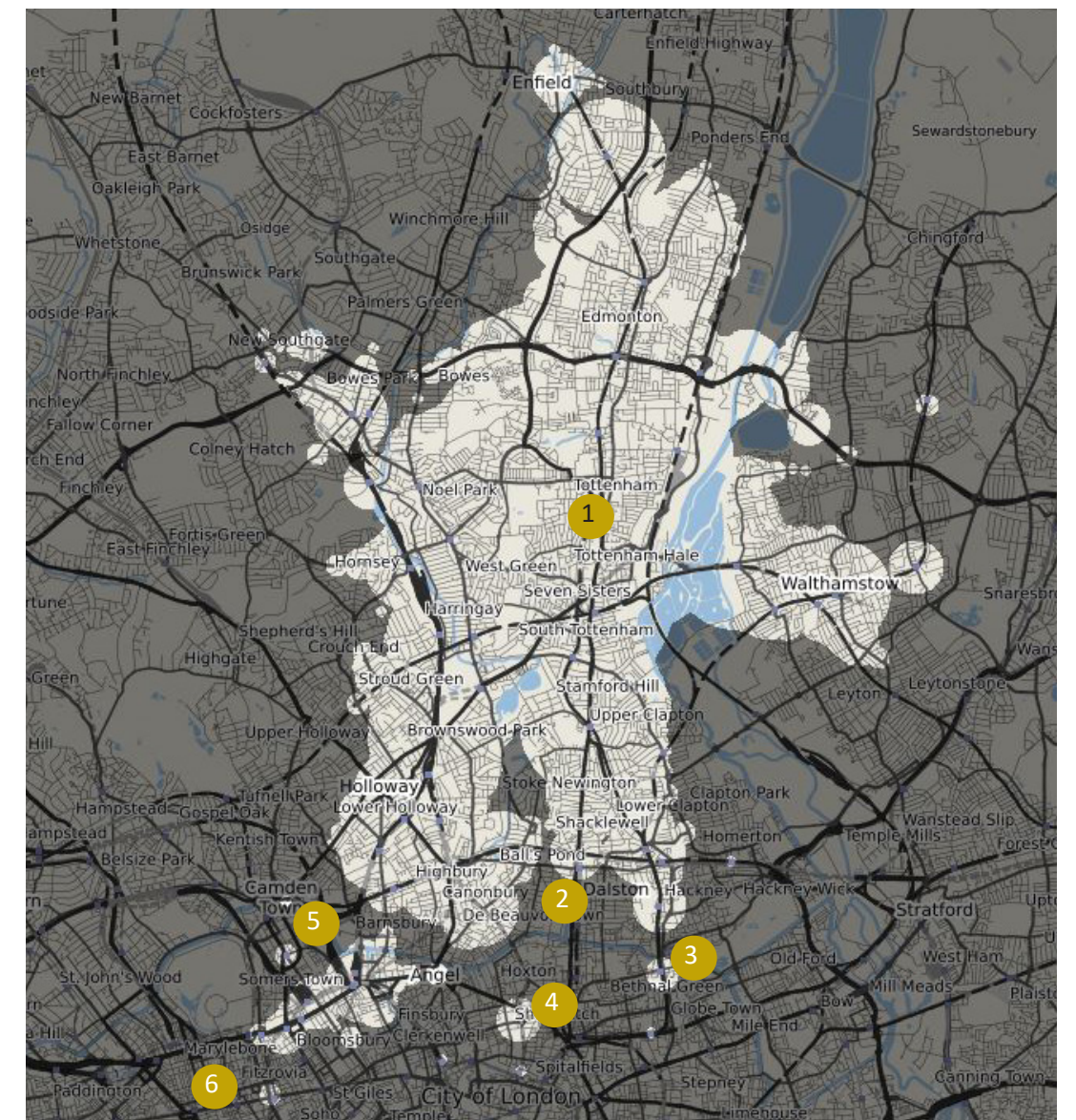
There are also ten bus routes in the area providing access to Finsbury Park, Dalston Junction, London Bridge, Waterloo, King's Cross, Euston, Old Street and Oxford Circus, amongst others.

The diagram to the right illustrates these links and the resulting accessibility within a notional 25 minute radius.

Note; Refer also to the Transport Report prepared by Motion which forms part of this application.



1 EDMANSONS CLOSE



MAP SHOWING ACCESSIBILITY WITHIN 25MIN BY PUBLIC TRANSPORT OF THE SITE

- 1 EDMANSONS CLOSE
- 2 DALSTON JUNCTION
- 3 CAMBRIDGE HEATH
- 4 OLD STREET
- 5 KING'S CROSS
- 6 OXFORD CIRCUS

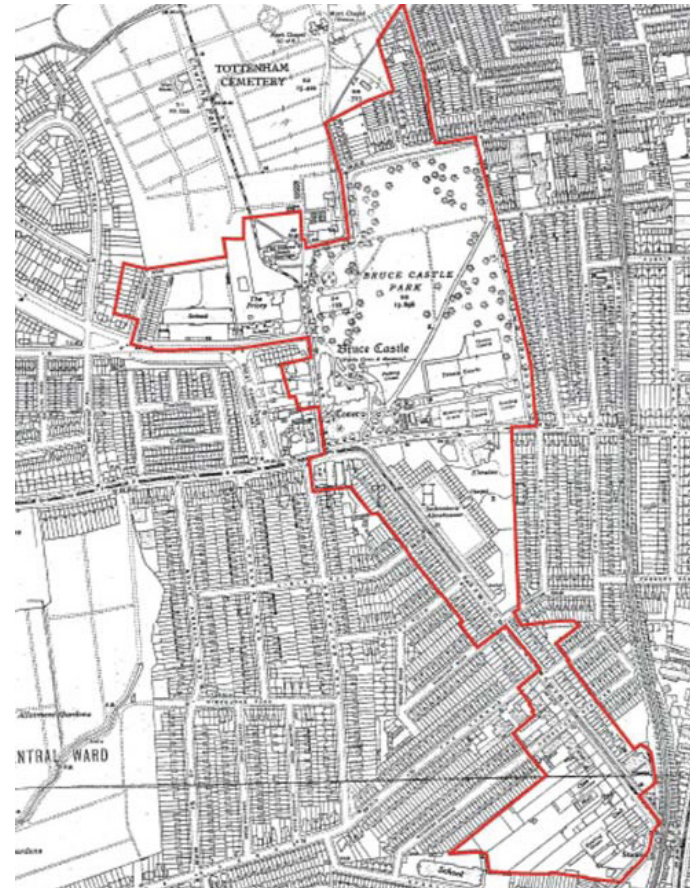
HISTORICAL ANALYSIS - BRUCE CASTLE CONSERVATION AREA

Bruce Castle Conservation Area is one of the largest Conservation Areas in Haringey. The centre is the historic Grade I Listed Bruce Castle, a grand three story mansion whose oldest surviving parts date back to the early 16th Century, but has been the site of a manor house since at least 1254. It now forms the Haringey Museum and Local History Archives.

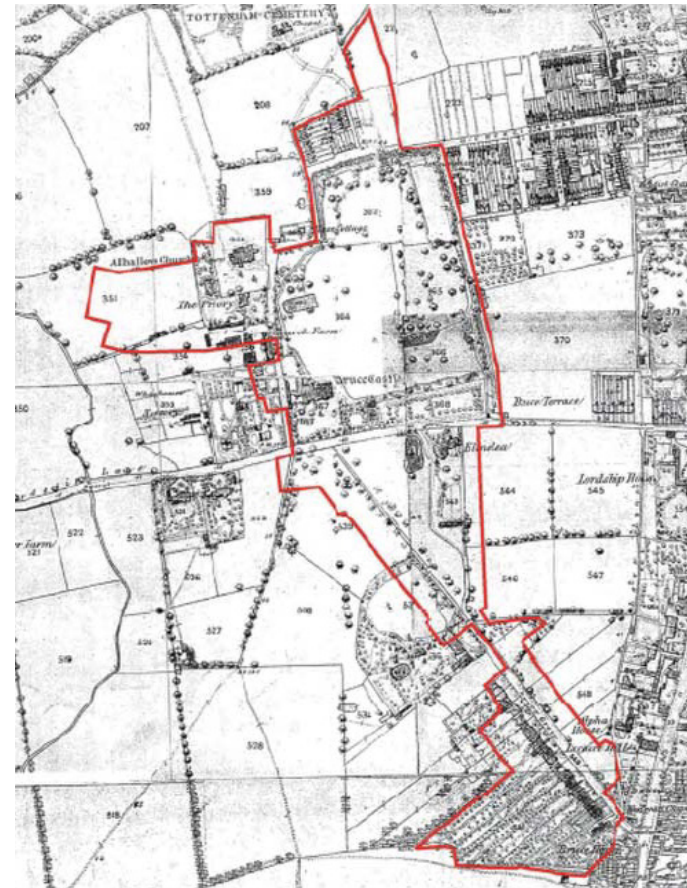
Surrounding the Castle (but mostly to the North and East) is Bruce Castle Park. This preserves the former parkland of the mansion, but is now open to the public as one of Haringey's most popular public parks, containing sport and play facilities as well as the preserved 18th Century park landscaping.

Leading south from the Lordship Lane entrance to Bruce Castle is Bruce Grove, a grand avenue and now a major street. Many grand 18th century houses survive and are Listed, as are the Drapers' Almshouses. There is also a retail frontage including distinctive former cinema and public toilets. The Conservation Area includes most of these buildings fronting Bruce Grove, including their original gardens, as well as continuing along the South side of Lordship Lane to include the striking and also Listed Magistrates Court.

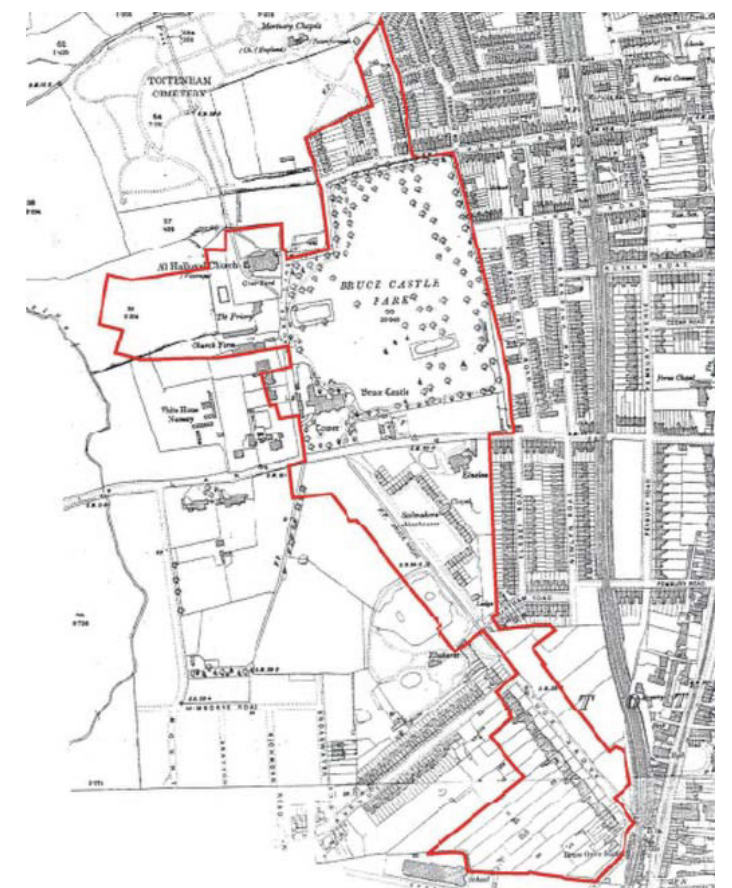
(Extracts taken from Haringey Council Webpage: Conservation Area No. 6 - Bruce Castle)



1835 ORDNANCE SURVEY MAP



1864 ORDNANCE SURVEY MAP



1894 ORDNANCE SURVEY MAP

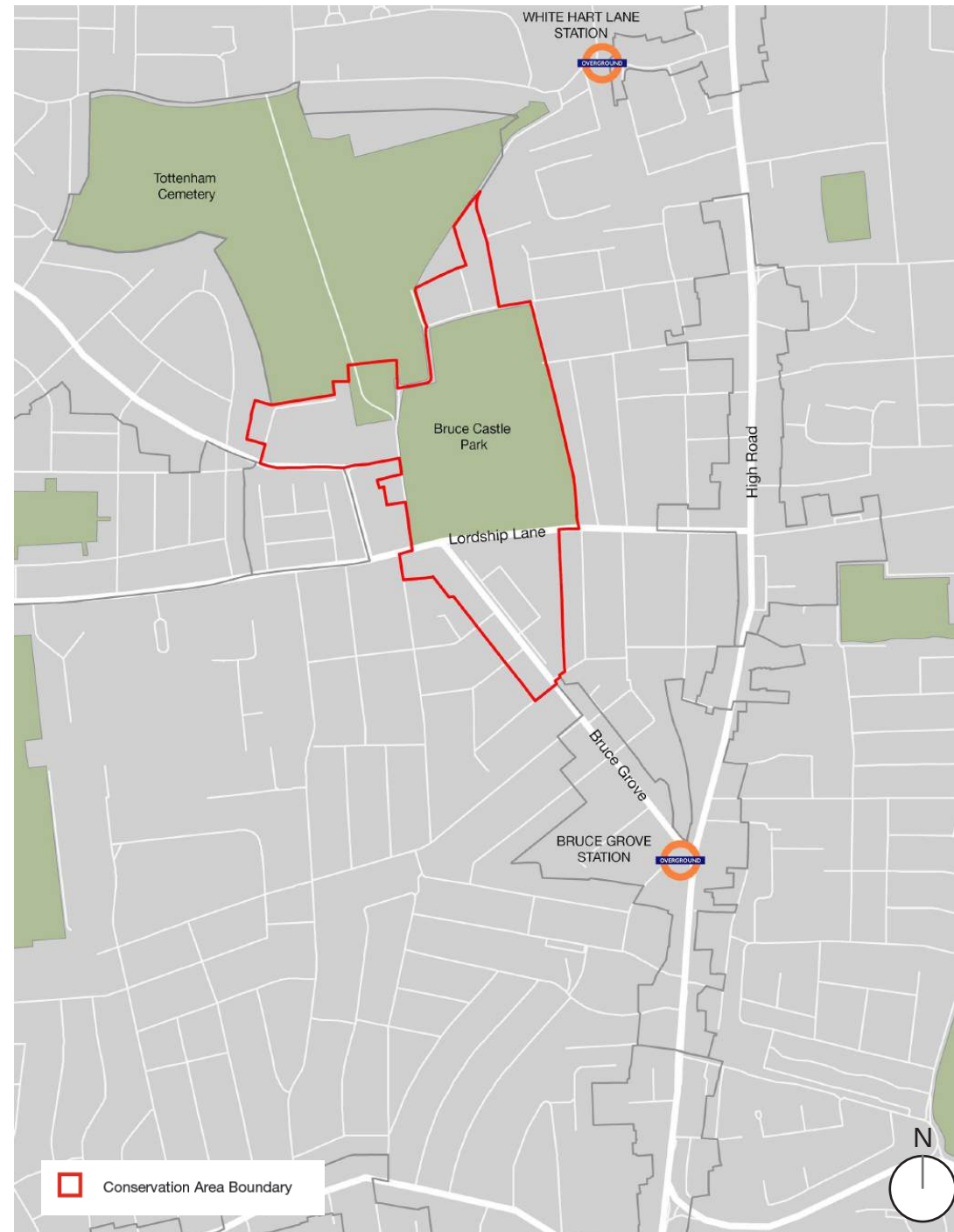
HISTORICAL ANALYSIS - BRUCE GROVE CONSERVATION AREA



HISTORIC PHOTOGRAPH OF BRUCE GROVE STATION (TAKEN FROM HARINGEY WEBSITE)



HISTORIC PHOTOGRAPH LOOKING NORTH FROM BRUCE GROVE STATION (TAKEN FROM HARINGEY WEBSITE)



There is a variety of appearances and character throughout Bruce Grove Conservation Area. Bruce Grove has a mix of Edwardian terrace houses, Victorian almshouses and green spaces to the northern end which give it a sense of spaciousness.

This is a contrast to the southern end of the street which becomes more commercial with more urban characteristics to it. The local listed Bruce Grove station and rail bridge, along with the elevated railway line have a significant influence on the character of the southern end also.

Bruce Grove is lined with traditionally designed replica metal lamp standards and clusters of mature trees, which further contribute to the character of this part of the conservation area.

“On the east side of Bruce Grove, sits the site, made up of the Drapers’ Almshouses, the Chapel and the Lodge to the South East (all of which are Grade II listed buildings). Originally known as Sail maker’s Almshouses, they were designed by Herbert Williams in minimal Gothic style in 1868 / 69.

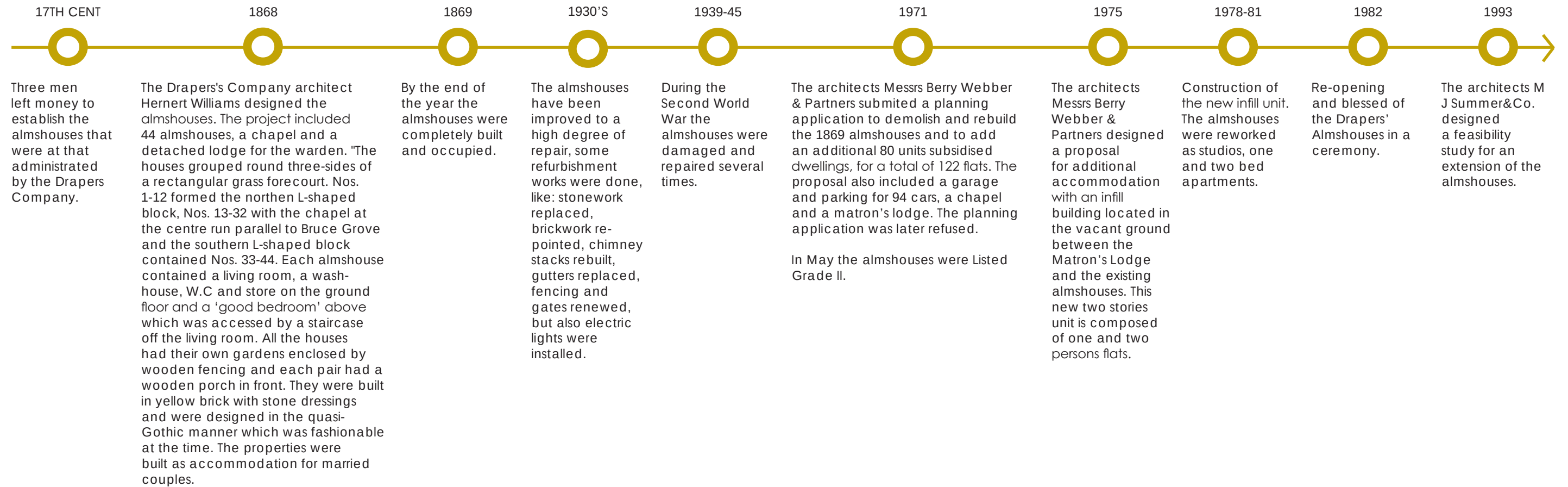
They comprise three terraces of two storey cottages grouped around an open grassed space. Built in yellow London stock brick with a black brick plinth and red brick string course and eaves cornice, they have slate roofs with decorative red clay ridge tiles and tall yellow stock brick chimney stacks with red brick bands and integral pots. The front elevations have timber sash windows with stone lintels and recessed brick aprons, richly detailed gabled dormers with red and black brick relieving arches, panelled entrance doors and paired white painted timber porches with hipped slate roofs.

The terrace fronting the eastern side of the garden includes a chapel at its centre, which is constructed of London stock brick with red brick dressings, tracery windows and a stone portico. The chapel projects forward from the adjoining cottages with stone quoins and a gable end with stone coping and a stone 3 bay entrance portico with pierced parapet above which is a large pointed arched tracery window and a steeply sloping slate roof incorporating a prominent angled slate clad flèche. Nos. 60 & 61,

The Lodge, was originally a detached gabled cottage of similar style and materials, but is now linked to the almshouses by a two storey late 20th Century slate mansard infill building. The entrance to the Lodge is on the south corner where there is a recessed porch supported on a sturdy squat stone column with a large freely interpreted Corinthian capital. The Lodge forms part of the consistent well preserved group of almshouses which together with the associated chapel and garden make a positive contribution to the character and appearance of this part of the conservation area.”

(Extracts taken from "Conservation Area No. 6 Bruce Castle, Conservation Area Character Appraisal" page 24-25)

HISTORICAL ANALYSIS



(EXTRACTS TAKEN FROM "PROPOSALS FOR EDMANSONS CLOSE ALMSHOUSES, TOTTENHAM: HERITAGE SUMMARY" PRE-APP SUMMARY BY KMHERITAGE, 2015)



DRAPERS' ALMSHOUSES C.1936

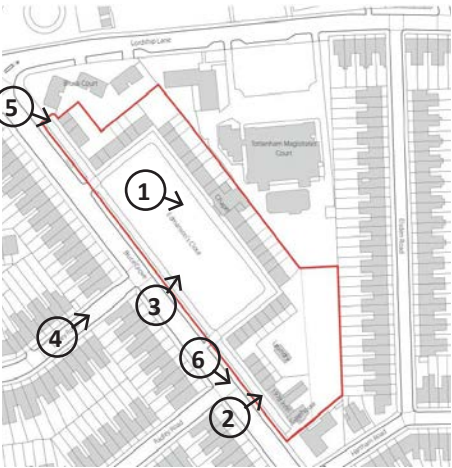


NEW INFILL UNITS 1978 - 1981



RE-OPENING 1982

EXISTING SITE PHOTOS



VIEW 1 - VIEW OF THE CENTRAL FORMER CHAPEL



VIEW 2 - VIEW OF THE 1970'S INFILL BUILDING



VIEW 3 - VIEW FROM BRUCE GROVE TOWARDS THE CHAPEL



VIEW 4 - VIEW DOWN LINLEY ROAD TOWARDS THE CHAPEL



VIEW 5 - VIEW FROM THE JUNCTION OF LORDSHIP LANE AND BRUCE GROVE



VIEW 6 - VIEW LOOKING SOUTH DOWN BRUCE GROVE

EXISTING BUILDING COMPONENTS



HOUSES

The original houses of Edmansons Close had a living room, a wash-house and a W.C. on the ground floor and bedroom on the first floor. In 1979 the houses were converted into small units, so now every group of 4 houses have 2 studios and a two-bedroom flat on the ground floor and 2 studios on the first floor level. All the houses look identical: built in yellow stock brick with red brick string courses and details, pitched slate roofs, and two sash windows with stone lintels and sills. The gabled dormers have red brick arches. Each pair of houses have a small hip-roofed wooden porch with slate roof at the entrance door.



CHAPEL

The neo-Gothic Chapel is located in the central position of the main axis of almshouses that runs parallel to Bruce Grove. Like the almshouses the chapel was built in yellow stock brick with red brick string courses and details and pitched slate roof. The symmetrical façade sets it apart from the almshouses and has a steep gable with a wooden bell turret at the apex. The entrance of the chapel is highlighted with a three bay stone porch with pierced parapet over and pointed tracery windows above with a red brick arch.



GATEHOUSE

The gatehouse or lodge was built at the southern end of the site as a detached building for the warden. This building stands higher than the almshouses, but has the same architectural language, built in yellow stock brick with red brick string courses and details and pitched slate roof. The principal façade has two over two central sash windows with stone lintels and sills, and at the upper floor there is a red and black brickwork and arch above the window lintel. The entrance is through a side porch. When built the lodge contained a parlour, back kitchen and washhouse on the ground floor with two bedrooms above, but currently contains a studio on each floor.



INFILL BLOCK

The infill block was built in the 70's are two-storeys and abut the almshouses and the gatehouse. This building has a T-shaped plan and contains 8 studios, 4 on each floor. It is in a poor structural condition having suffered ground movement with inadequate foundations. The building is in yellow brick and has a long timber porch on ground floor level. At the upper floor the slate tiles from the pitched roof extend down the facade. The units facing the garden are clad in yellow brick and have long timber porches on both floors.



FRONT GARDEN

Situated in the centre of the development is a green lawned quadrangle. This is landscaped with cherry trees and flowers and acts as a communal front garden for all of the dwellings and the chapel. There is a small road that wraps around the courtyard space that is used for parking on the site. Large shrubs provide privacy screening along Bruce Grove.



BACK GARDEN

This is an underutilised part of the site and hardly used. It provides a good opportunity to add additional accommodation and upgrading of the landscaping.

EXISTING BUILDING COMPONENTS



ALMSHOUSES

The almshouses were built as small separate terraced houses but all of the houses were altered in 1979 mostly to provide tiny studios on the ground floor with flats above. The original staircases have been removed. Whereas the external fabric of the building is in good condition and details have been preserved, the interiors have been completely reconfigured and no original features remain. The current accommodation is very poor, dark and cramped and is unsuitable for today's needs.



CHAPEL

The interior of the neo-Gothic Chapel is in good condition. A mezzanine was added (in 1979 when the original houses were converted into smaller units) accessed via a stair in one of the adjacent original houses. A boiler room has also been added to the rear ground floor. The proposal is to retain the chapel and insert a spiral stair to access the mezzanine. It is also proposed to remove the unsightly boiler room with the addition of a disabled WC.



GATEHOUSE

The gatehouse building (or lodge) is well preserved externally. The interior however has been stripped out and no period details remain. The proposals are to reconfigure the building back into one dwelling.



INFILL BLOCK

Both internally and externally the infill block fronting Bruce Grove is of a poor architectural standard. Structurally it is in poor condition and with poor quality accommodation. The proposal is to remove the infill units and replace with one new dwelling. The dwelling will be detached from the almshouses and gatehouse and the gable ends to these buildings restored.



FRONT LAWN

The communal front lawn will be left relatively untouched with the cherry trees all retained. The landscaping will be upgraded with a small child's' play area and boules court.



BACK GARDENS

The rear gardens often lack definition and feel separate from the dwellings. Due to the large numbers of units, each dwelling has a limited amount of garden space. The existing rear gardens are small and disconnected from the houses, whereas the proposals involve increasing the garden sizes and opening up the houses to the gardens.

DESIGN RESPONSE - BUILDING TYPOLOGY THE EXISTING FORM

EXISTING FORM

The current building form has blank gable ends at each corner.

These corners effectively turn their backs to the landscape providing an opportunity to create a 'living' building form and new dwellings which embrace the landscape rather than ignore it.

The design team have created modest and understated pavilion buildings that sit comfortably with the historic setting and provides exciting glimpses of contemporary architecture whilst preserving the views from Bruce Grove.

The large gardens to the north provide an opportunity to provide more accommodation in a part of the site that is underused and hidden away from the main quadrangle,

The historic buildings are respected and the new additions are designed and detailed to provide high quality yet understated dwellings.



ALMSHOUSES, TYPICAL FORM WITH CORNER ACCOMMODATION



DESIGN RESPONSE - REMOVAL OF LATER ADDITIONS

LAUNDRY BUILDING

The laundry building will be demolished and replaced by a part two storey, part three storey apartment building that will respond better to the landscape and enhance the setting.



1970S INFILL BUILDING

The 1970s infill is of a poor architectural quality and structural condition and clashes with the historic buildings and their setting.

The building currently abuts the historic buildings either side with crude architectural details and junctions.

The historic buildings either side were originally designed to be standalone buildings with exposed gable ends.

The slate mansard roof and proportions of the building as well as its horizontality clash against the proportions of the historic buildings.

The building is to be removed and replaced with a high quality and sensitive new mews house with proportions that sit comfortably on the site and will allow for the gable ends to be exposed as originally intended.



BOILER ROOM

The boiler room built as part of the 70's refurbishment is poorly designed and is built onto the rear of an almshouse. This will be removed and a small disabled wc added in brick which will be located away from the almshouse and will allow the rear elevation to be repaired and reinstated to its original form.



DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

CREATION OF FAMILY UNITS

Of the 44 original almshouses, 8 no. are returned to their original layout, 24 no. are reworked to create 12 no. two bed houses with each combining two of the original almshouses, and 12 no. are reworked to create 6 no. three bed houses with each combining two of the original almshouses and adding modest rear two storey extensions.

The scheme now retains more of the original fabric following consultation with the Conservation Officer by retaining the existing openings and windows on the rear lean to's to the one bed almshouses and to one side of each of the two and three bed almshouses, and the doors will now be fully glazed doors to add more light.

All timberwork will be painted in a heritage colour to complement the London Stock brick.



AMALGAMATION OF TWO HOUSES TO CREATE A LARGER FAMILY DWELLING



DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

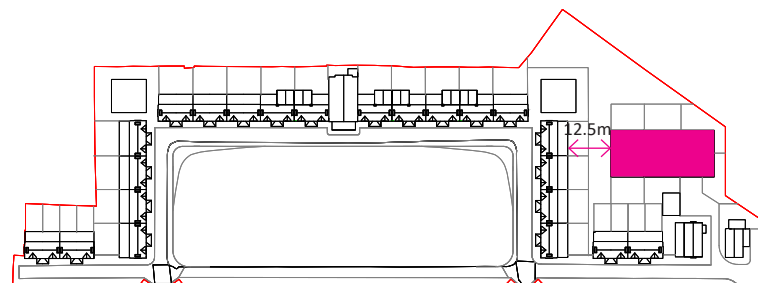
APARTMENT BUILDING

There is a great opportunity to add additional modern housing in an underutilised part of the site which positively responds to the setting.

This new building provides a modest architectural form with an efficient layout of accommodation. Balconies are inset to create more articulation and to help prevent overheating.

The building is positioned to be further away from the almshouses and with opaque glazing to the bathrooms at each end for privacy.

The building steps down in height from three to two storeys towards the almshouse and is not visible from any part of the main quadrangle. The entrance is visible from Bruce Grove to improve wayfinding.



APARTMENT BUILDING

PAVILIONS

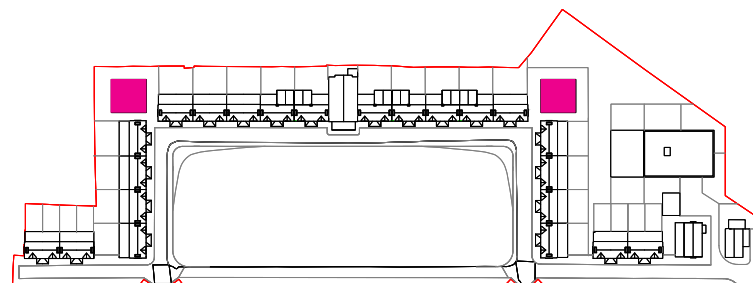
These two new buildings are located in the underused corners formed by the terraces and are modest in size, simple in design and subservient to the ornate almshouses.

Proportions of windows match those of the almshouses and again a simple head jointed brick banding takes precedent from the brick banding of the almshouses.

The buildings have been designed to embrace the landscape and provide good sized accommodation within an unused dead space.

There will be exciting glimpses of the buildings from around the site.

The architecture is modest and will be built in brick to match the historic buildings with generous inset balconies placed to get the best views of the surrounding landscape.



PAVILIONS

NEW ALMSHOUSE

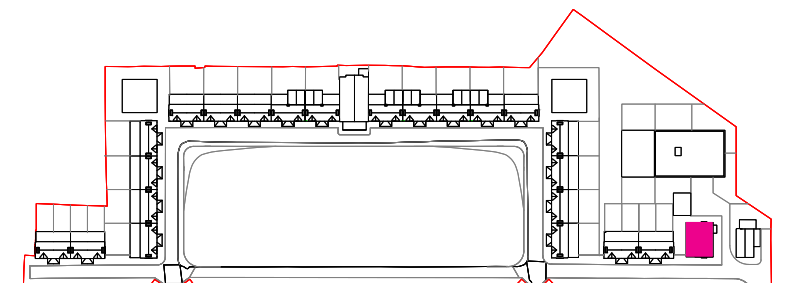
The 70's infill is to be replaced by a new almshouse which will complement the existing almshouses in form and materials albeit with contemporary detailing.

The new almshouse is detached from the historic buildings either side and forms a subserviant and understated design.

The proportions and rhythm of the new building ties in with the neighbouring historic buildings.

It provides a turning point into the new access to the apartment building and ends the 'range' of almshouses along this side.

Chimney stacks are the same proportion as the almshouses with banding to complement that of the more decorative existing almshouse banding.



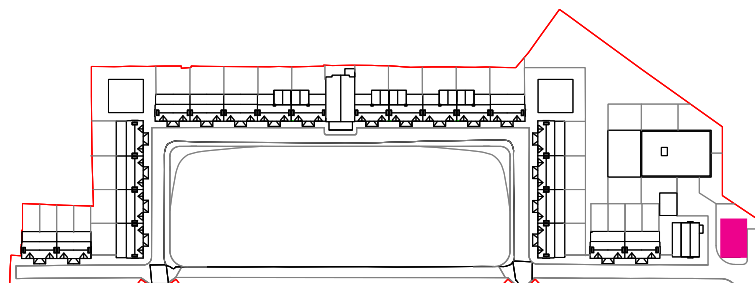
NEW ALMSHOUSE

DESIGN RESPONSE - NEW BUILDING TYPOLOGIES

GATEHOUSE

This is unchanged externally again apart from new French doors to the rear.

Originally a single house the building was divided into two studio flats. The original arrangement is restored as a detached house by removing the 1970's infill block.

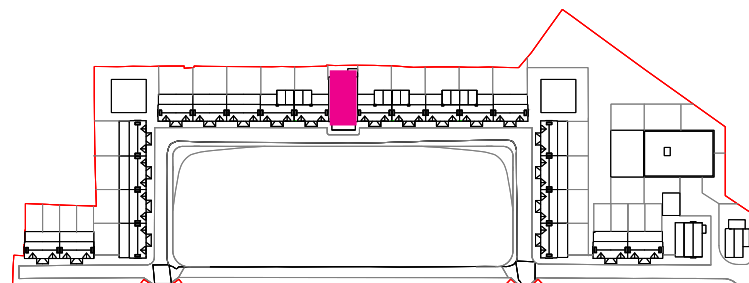


GATEHOUSE

CHAPEL

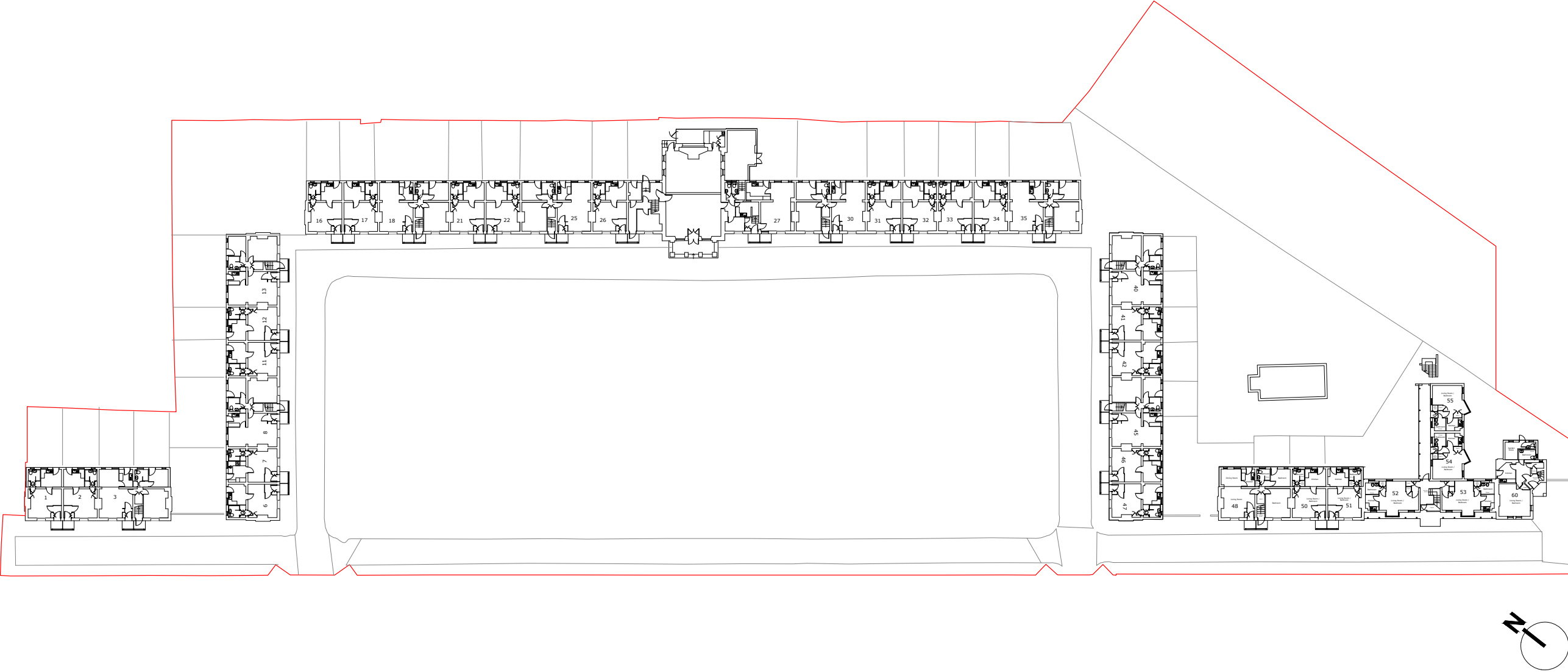
This building will be improved from its current layout with the removal of the previous access stair and toilets in the adjoining almshouse and a new internal stair added.

The unsightly later boiler room will be removed and a small disabled WC added.

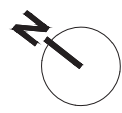
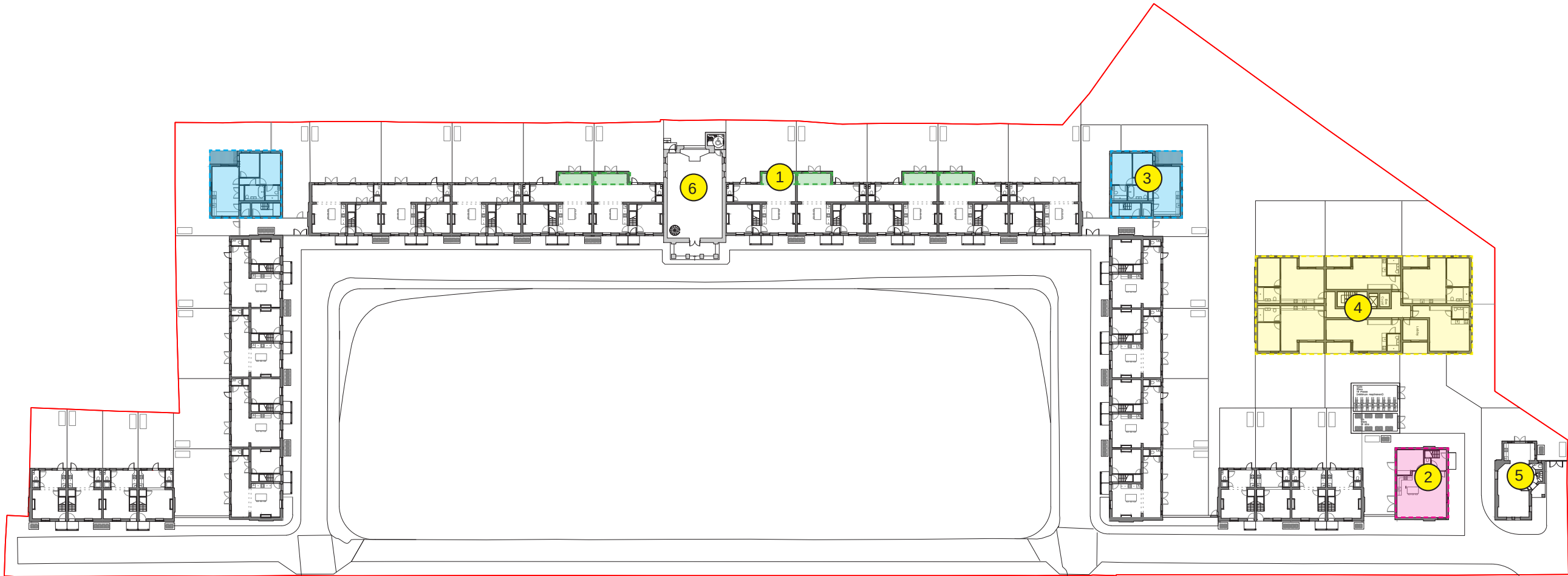


CHAPEL

SITE LAYOUT - EXISTING



SITE LAYOUT - PROPOSED

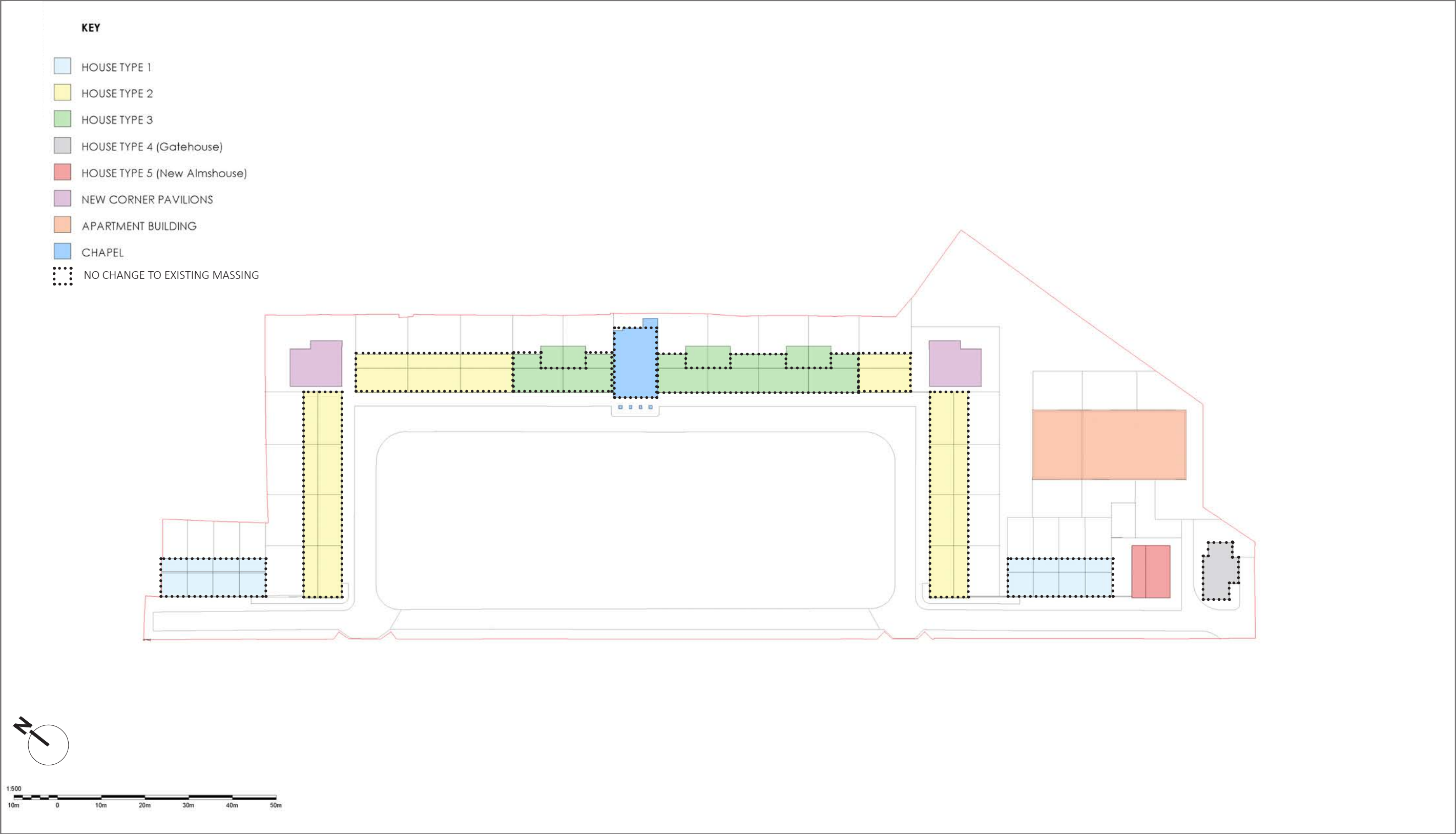


KEY - NEW DEVELOPMENT

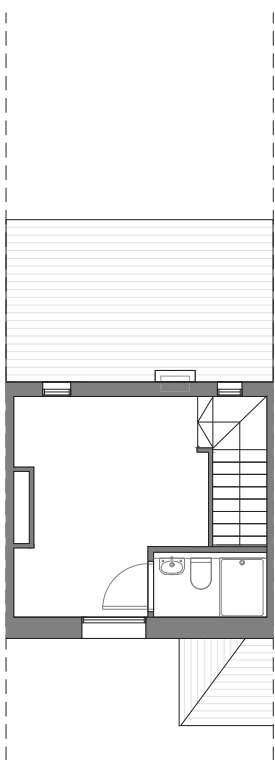
- REAR EXTENSIONS
- NEW DETACHED MEWS HOUSE
- 2 BED APARTMENTS
- STUDIOS AND 1 BED APARTMENTS

- 1 Extended almshouses
- 2 New build family house
- 3 New build apartments in corner pavilions
- 4 New build apartments
- 5 Family house within the gatehouse
- 6 Chapel

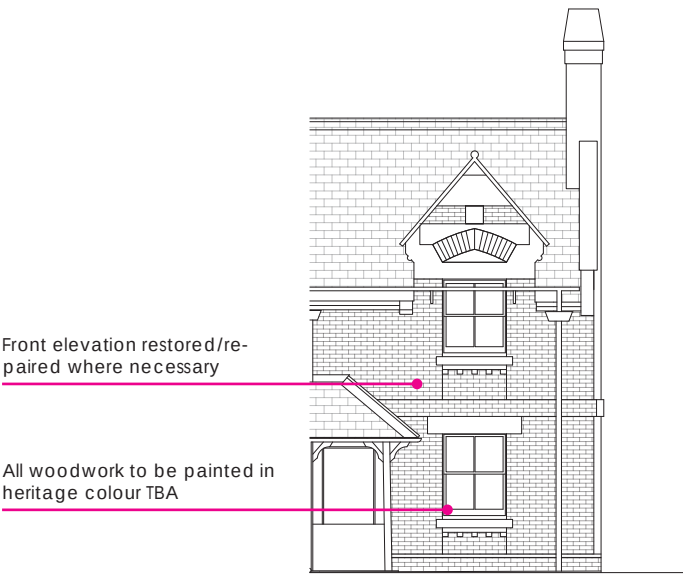
SITE LAYOUT - KEY PLAN OF PROPOSALS



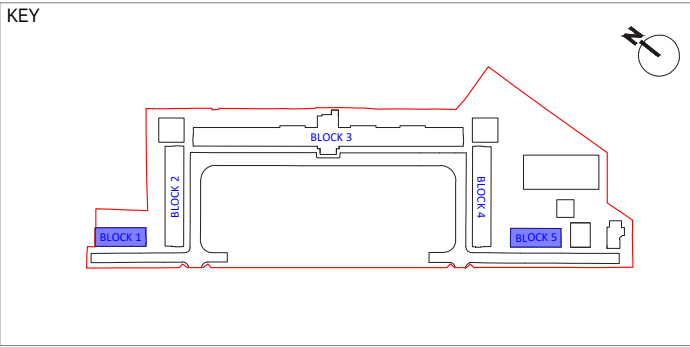
HOUSE TYPE 1



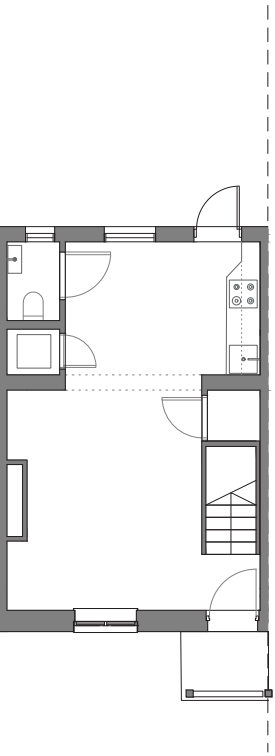
PROPOSED FIRST FLOOR PLAN



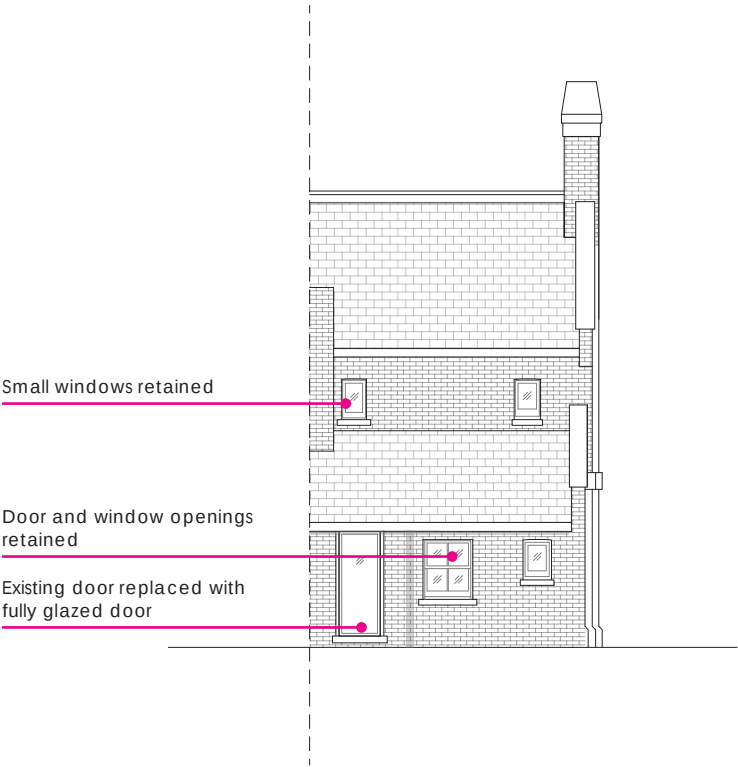
FRONT ELEVATION PROPOSED



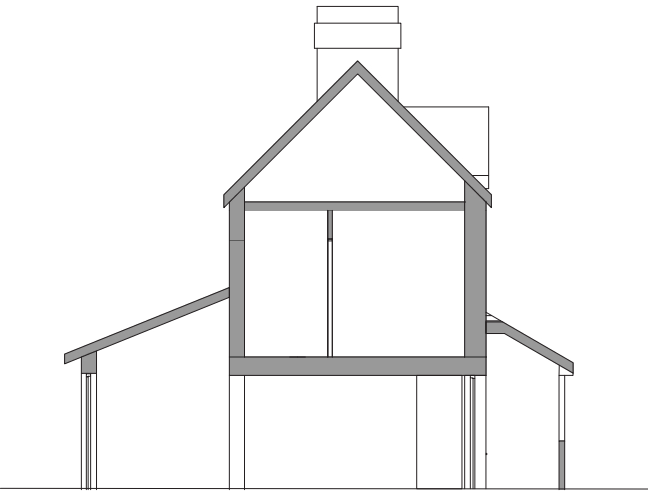
- Single almshouse - reinstated
- 1 bed
- 8 no.
- 47.7 sqm GIA
- No changes to massing
- No changes to rear elevation openings



PROPOSED GROUND FLOOR PLAN

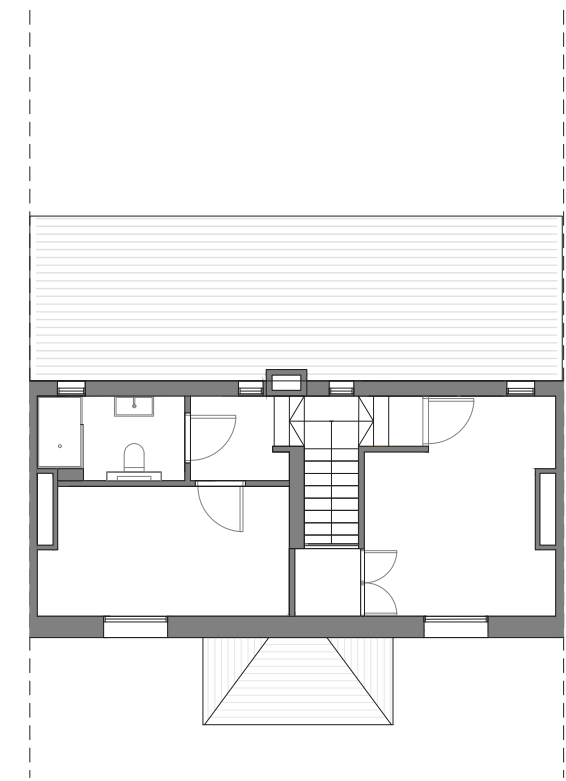


REAR ELEVATION PROPOSED

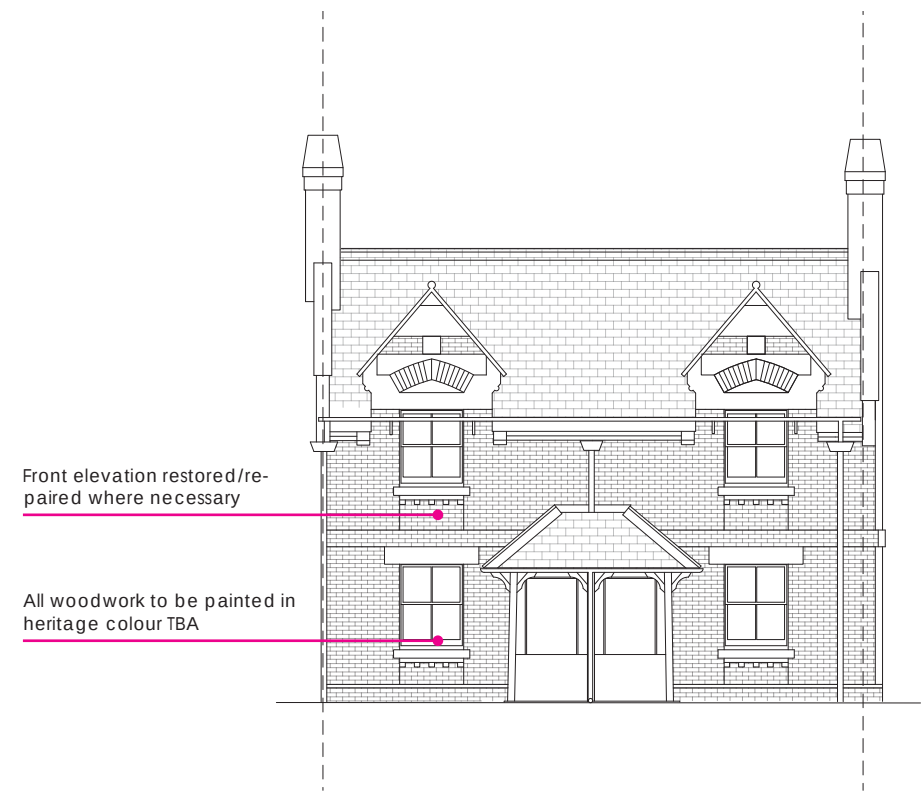


SECTION PROPOSED

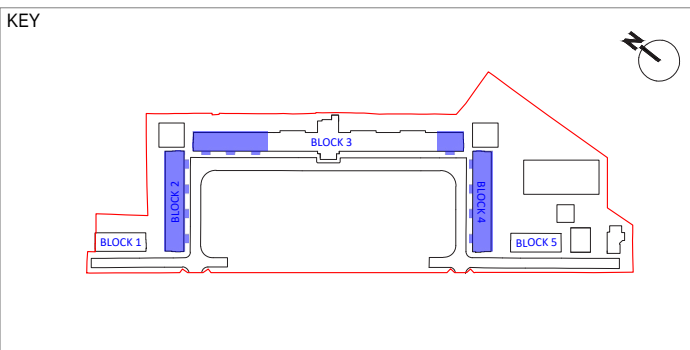
HOUSE TYPE 2



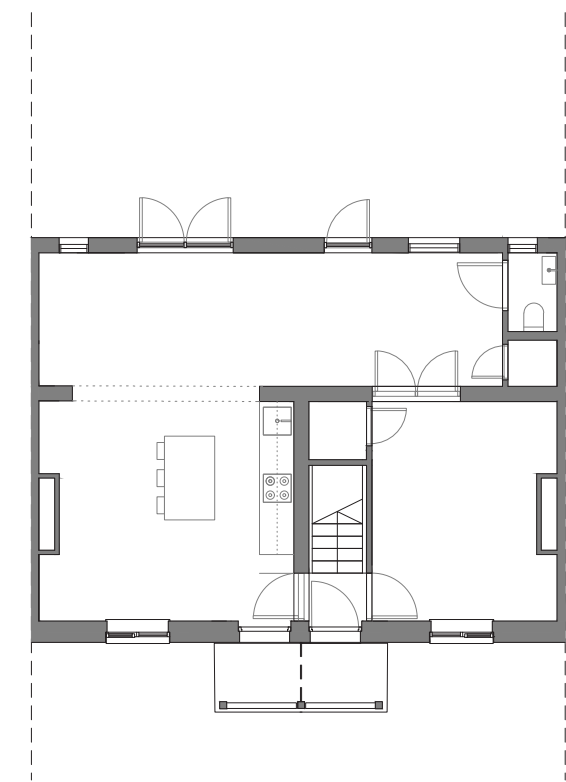
PROPOSED FIRST FLOOR PLAN



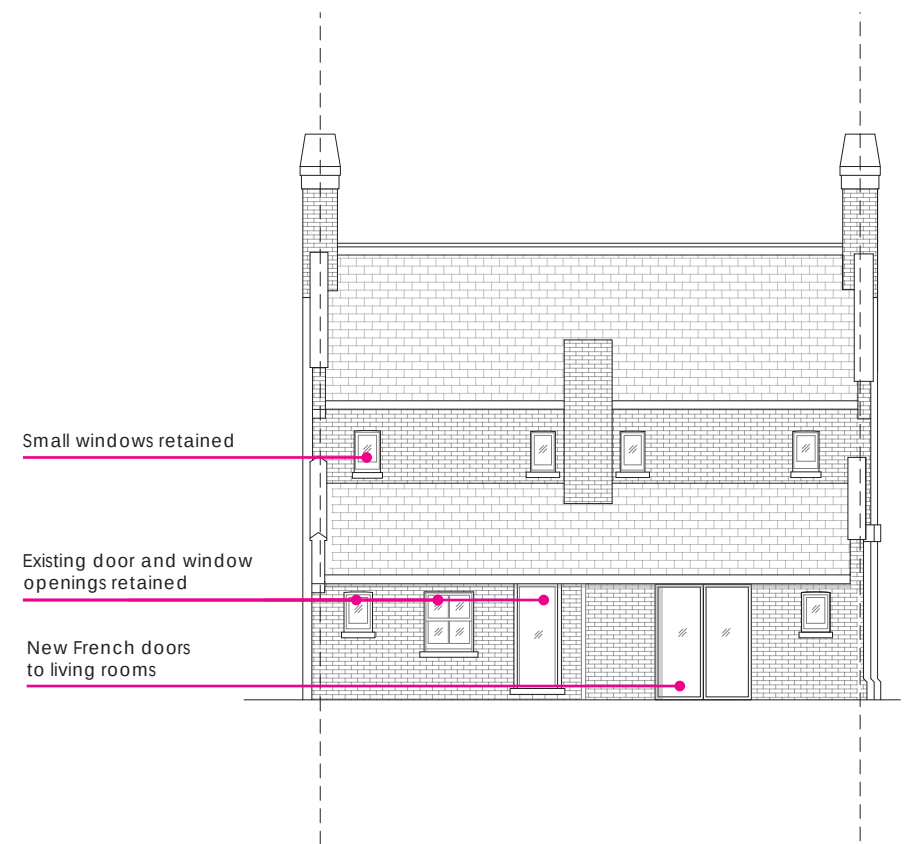
FRONT ELEVATION PROPOSED



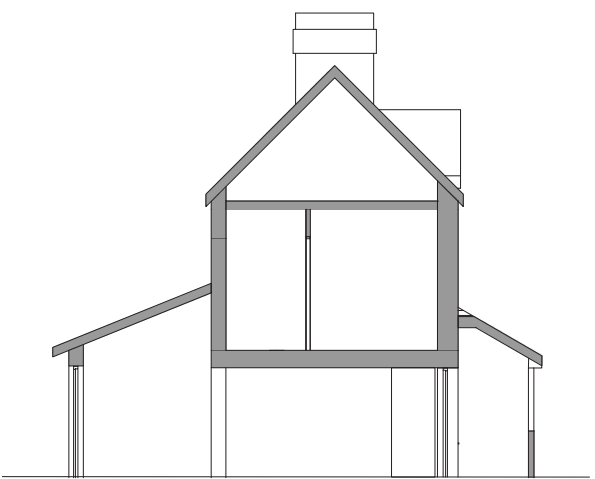
- Two amalgamated almshouses - no extension
- 2 bed
- Second reception room, study or additional bedroom on ground floor
- 12 no.
- 97.4 sqm GIA
- No changes to massing
- Door and window openings to rear retained on one side
- New french doors to rear on one side only
- Scullery retained



PROPOSED GROUND FLOOR PLAN

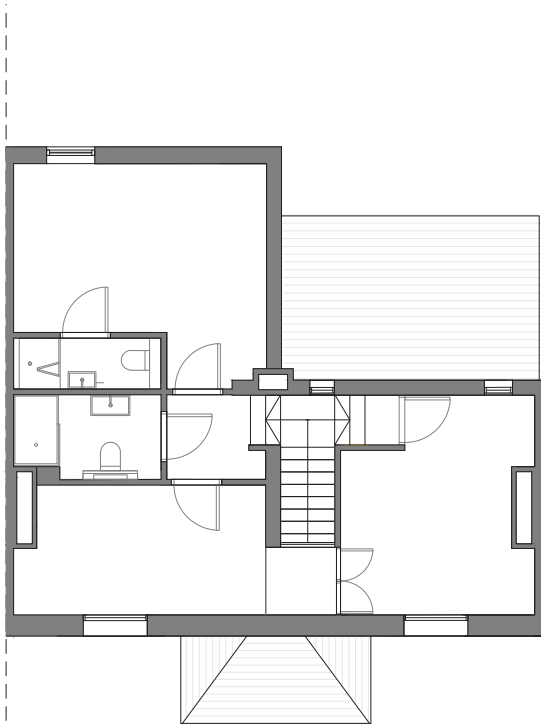


REAR ELEVATION PROPOSED



SECTION PROPOSED

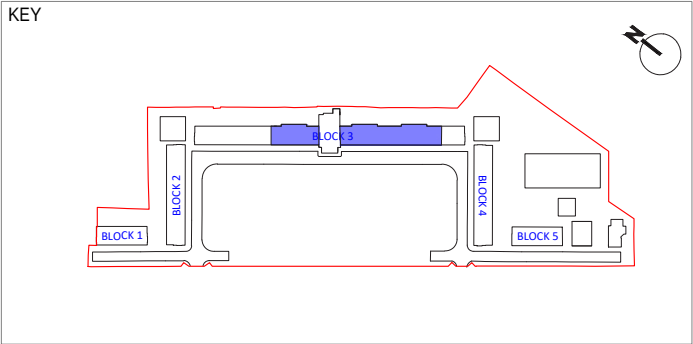
HOUSE TYPE 3



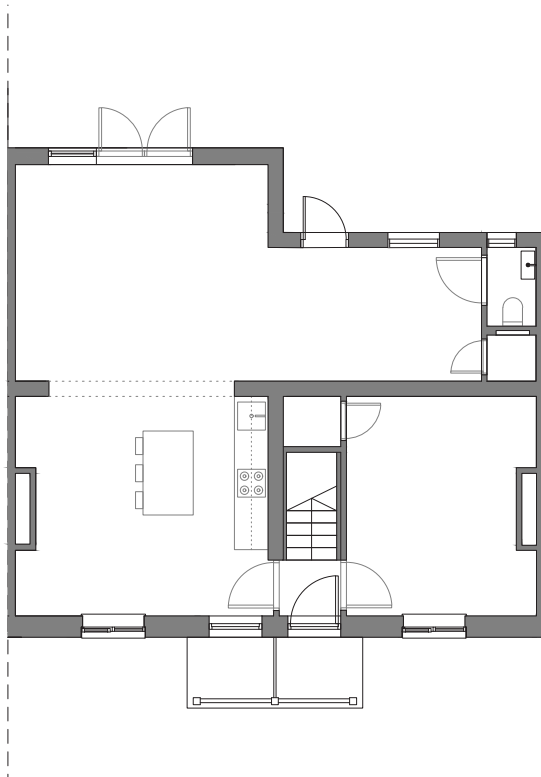
PROPOSED FIRST FLOOR PLAN



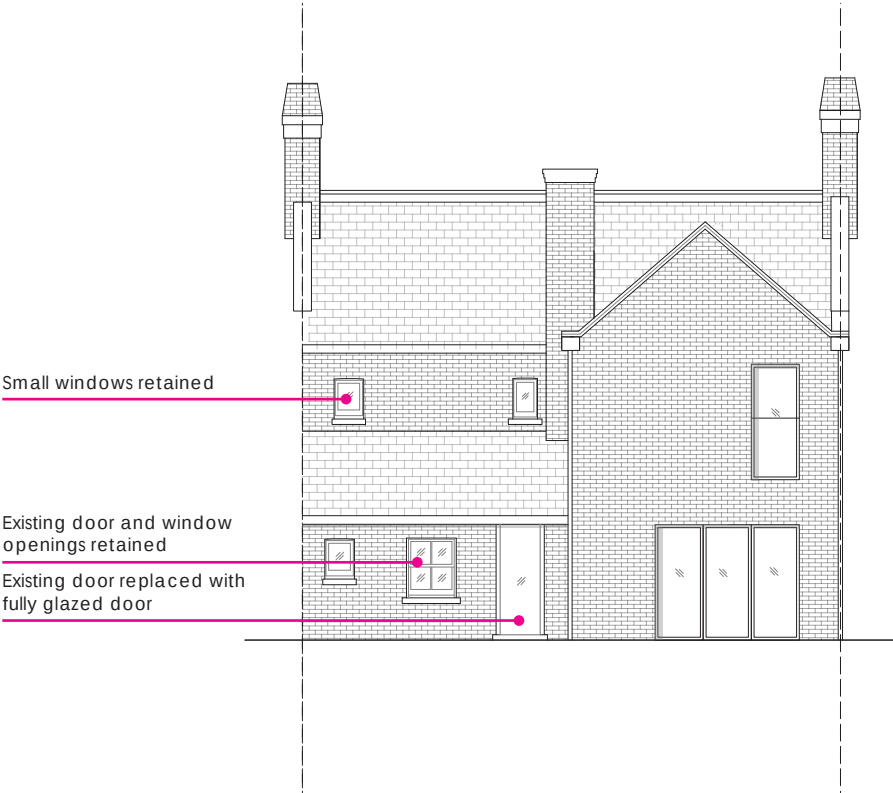
FRONT ELEVATION PROPOSED



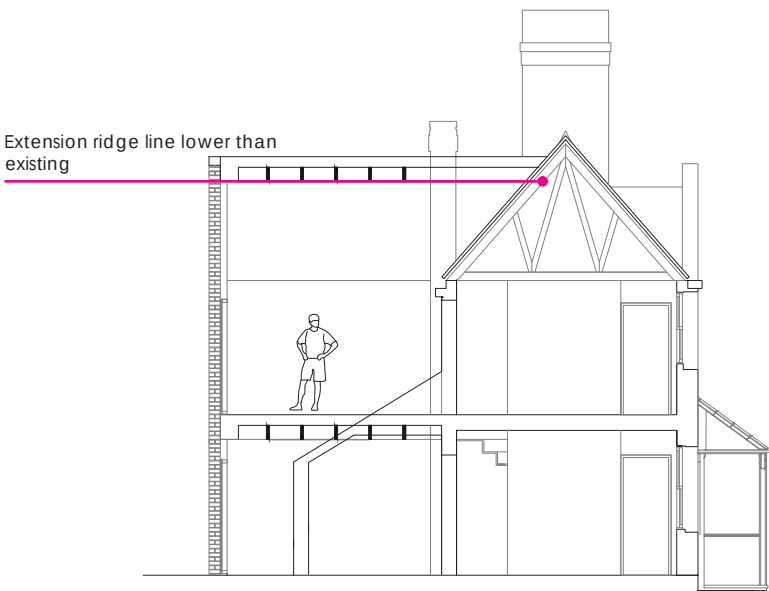
- Two amalgamated almshouses - part extension
- 3 bed
- Second reception room, study or additional bedroom on ground floor
- 6 no.
- 123.3 sqm GIA
- Scullery retained on one side
- New french doors to rear
- Rear extension roof ridge line below main roof ridge line



PROPOSED GROUND FLOOR PLAN

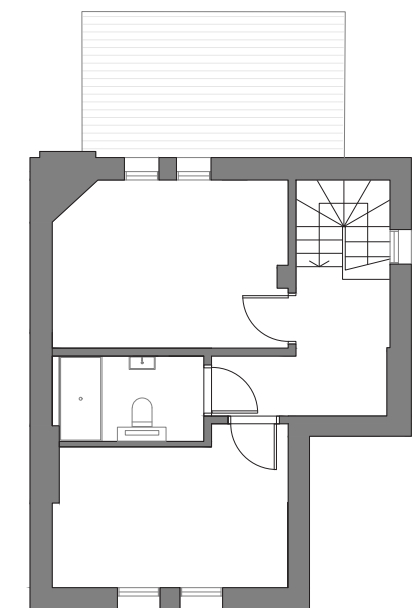


REAR ELEVATION PROPOSED

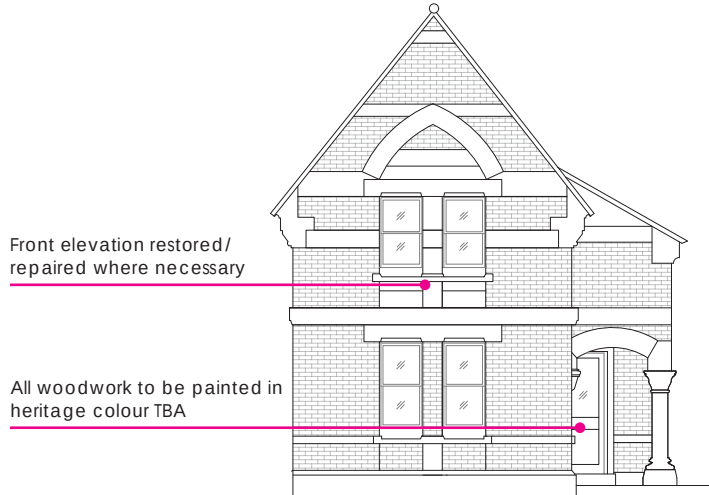


SECTION PROPOSED

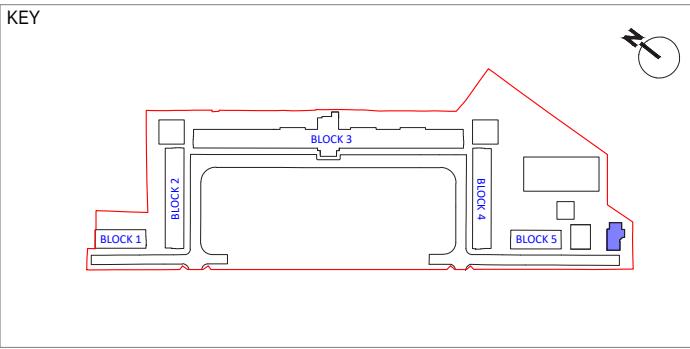
HOUSE TYPE 4 - GATEHOUSE



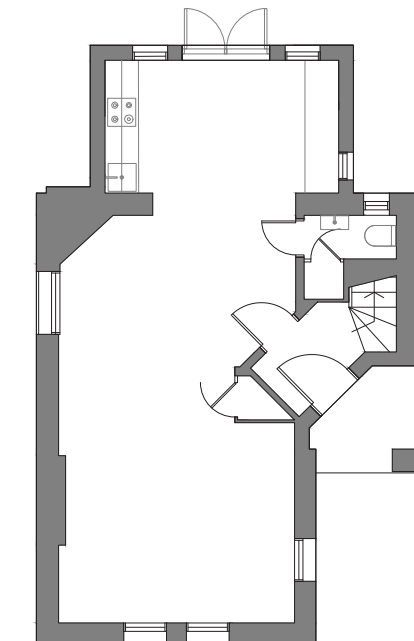
PROPOSED FIRST FLOOR PLAN



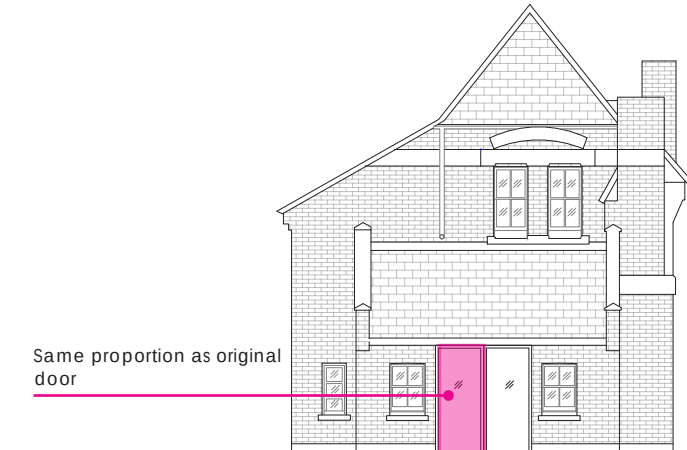
FRONT ELEVATION PROPOSED



- Gatehouse
- 2 bed
- 1 no.
- 84.8 sqm GIA
- No changes to massing
- New french doors to rear



PROPOSED GROUND FLOOR PLAN

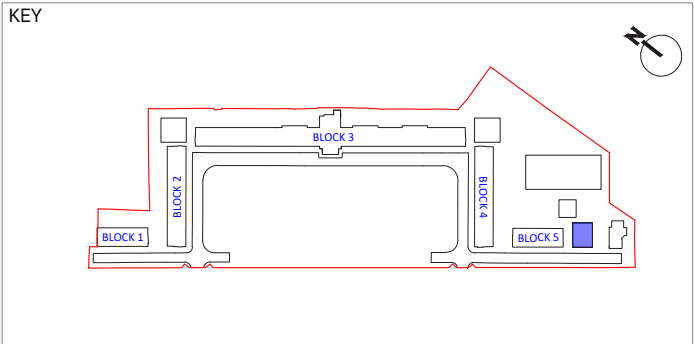
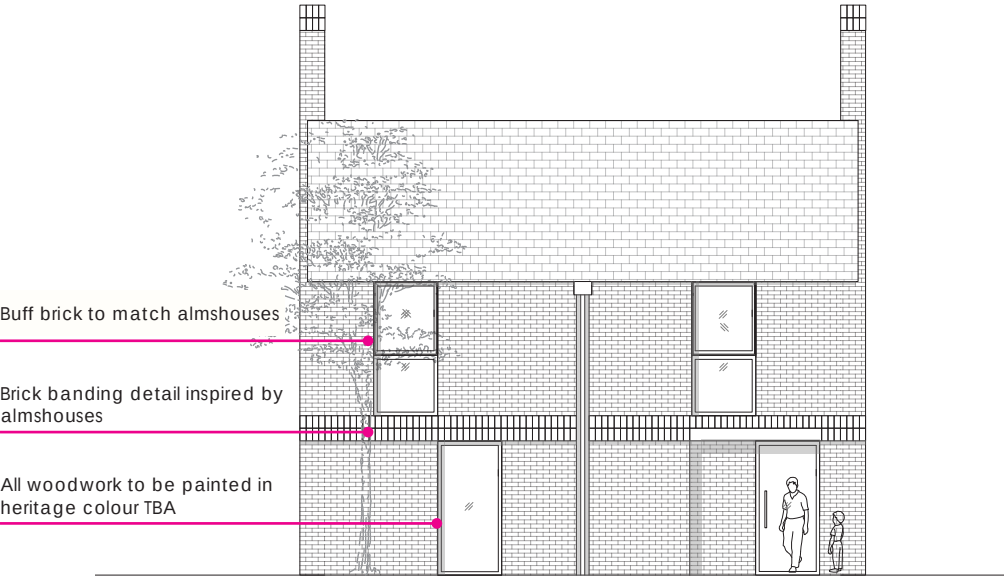
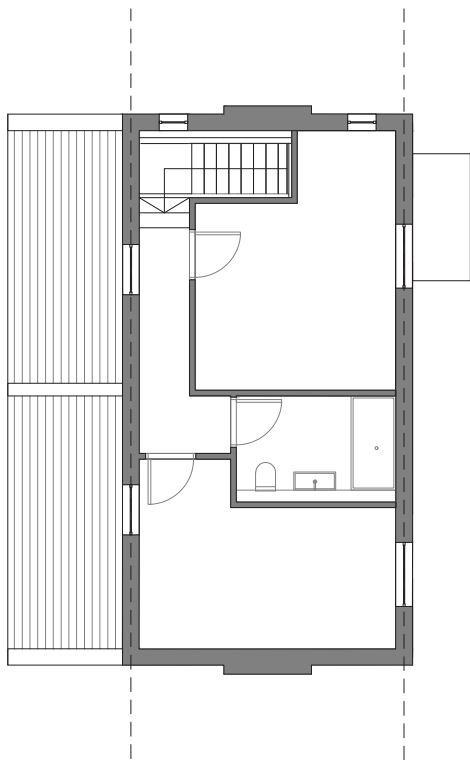


REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED

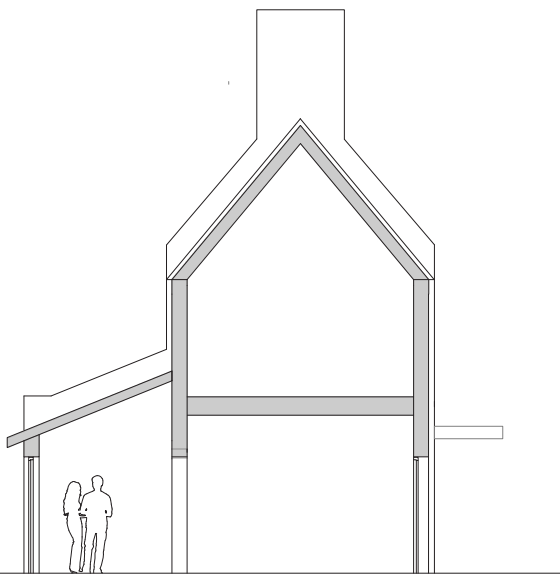
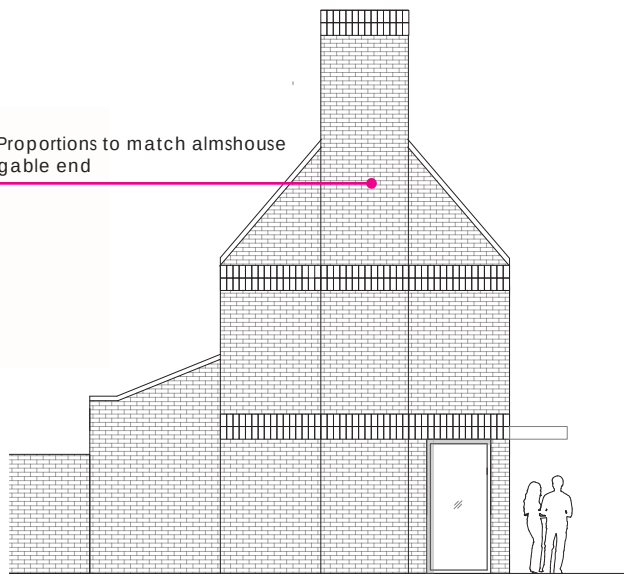
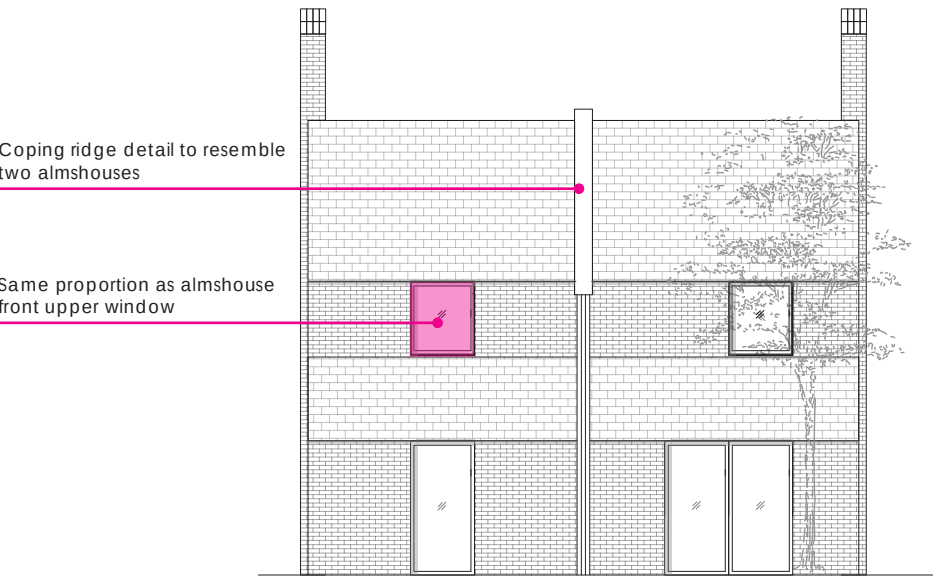
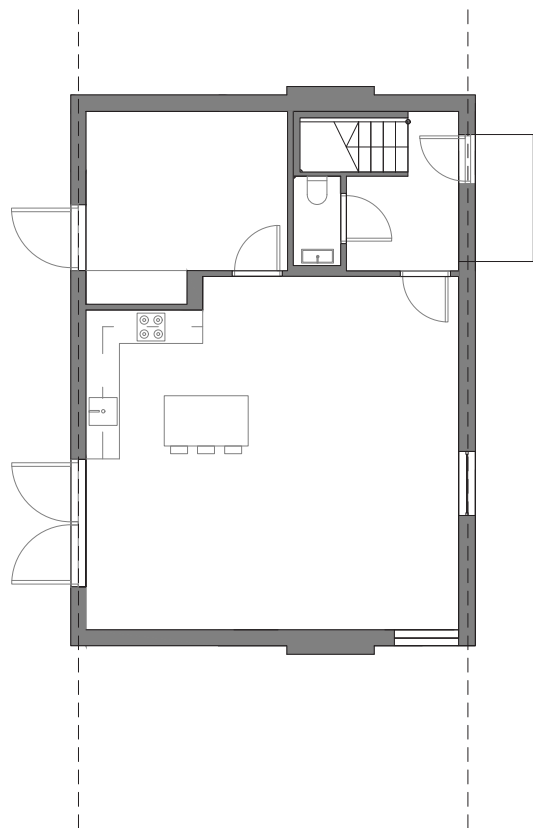
HOUSE TYPE 5 - NEW ALMSHOUSE



- New almshouse
- Based on existing massing (house type 2)
- 2 bed
- Second reception room, study or additional bedroom on ground floor
- 1 no.
- 104.3 sqm GIA

PROPOSED FIRST FLOOR PLAN

FRONT ELEVATION PROPOSED



PROPOSED GROUND FLOOR PLAN

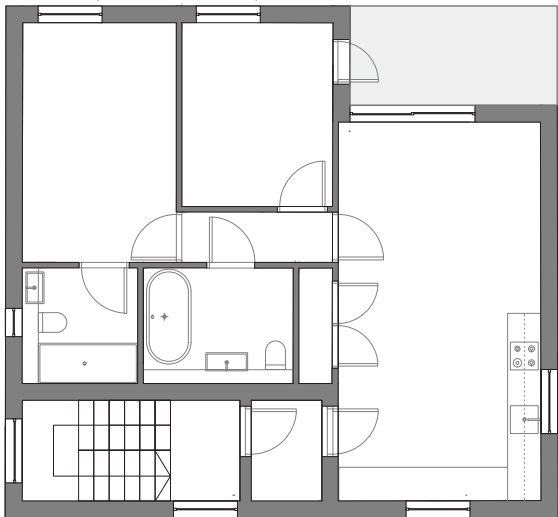
REAR ELEVATION PROPOSED

SIDE ELEVATION PROPOSED

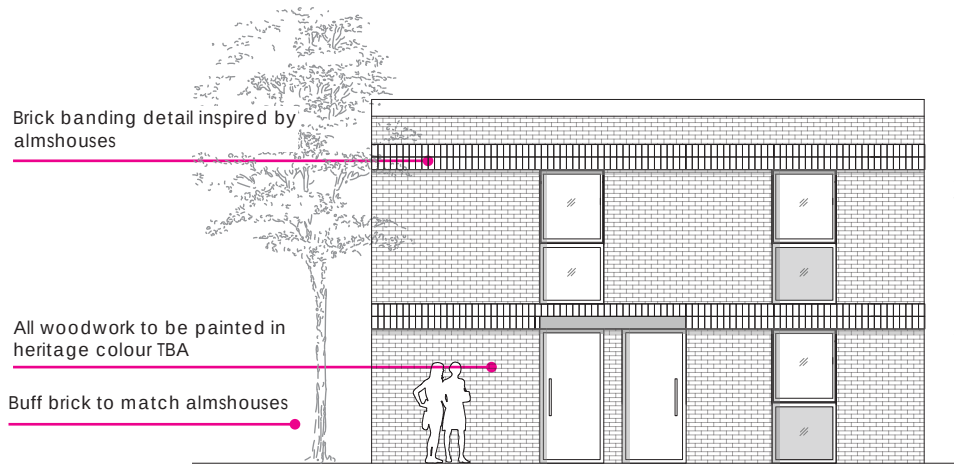
SECTION PROPOSED

CORNER PAVILIONS

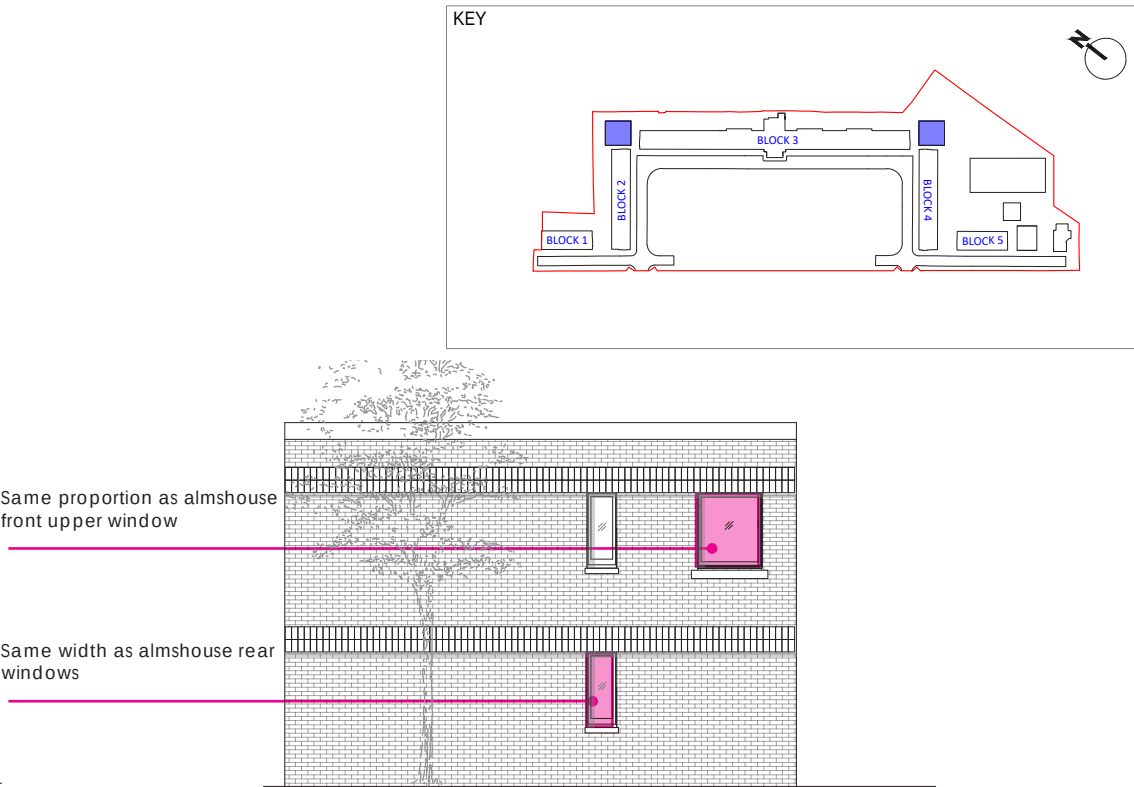
- New build
- 2 bed
- 2 no. apartments in each pavilion ie 4 no. in total
- 67 & 69 sqm each
- Bio-diverse flat roof



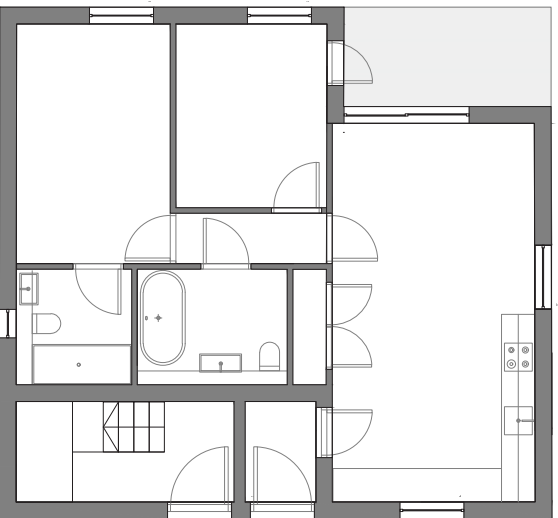
PROPOSED FIRST FLOOR PLAN



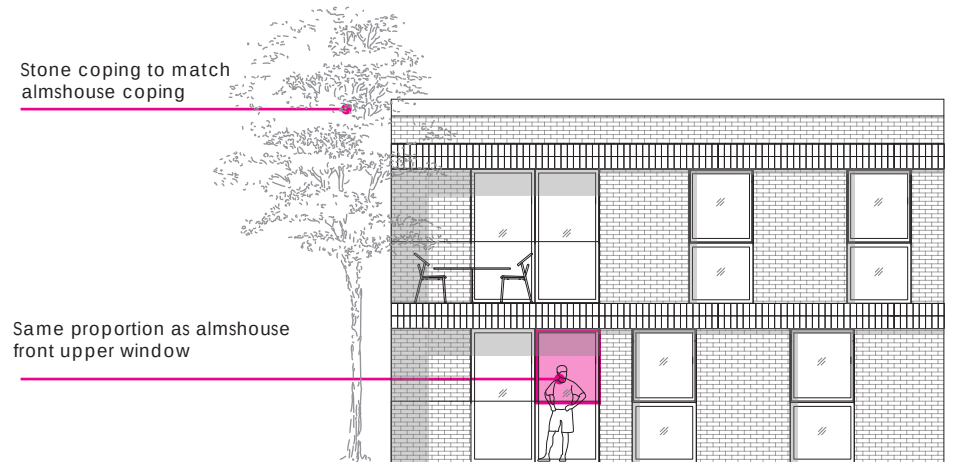
SOUTH ELEVATION PROPOSED



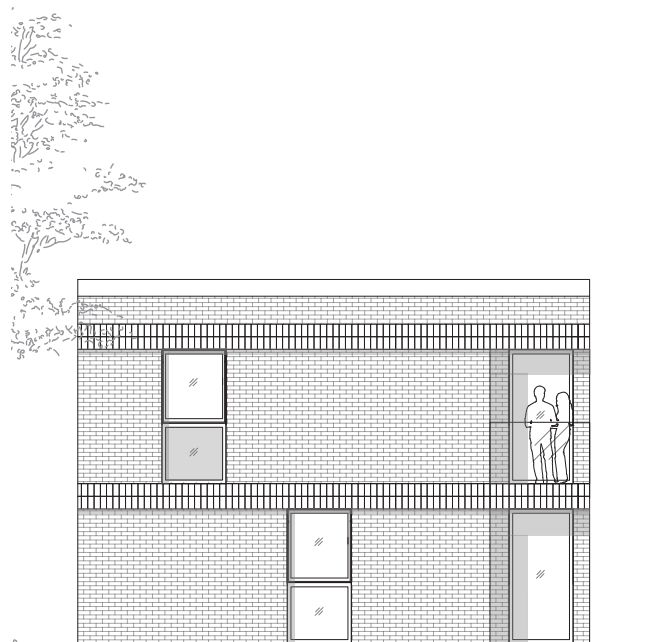
EAST OR WEST ELEVATION PROPOSED



PROPOSED GROUND FLOOR PLAN

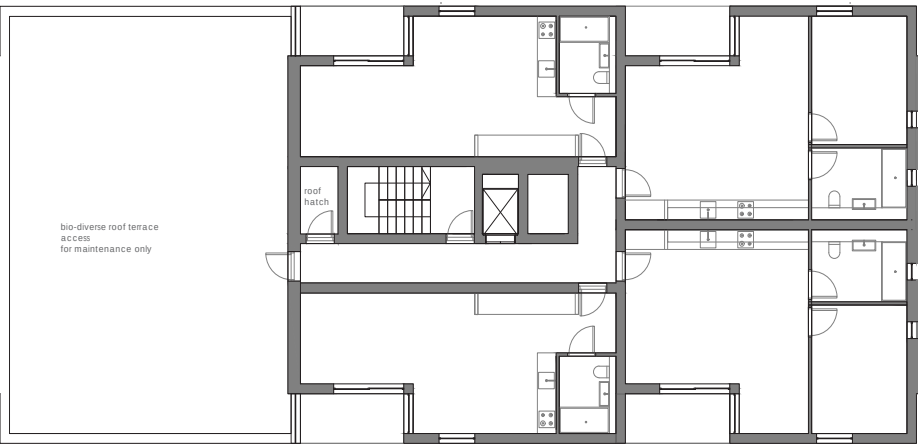


NORTH ELEVATION PROPOSED

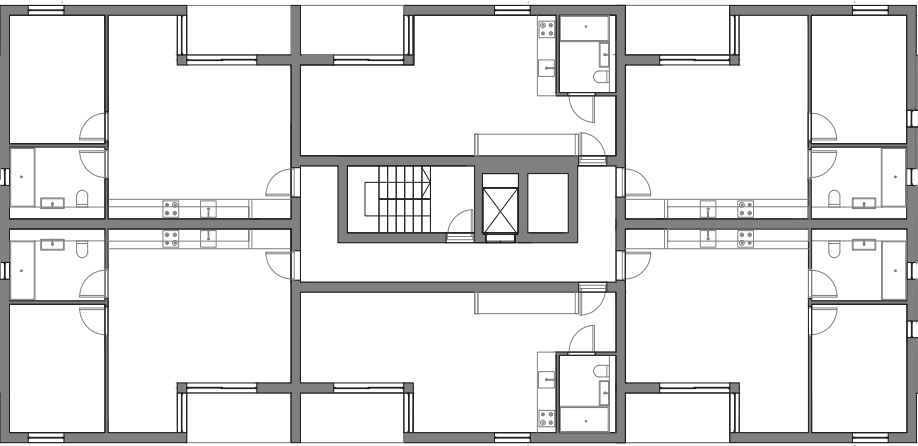


EAST OR WEST ELEVATION PROPOSED

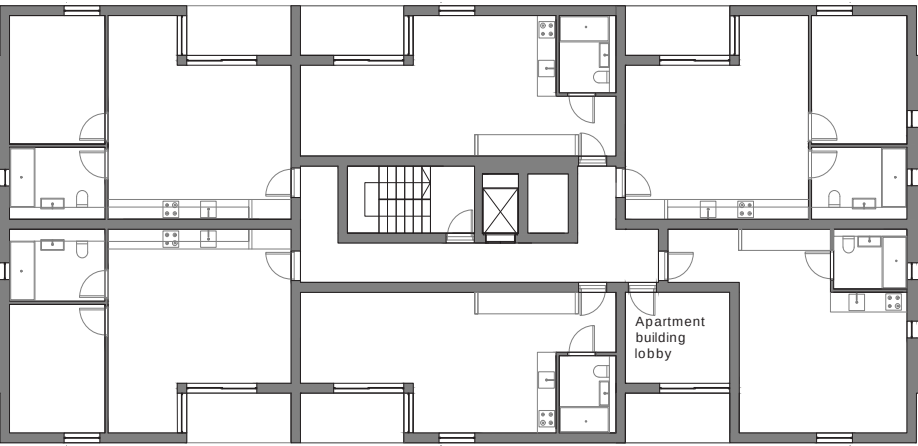
APARTMENT BUILDING



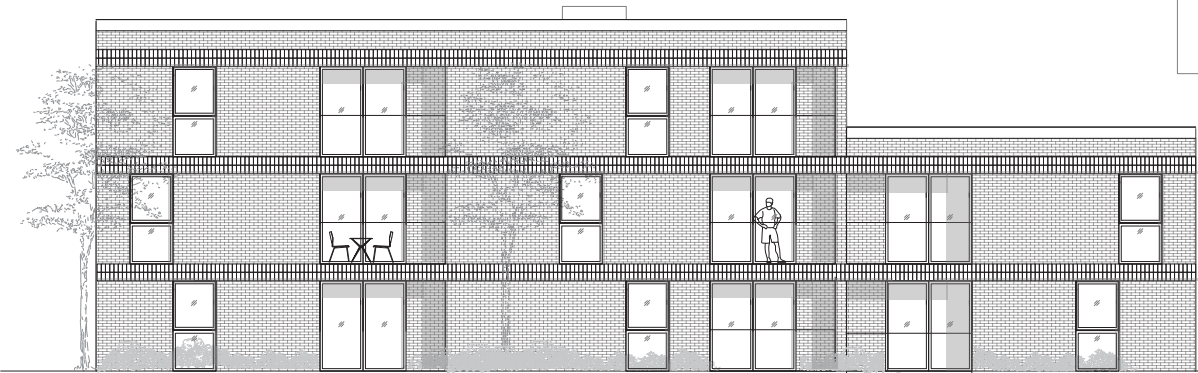
SECOND FLOOR PLAN



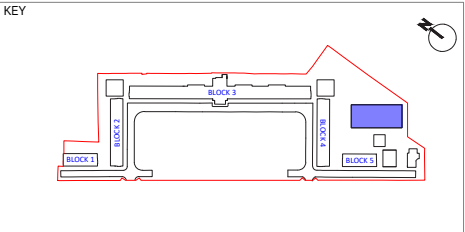
FIRST FLOOR PLAN



GROUND FLOOR PLAN



NORTH ELEVATION



- New build
- 7 no. studios and 9 no. one beds
- All dual aspect
- 879 sqm GIA - smaller footprint
- Bio-diverse flat roof
- Entrance visible from Bruce Grove
- Inset balconies break up massing
- Greater level of articulation

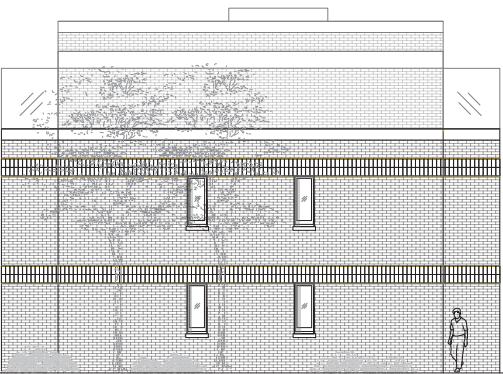


Sliding screens to south elevation only for solar shading

Brick banding detail inspired by almshouses

All windows and doors and screens in heritage colour TBA

SOUTH ELEVATION



WEST ELEVATION



Stone coping to match almshouses

Same width as almshouse rear windows

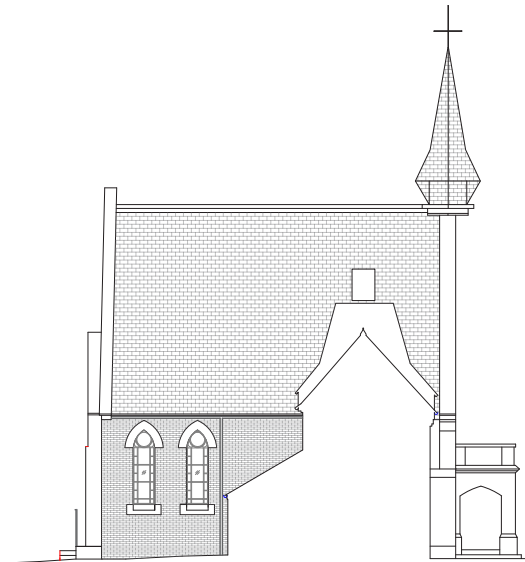
Buff brick to match almshouses

EAST ELEVATION

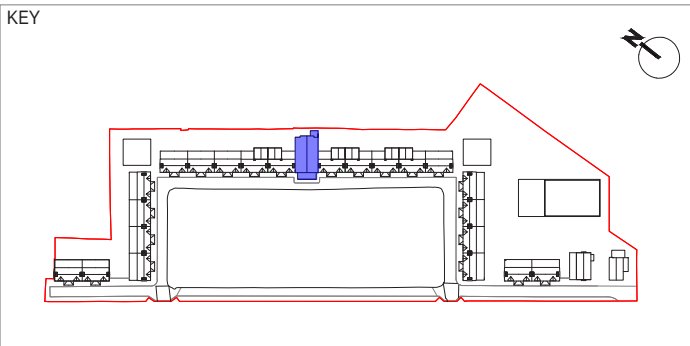
CHAPEL



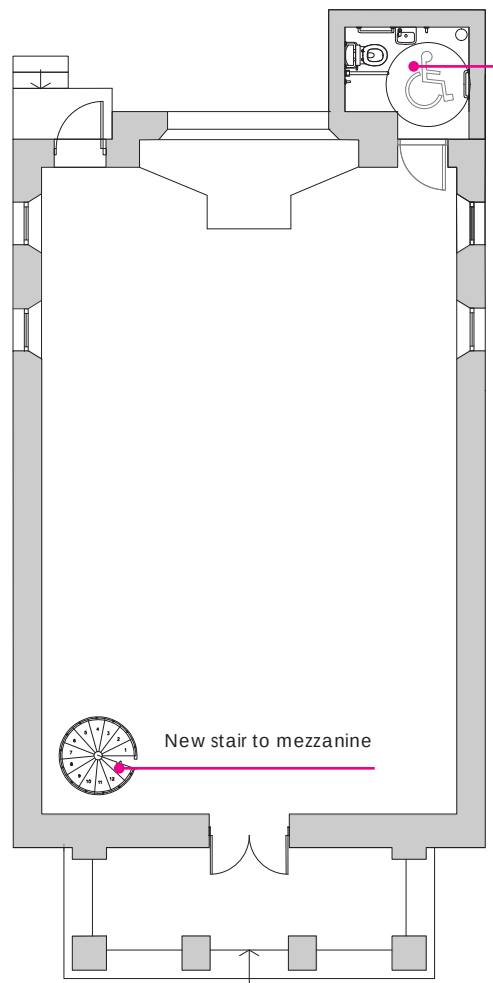
WEST ELEVATION



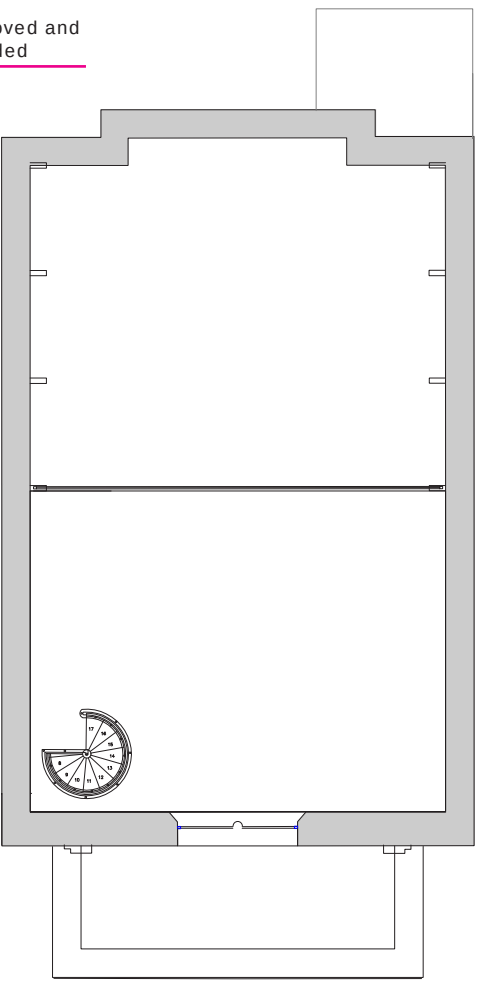
EAST ELEVATION



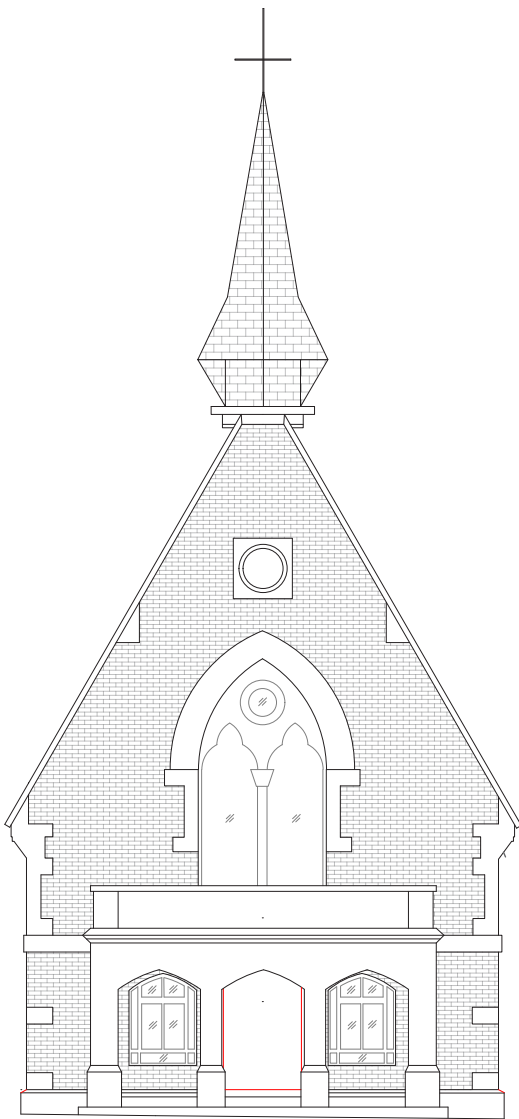
- Existing massing - later outbuildings removed
- Existing use retained
- 135 sqm
- New disabled WC



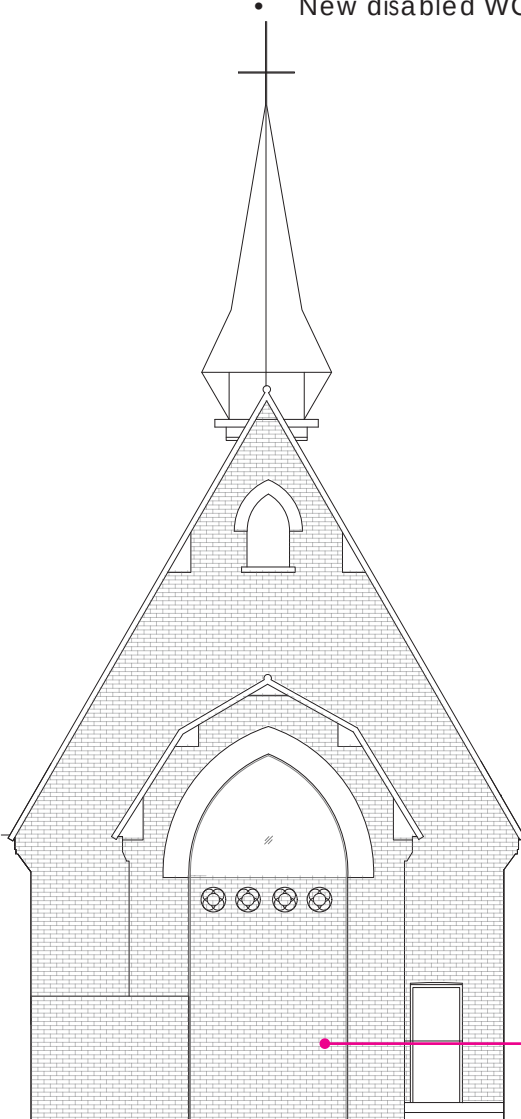
GROUND FLOOR PLAN



FIRST FLOOR (MEZZANINE)



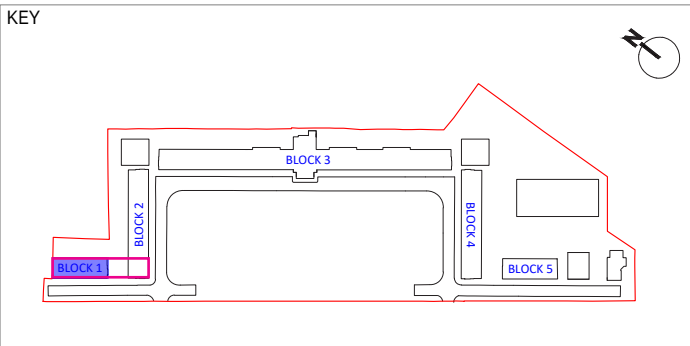
FRONT ELEVATION



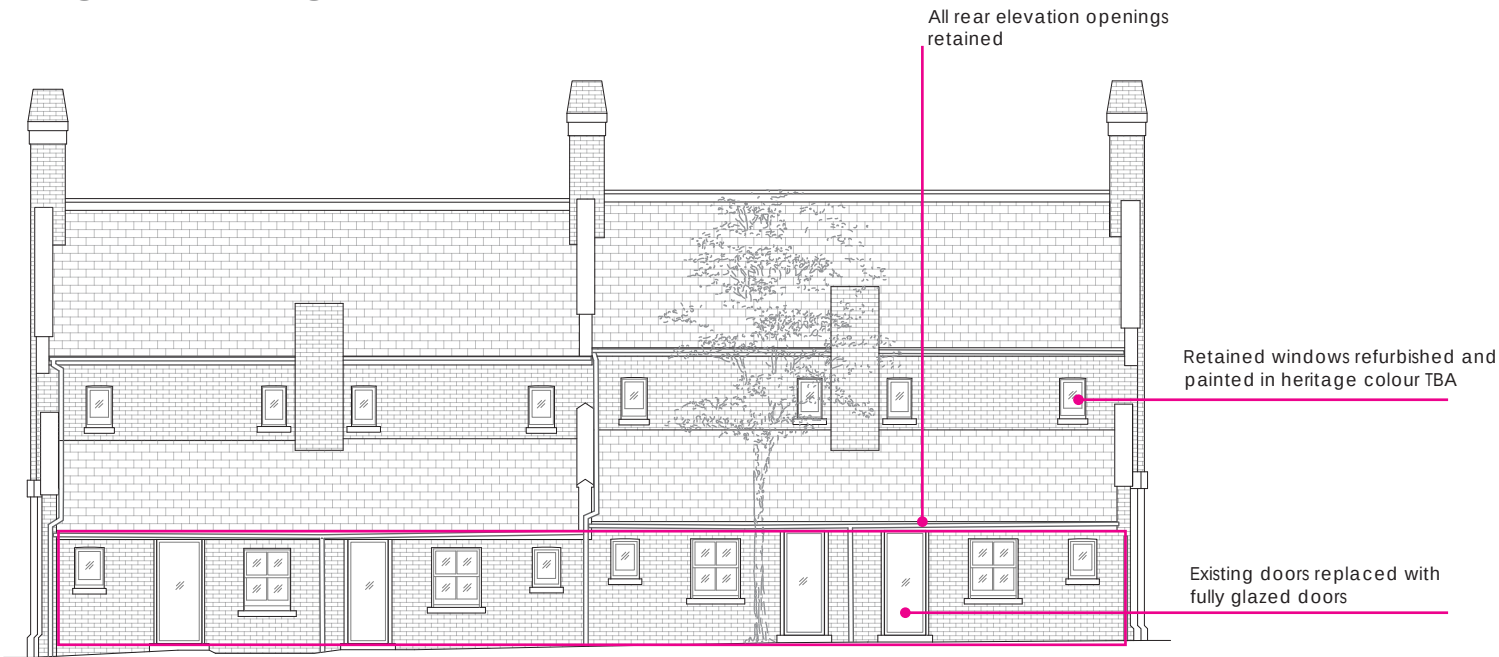
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 1

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- Rear elevations retain existing openings



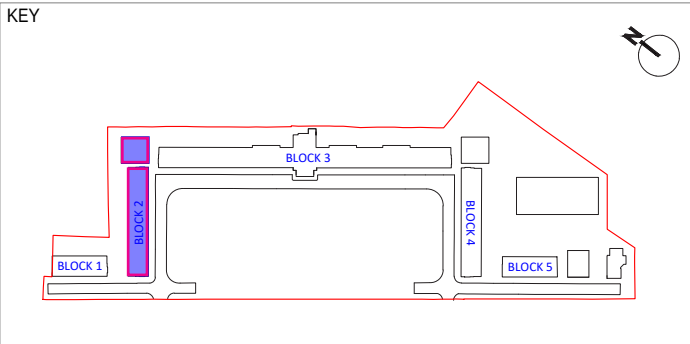
FRONT ELEVATION



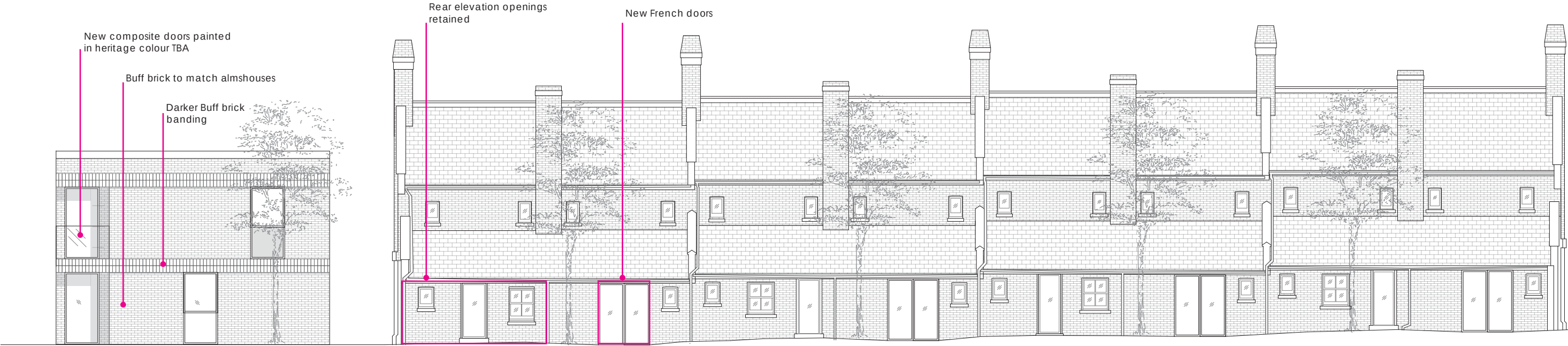
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 2

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- Retain one half of rear elevations
- French doors added to half of rear elevations
- New corner pavilion 'knuckle' in matching brick



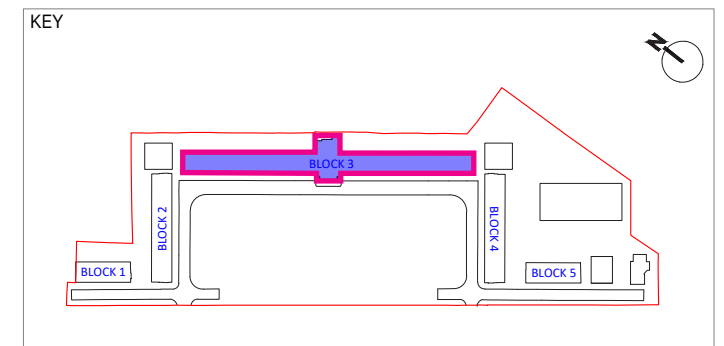
FRONT ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 3

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- Part rear elevations retained to half of unit
- French doors added to some rear elevations
- Double height extensions to six houses



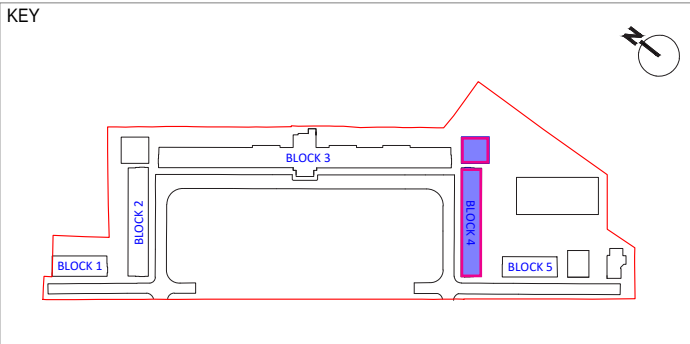
FRONT ELEVATION



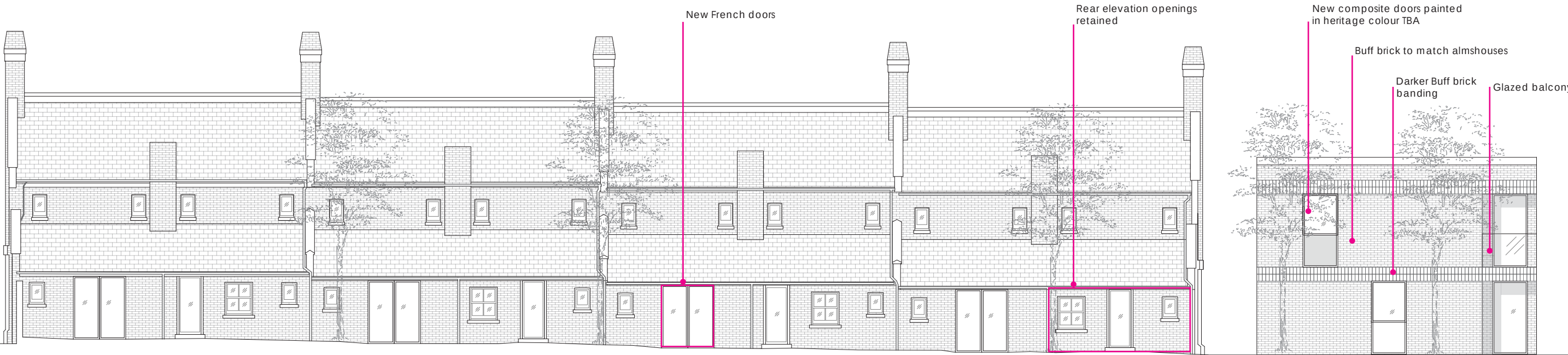
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 4

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- Rear elevations retained to part
- French doors added to part rear elevations
- New corner pavilion 'knuckle' in matching brick



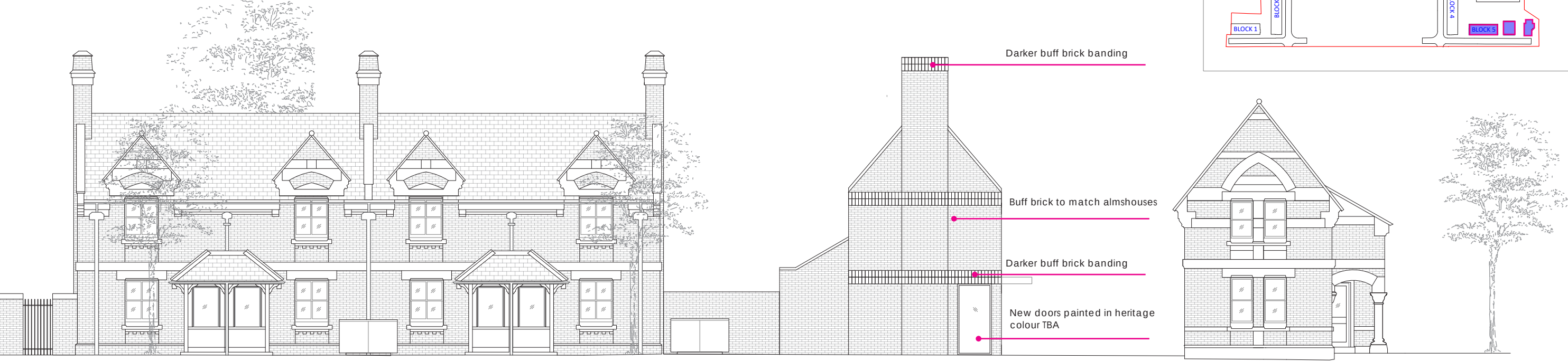
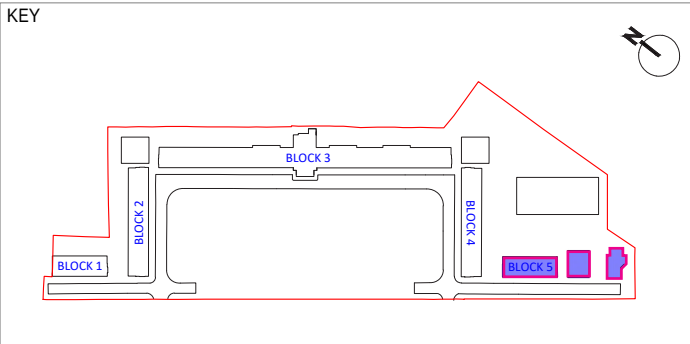
FRONT ELEVATION



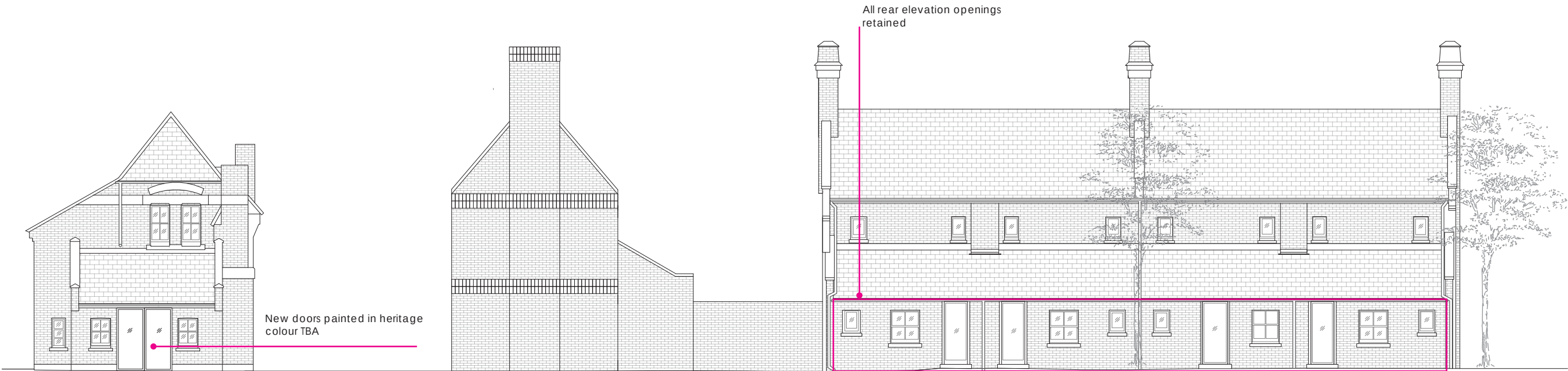
REAR ELEVATION

PROPOSED ELEVATIONS - BLOCK 5

- Front elevations repaired and restored
- Windows and doors painted in heritage colour TBA
- All rear openings retained
- New almshouse to turn corner and end the range



FRONT ELEVATION



REAR ELEVATION

EXISTING & PROPOSED MATERIAL PALETTE

Existing

The materiality and language will be key to the design of the new builds and extensions, in order to ensure they fit in with the local context.

The existing almshouses are designed in the High Victorian Gothic style, two storeys high built in yellow buff brick (1) with contrasting red and blue brick, stone dressings, slate roofs and moulded chimney-stacks.

The gables are accentuated by over-scaled stone 'kneelers' and red-brick banding (2). Each pair of almshouses shares a timber porch (3) with an integral wooden seat. This is painted in a white colour which is not the original historic Victorian pallet.

The central chapel has a stone portico with an openwork parapet and a large Gothic window with plate tracery.

The former gatehouse to the south is designed in a matching style and materials. Originally detached, it is now linked to the almshouses by a late 20th century single-storey brick range with an over-sailing mansard, attic and verandah.

All the buildings on the site and surrounding buildings use London Stock brick. It plays a predominant role in the area and comes in a dark buff colour. The almshouses have a red brick string course (5) and the chapel has a red brick dressing.

The roofing to the buildings is in grey slate tiles. The buildings on site all have a decorative red clay tile at the ridge of the roof.

Chimneys are decorative with red brick bandings and projected red brick details (6).

The rear elevations to the almshouses are designed with scullerys on the ground floor with a sloped grey tiled roof. The small windows are painted in white (again not an original colour) and there is a single leaf door to access the outside space. In general the rear elevations are much simpler in style to the front elevations and have a much less decorative architecture.

Proposed

The new proposals have been designed to complement the existing materials albeit detailed in a simpler subservient way. The new buildings are all of a buff brick to match the almshouses with darker banding which takes its precedent from the almshouses. New sloped roofs will be in a grey slate to match the almshouses and stone elements are introduced with lintels and copings.

All timberwork (new and refurbished) will be painted in a heritage colour TBA that will tie all the elements together.



FRONT ELEVATION

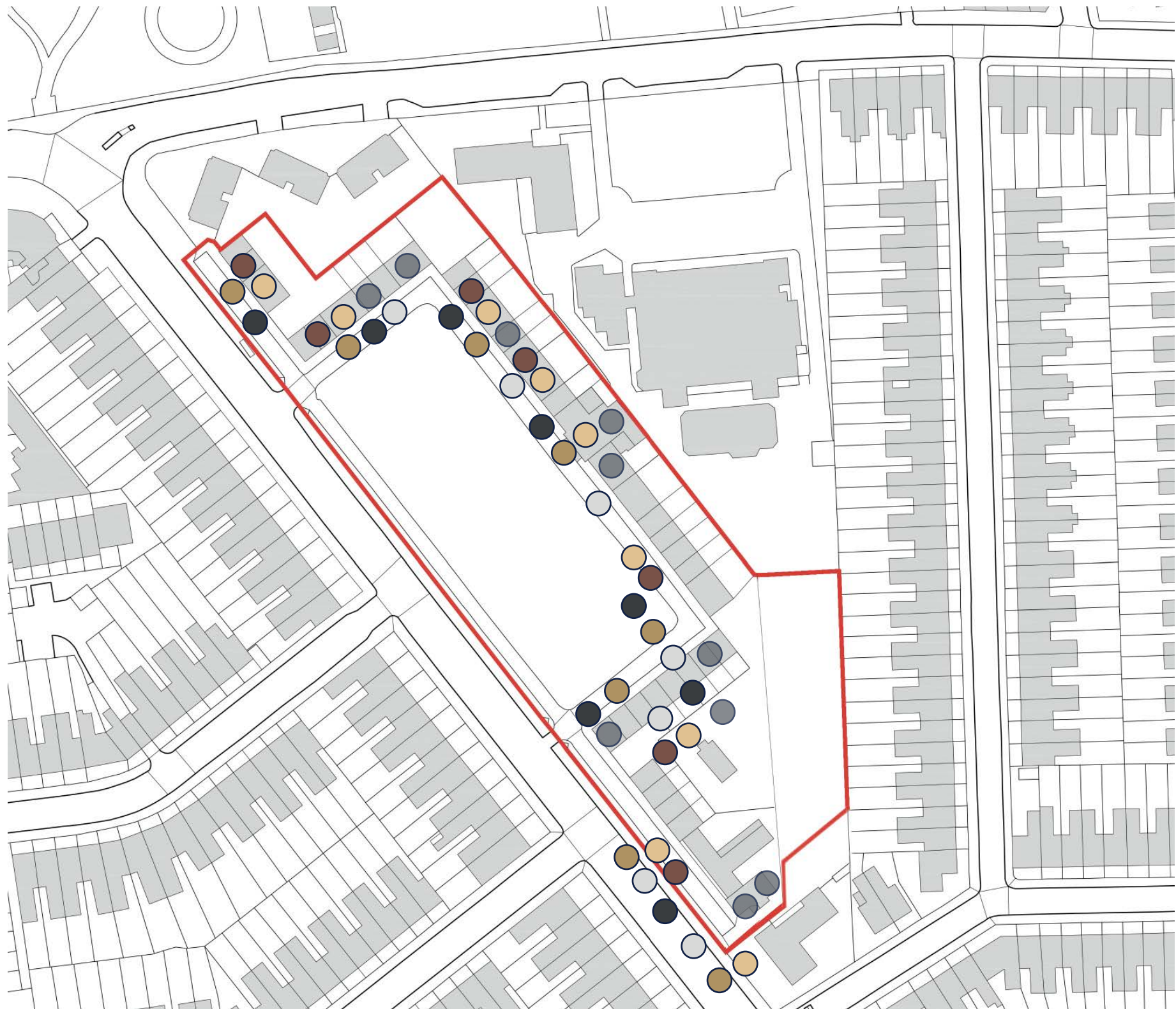


GATEHOUSE

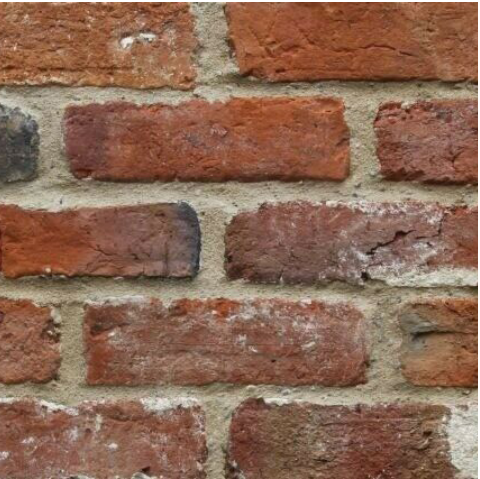


REAR ELEVATIONS

EXISTING MATERIAL PALETTE



● Buff brick



● Red brick



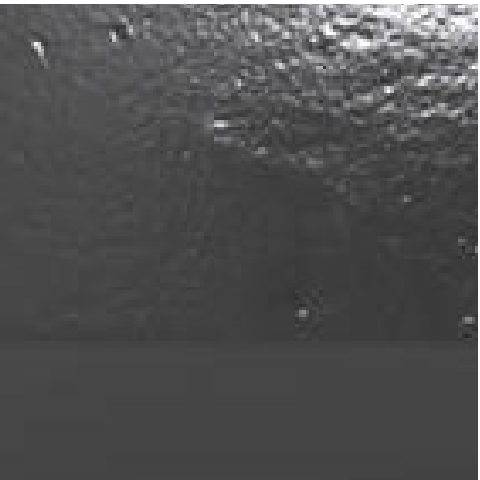
● White painted timber



● Stone dressings, lintels and cills



● Slate roofs

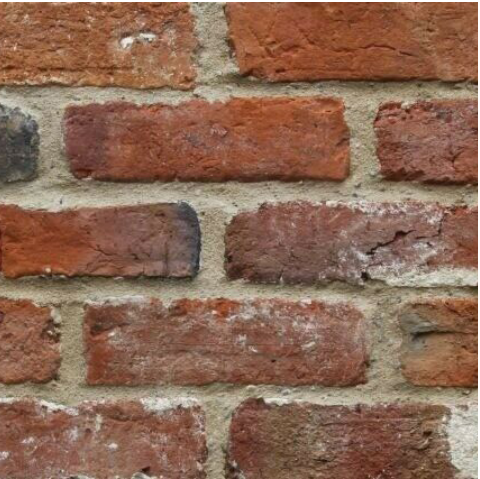


● Cast iron hoppers and rainwater pipes

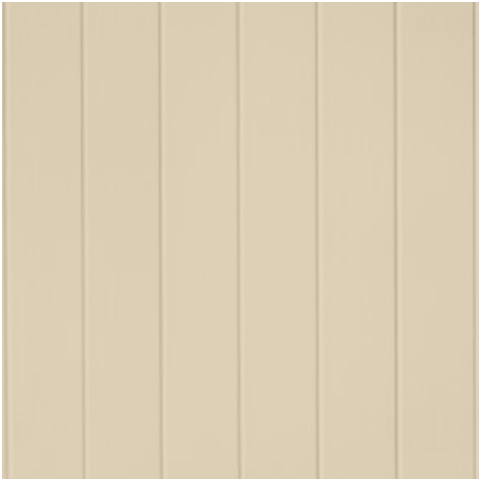
PROPOSED MATERIAL PALETTE



● Buff brick to match existing



● Red brick (retained where existing)



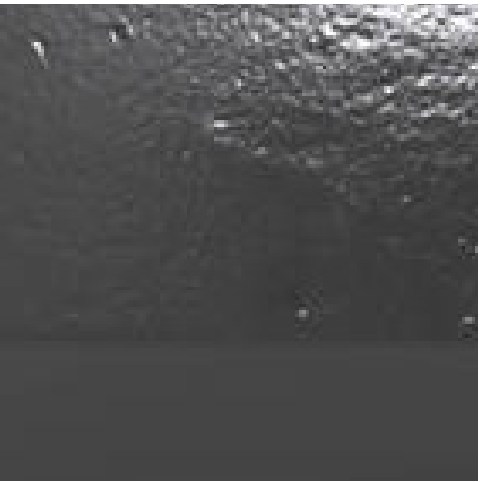
● Heritage colour painted timber



● Stone dressings, lintels and cills



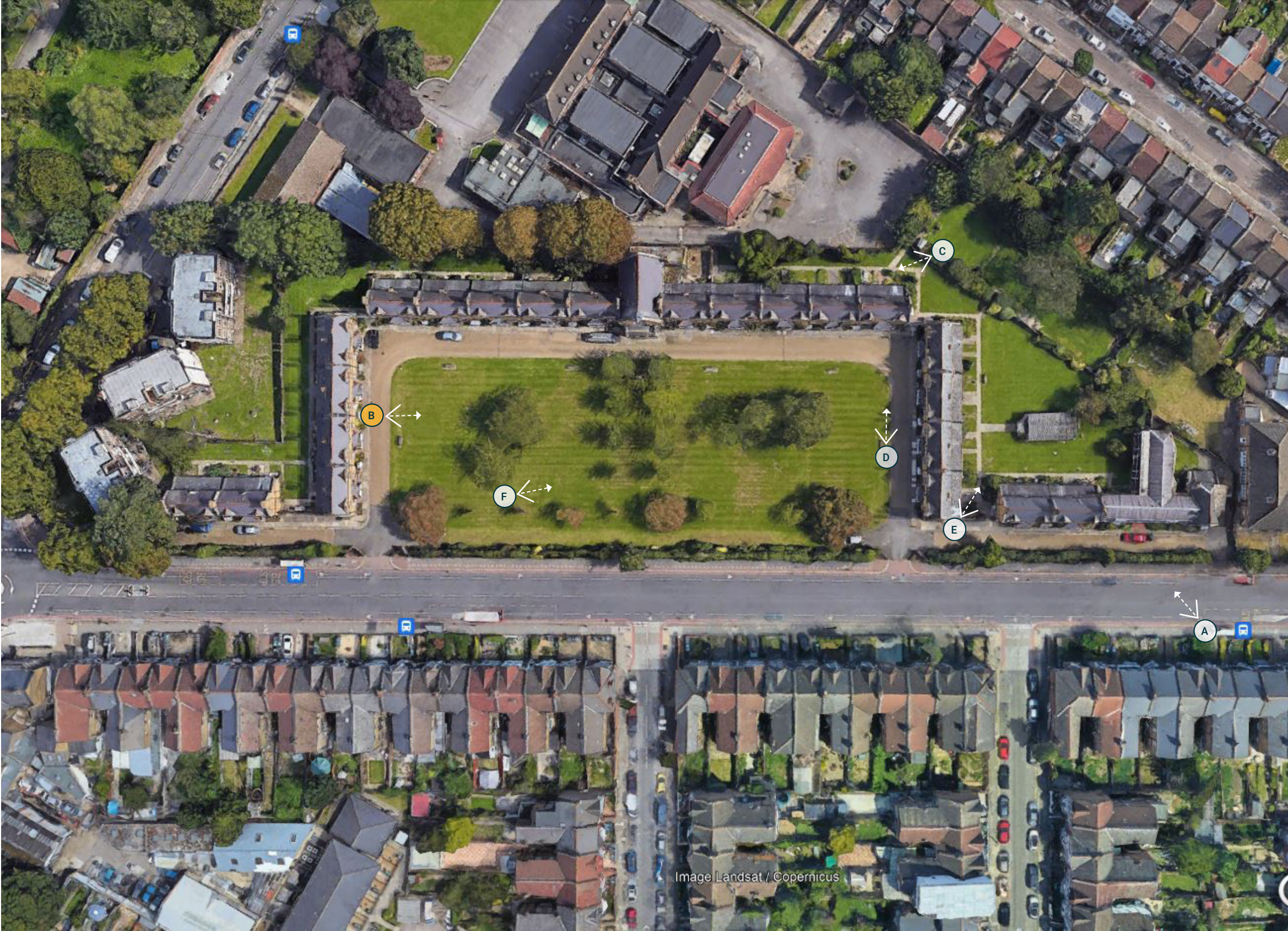
● Slate roofs to match existing



● Cast iron hoppers and rainwater pipes to visible areas

VISUALS - VIEWPOINT PLAN

This plan shows the key views of the proposed scheme. These view points were discussed and agreed with LB Haringey officers.



PLAN SHOWING KEY VIEW POINTS AS AGREED WITH LBH

B Viewpoint B - Verified View

VISUALS

View A - V1

This shows the view along Bruce Grove towards the new almshouse and apartment building entrance with the existing photo below.



Field Photograph - 220429

VISUALS

View A - V2

We have taken the vegetation off in V2 to show how this may look without vegetation (ie in Winter) with the apartment entrance clearly visible.



Field Photography - 220429

VISUALS

View C

This shows the extended almshouses and the relationship with the existing lean tos. The church windows are also still visible and the gardens are a generous size.



VISUALS

View D

This shows how the modest pavilions are tucked away in the corners with just a glimpse through and set out in line with the range of almshouses. This also shows the road widening to allow for emergency vehicles which will be a shared surface in a complementary material.



VISUALS

View E

This shows how the apartment building now better relates to the setting and the generous gardens of the almshouses with access gates to the newly landscaped communal gardens. Hardwood shutters have now been added to the apartment building south elevation for solar shading.



VISUALS

View F

This shows the view from across the quadrangle towards the apartment building which is not visible and the new proposed landscaping.



Field Photography - 220429

VISUALS - OUTLINE OF BUILDINGS TO REAR

This shows the outline of all the new buildings without trees so just a glimpse of the pavilion is visible. Note the apartment building and new almshouse are not visible sitting below the existing ridge line.



VERIFIED VIEW B

This verified view (by D3V) requested by Haringey Council from the furthest viewpoint shows the apartment building is not visible above the ridge of the almshouses.



SITE SECTION AT EYE LEVEL (1.8M ABOVE GROUND LEVEL)

HERITAGE OVERVIEW

Overview

At the outset, it must be noted that the site has been subject to extensive pre-application discussions with the local planning authority over a number of years. These discussions have been iterative and the design team has sought to address comments raised by Officers throughout this period. These discussions have also included presentations to the Council's Quality Review Panel as an independent advisor on the architectural approach. This latest presentation takes into account feedback received as well as a wholesale review of the proposals

The most recent round of pre-application discussions have been extremely positive and, prior to the most recent design iterations (required to address comments from the local planning authority), Officers were supportive of the proposals albeit subject to some design development and further consideration of the visibility of the new build element on the site of the existing single storey laundry building.

The proposals subject of this submission have been simplified from that which has been seen by Officers previously, with the same underlying principles running through the scheme. More detail has been provided on the individual elements of the scheme which includes the rear extensions to the almshouses as well as the visibility of the various elements from the surrounding area.

The Proposals

The proposed development at Edmansons Close can be split into four component parts, comprising:

- Works to the listed almshouses (some of which involves internal amalgamation and rear extensions);
- New 'corner' pavilions;
- A new almshouse in place of the 1970's infill building;
- A new apartment building built to the rear of the site in the underutilised garden.

The proposals also include other landscape and associated enhancements to the site.

Heritage

The buildings within the existing site are included on the list of buildings of special architectural or historic interest at grade II. The buildings are exemplar of an almshouse style development dating from the late 19th century. The lodge to the south east is separately grade II listed. The whole site is also within the Bruce Grove Conservation Area, designated by the London Borough of Haringey in March 1976.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and character and appearance of a conservation area respectively.

A detailed Heritage Statement has been prepared which sets out the significance of the heritage assets (the listed buildings and the conservation areas) which has also informed the development of the design of the proposed new build elements. This has also been shared with the local planning authority for context and their agreement.

The proposals must be seen in the context of a previous approval (listed building consent ref. HGY/2016/2725) for internal alterations to the listed building to amalgamate the units to create larger dwellings. This accepted a degree of change to the listed buildings and illustrates that the Council consider that the interiors of the listed building make a limited contribution to the significance of the buildings.

Taking each component of the proposals, and considering their acceptability on the significance of the heritage assets:

Works to the listed almshouses which involves some internal amalgamation and some rear extensions.

The amalgamation of the residential units has already been accepted by the local planning authority as having an acceptable impact on the significance of the listed buildings. These works are therefore considered to be acceptable.

It is proposed to provide a limited number of rear extensions to the properties. These have been reduced from what has been presented previously. These would not affect the principal element of significance of the listed buildings, which is the planned architectural approach, as viewed from the grassed area. These extensions would be obscured from view from this key area of interest.

The proposed corner pavilions have been designed to be a recessive element when viewed from the grassed area to the front of the almshouses. This is an element that the Council have accepted the principle of development and have always been supportive of a building which appears recessive when compared to the almshouses.

A new almshouse in place of the 1970's almshouse extension. This has the opportunity to enhance the significance of the listed buildings through the removal of a modern addition which is of limited architectural value. This allows for the side elevation of the almshouse to be opened up, restoring the original relationship with surrounding buildings. This element is then able to improve access to the land to the rear, with a new building which 'turns the corner' and responds to the underlying architectural approach on the site.

A new apartment building on the site of the existing laundry building to the rear of the almshouses. This is a new build element on the site, situated on the land currently occupied by the single storey laundrette building. This is an underutilised area of the site. The principle of development has been accepted here and the layout has been informed by root protection zones. The key constraint on this part is the visibility of the proposals from within the grassed courtyard area and the proposed development should not be visible above the ridge line of the listed buildings. This provides a limit on the height of the proposed block. In this regard, consideration has been given to whether this block be 2 or 3 storeys. Pre-application discussions highlighted that a two storey building was acceptable, but that a 3 storey building required further justification. We consider that a part-two and part-three storey building would be acceptable in this location and is demonstrated by the submitted information which includes accurate visual representation from the space to the front of the Almshouses, to demonstrate the new apartment building is not seen from the grassed quadrangle.

During the determination of the planning application, the Conservation Officer advised that they would prefer to retain more of the existing openings to the extensions to the rear of the properties in order to maintain more of their appearance. Following discussion it has been agreed that the existing door and window openings will be retained where the kitchens or dining areas will be located and only where there are living rooms then French doors will be provided to create an improved connection with the garden areas and allow more light penetration. This agreed approach retains the majority of the existing openings to the rear elevations thus minimising any perceived harm to the historic fabric. It has been further agreed that where existing kitchen door openings are retained, the doors can be changed to glazed doors to allow more light to penetrate it beneficial.

Overall heritage case

The proposed scheme takes full account of all the feedback received and seeks to positively respond to the points raised. Whilst we do not consider that the proposals cause any harm to the significance of the heritage assets of the site, if the Council were to contend that there was an element of harm, there would be considerable heritage benefits derived from the proposals which would more than outweigh any limited harm. It is therefore considered that the proposals, as currently presented should gain consent.

LANDSCAPING

Landscape design and public realm

We have worked closely with a landscaping consultant BD Landscape Architects to develop the landscaping opportunities. There is now more clarity on the design of the public and private realms between the rear of the almshouses and the new apartments with clear gardens to the almshouses, a separating path leading to the retention basin or pond and private gardens to the ground floor apartments. The upper floor flats have private balconies and views over the gardens.

Private gardens have been defined with hedges and hidden fences to form soft boundaries.

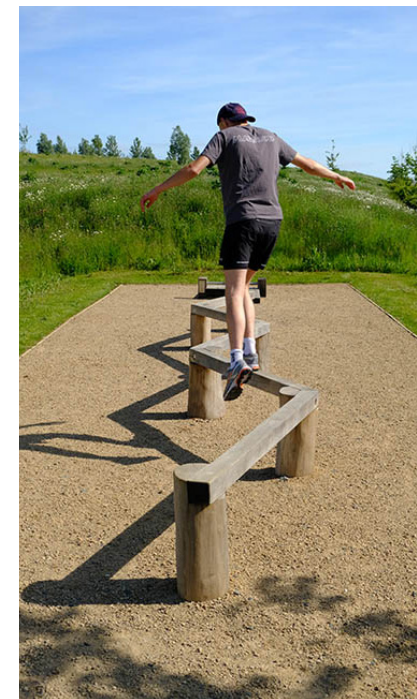
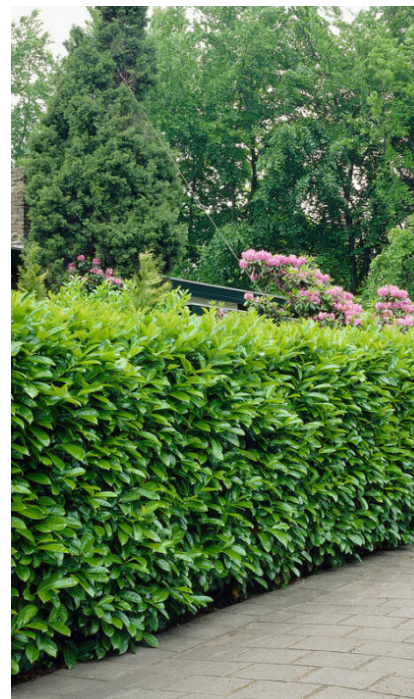
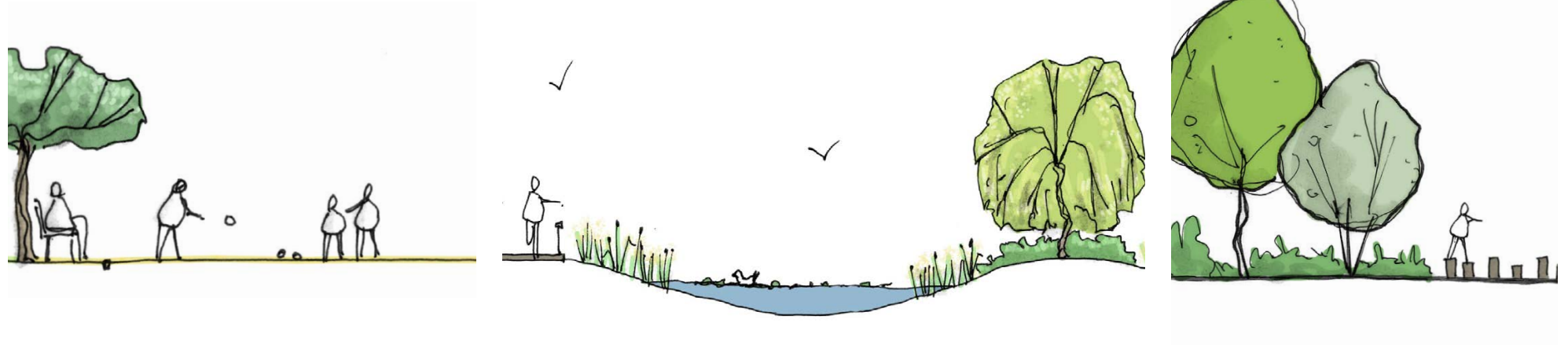
Residents of the almshouses and the apartments will have their own private amenity with access gates to the pond.

The green space onto Bruce Grove will be retained as a significant part of the setting of the Grade II listed almshouses.

Planting has been added to screen the disabled parking bays.

However the nature of the space will need to change somewhat to reflect the new demographic of residents.

The proposals are to make the space more appropriate for families, old and young with a private communal garden for all residents with a defined child play space as well as family boules and games area with seating.



LANDSCAPING



PROPOSED HARD & SOFT LANDSCAPING PLAN

KEY

1. Existing asphalt and block paving to be retained
2. Shrubs added to screen parking spaces
3. Permeable block paving to new hard landscape
4. Welcome garden to apartment block with ornamental planting, seating and stepping stones
5. Self binding gravel with ornamental planting to create social space and walk to active area
6. Paving to private gardens
7. Cycle stores to private gardens
8. 4no. visitor cycle stands for 8no. cycles
9. Hedging with hidden fence to form soft boundary to private gardens
10. Gates to private gardens for access to retention basin landscape
11. Existing gates to be made good / replaced where necessary
12. Natural play area comprising balance beams and stepping logs
13. Boules court with seating
14. Games area with seating
15. Detention basin with volume of approx. 2.5m³ (45m² to an average depth of 0.5m)
16. Wildflower planting surrounding detention basin that is tolerant of wet conditions
17. Wildflower planting to create buffer between lawned area and residential properties
18. Self binding gravel path to detention basin

LANDSCAPING - Site Sections AA (Existing & Proposed)



ACCESS AND WAYFINDING

- Ingress/egress points remain the same
- Visibility of apartment building entrance from Bruce Grove
- Road widened to accommodate emergency and refuse vehicles
- Clear access to pond and shared gardens
- Secure private gardens



PLAN SHOWING ACCESS AND ROUTES AROUND THE SITE

KEY

- • • • • Vehicular circulation
- • • • • Main entry and exit
- • • • • Path
- • • • • Boundary gates and walls
- • • • • View to apartment building entrance

LIGHTING STRATEGY

We recognise the importance that a detailed lighting assessment should be provided for the scheme to ensure that access for occupants is well lit and to assist with wayfinding and security. As part of any detailed lighting assessment, it is envisaged that a review of any existing lighting on site will be undertaken to establish the baseline position.

The surrounding area will be surveyed to establish any light sensitive receptors. This will ensure that a sensitive strategy is formulated to install appropriate light levels to the areas required whilst mitigating any light spill. A detailed Lighting assessment will be provided at a later stage and it is suggested that a planning condition is added accordingly to address this.

TRANSPORT, PARKING AND REFUSE MANAGEMENT



PLAN SHOWING PARKING, BIN STORES AND CYCLE STORES

- KEY**
- Bin Stores
 - Disabled bays
 - Cycle Stores
 - 4 visitor stands for 8 cycles
 - Refuse and emergency vehicle route

TRANSPORT & REFUSE MANAGEMENT - (Note; refer to Framework Travel Plan by Motion)

Safety

Road signs will be provided on entry to the quadrangle displaying a children playing in road sign and a 10mph speed limit sign.

Car parking

The site is set to be a car free development with the exception of 5 disabled badge spaces. This is a significant reduction from around 40 unallocated spaces currently on site. This accords with The London Plan where, for 3% of dwellings, one space is provided as a blue-badge bay.

A parking stress survey has been undertaken and will be provided within the TS. It shows a parking stress level of about 65%. In other words, there is a relatively large amount of on-street parking available in the surrounding streets.

Car club membership will be provided. There is an existing car club space near the site south of Lordship lane operated by Zipcar.

Cycle Parking

Secure cycle sheds will be provided in each of the gardens for the almshouses; 1 space per one bed units and 2 for two bed units. The apartment building has its own secure cycle store for 16 bikes and the new almshouse and pavilions also have a bike store to the rear gardens. Sheffield stands will provide 8 cycle spaces for visitors.

A DSP (Delivery Service Plan) is provided by Motion.

A CLP (Construction Logistics Plan) is provided by Motion.

Refuse Management - Household Waste (refer also to Sustainability Stetement by Hodkinson)

Sufficient storage is to be provided in communal stores for the apartments. Collection will be undertaken on site, as is done currently. Vehicles will enter via the western access, drive around the green and exit via the eastern gate. Refuse collection of the apartments will be undertaken via Bruce Grove, bins will be moved to the required location on collection day.

For the refurbished houses, dedicated stores will be provided for each house, where both recyclable and non-recyclable waste can be stored in accordance with Haringey Council's waste collection service.

The almshouses bin stores are currently badly weathered and mostly rotten. They will be replaced with a new timber housing to accommodate 2 x 240L bins per house. The refuse trucks can access the site and collect the bins from the bin stores directly. The new almshouse will have new timber housing to accommodate 2 x 240L bins to match those of the current almshouses.

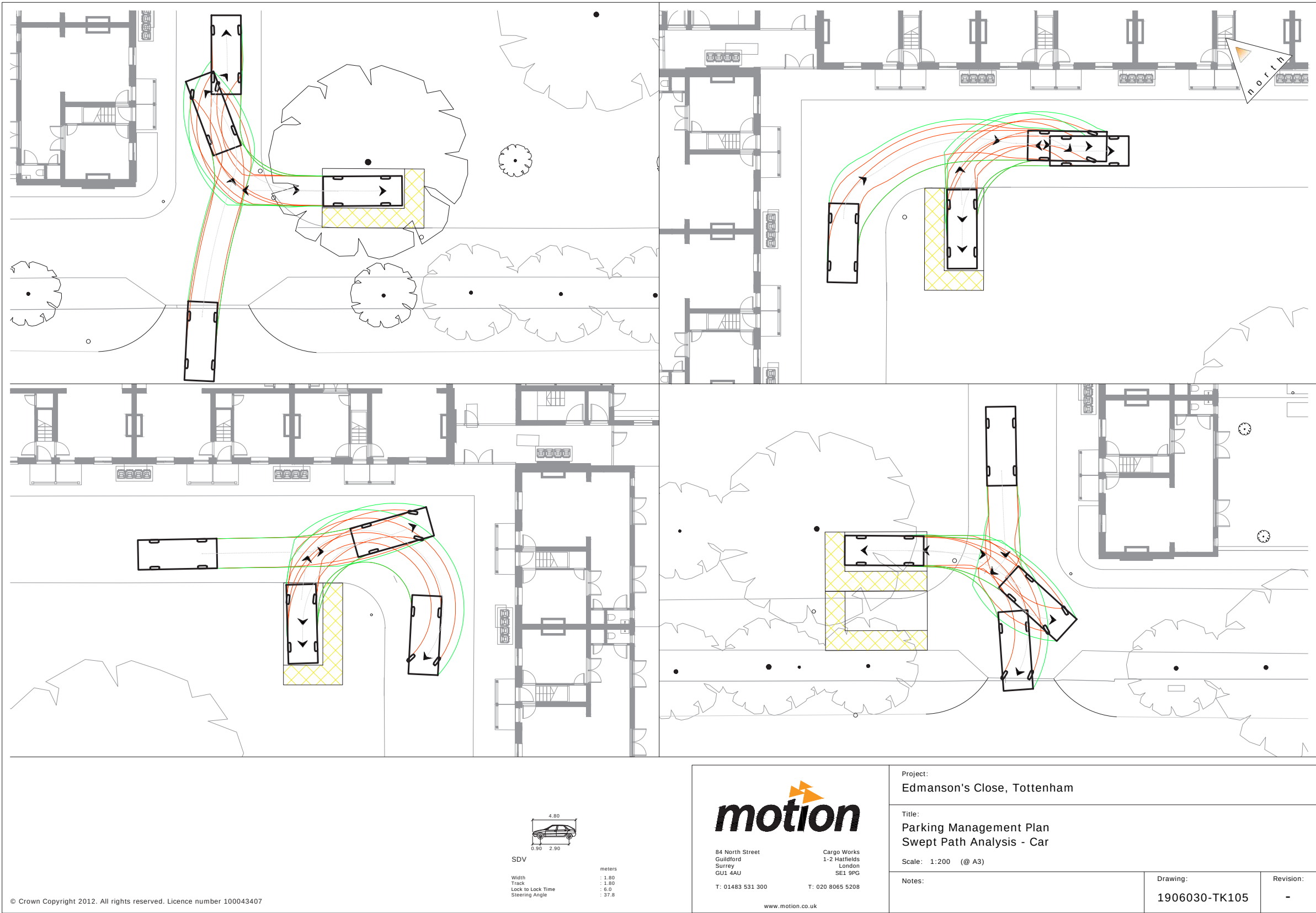
The pavilions will have a bin store in the grounds: 2 x 240L bins for each flat (one for refuse and one for recycling). The residents will be responsible for putting the bins in front of the gate on collection day.

For the apartment building, 16 x 240L bins (eight for refuse and eight for recycling; one refuse and one recycling bin shared between 2 apartments) is situated south of the access to the building. This is located within 25 metres of the carriageway.

Adequate internal and external food and garden waste storage will be provided in accordance with the London Borough of Haringey's collection service.

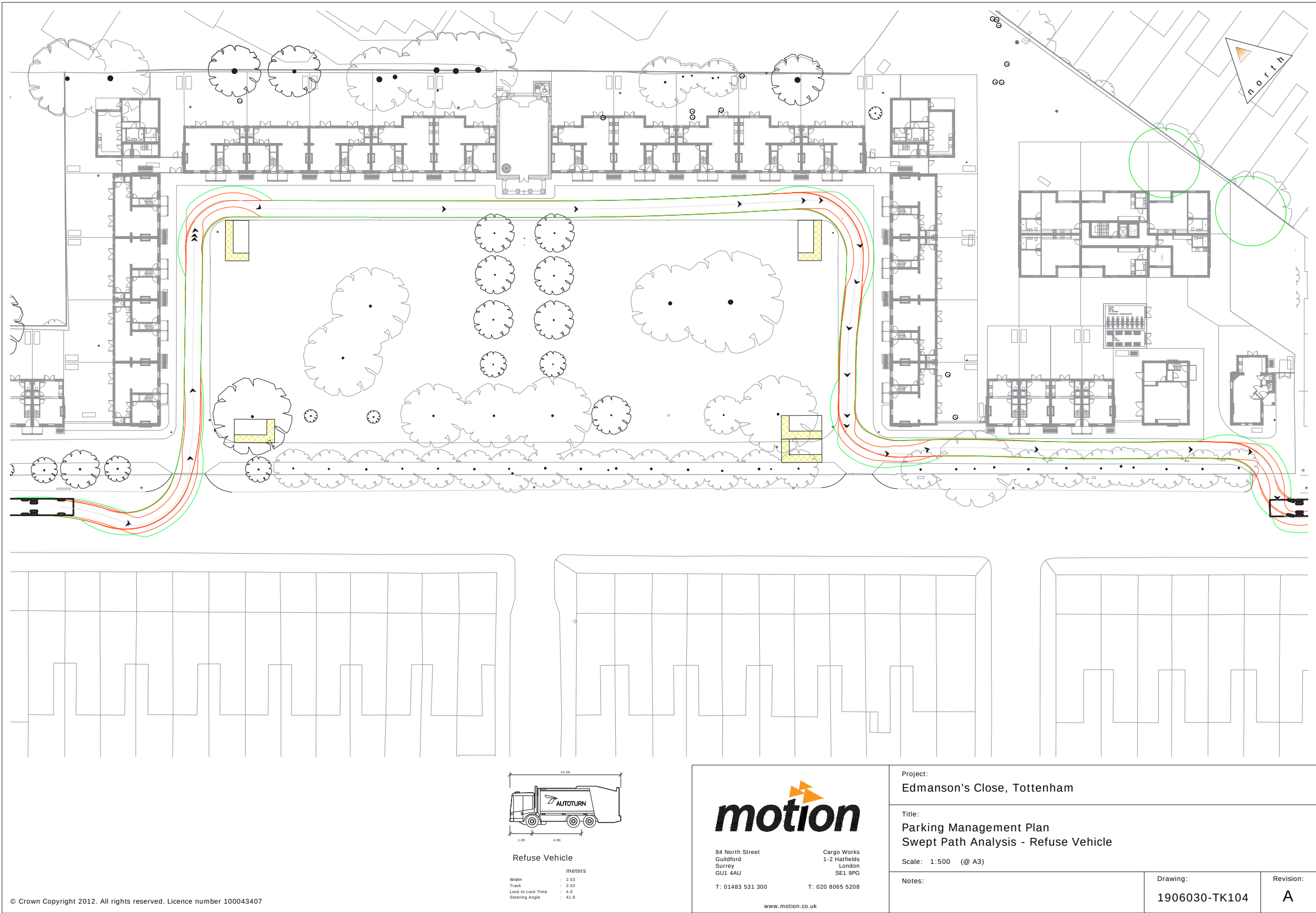
TRANSPORT - SWEPT PATH ANALYSIS - CARS

A swept path analysis has been undertaken as part of the Transport Assessment by Motion for the 5 proposed disabled bays.



TRANSPORT - SWEPT PATH ANALYSIS - REFUSE VEHICLES

A swept path analysis has been undertaken as part of the Transport Assessment by Motion using Mercedes 2629LL standard vehicles to ensure refuse vehicles can safely enter and exit the site.



SUSTAINABILITY & ENERGY

PROPOSED DEVELOPMENT	KEY SUSTAINABILITY FEATURES (refer to full Sustainability Statement by Hodkinson)	
The proposed development will apply appropriate treatment to 44 existing almshouses and convert them to provide 26 houses. These are listed buildings and there are sensitive heritage conditions to consider. In addition the development will include a new apartment building comprising of 16 flats, two corner pavilion buildings with an additional four apartments, and one new build house.	The sustainability-related aspects of the proposed development have been given equal consideration for both the refurbished and new dwellings, ensuring that upgrades to the former have been made where required. Through the incorporation of sustainable design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction techniques and measures to enhance the ecological value of the site, a good quality and sustainable development is proposed. The key sustainability features outlined in this Sustainability Statement are listed below: Energy strategy: The development will target a 75% reduction in Regulated CO2 emissions over Part L 2021 baseline for the new build development through energy efficiency measures, air source heat pumps, and PV panels. A 62% reduction is expected over the baseline for the refurbished development. Overheating: The scheme has been designed to ensure overheating risk is reduced to acceptable levels in accordance with CIBSE TM59:2017 requirements based on tailored mitigation measures for the new and refurbished dwellings. Water efficiency: Flow control devices and water efficient fixtures and fittings will be installed in all dwellings to target a maximum internal daily water consumption of 105 litres/person/day. Fittings within the refurbished dwellings will be upgraded to achieve this requirement. Rainwater butts will be installed for the houses to reduce the demand on potable water and promote effective use of water supplies. Waste and recycling: Adequate facilities will be provided for domestic and construction related waste, including segregated bins for refuse and recycling. Circular Economy: The principles of a circular economy shall be incorporated into the development, where possible. Materials: Where practical, new building materials will be sourced locally to reduce transportation pollution and support the local economy. The proposed refurbishment of the dwellings significantly reduces material use. New materials will be selected based on their environmental impact and responsible suppliers will be used where possible. Flood Risk and SUDs: The proposed development site lies in a low flood risk zone and will benefit from SUDs such as permeable paving, green roofs, detention basins and rainwater harvesting butts.	Security: The proposed development will be aiming to incorporate the principles of Secured by Design where appropriate to ensure the safety and security of its residents. Sound insulation: The dwellings are to target an improvement on Building Regulations Part E through party walls and floors. Inclusive access: 90% of the new dwellings will be designed to meet Building Regulations Approved Document M4(2) and 10% will meet Part M4(3). Sustainable transport: The site will benefit from a good existing public transport network and sustainable modes will be encouraged through the provision of 83 cycle storage spaces and electric vehicle charging points in accordance with Building Regulations Part S. Biodiversity and ecology: Enhancements will be implemented through the provision of landscaped areas, play space and additional planting across the site. Sustainable construction: The site will aim to achieve a Very Good score with the Considerate Constructors Scheme and will closely monitor construction site impacts.

CRIME PREVENTION STRATEGY

Crime and Safety Reduction Strategy

The main points from the strategy that deal with Crime Prevention are: High quality and inclusive design required for all new developments as part of a strategy to achieve an attractive, safe, healthy, accessible and sustainable environment throughout Haringey.

Vulnerability to crime and the fear of crime should be addressed in the design, location and layout of all new development. The distinction between any public and private spaces should be clearly defined; There should be good connections with the wider area and a clear network of legible routes through the site for pedestrians and cyclists, supported by a network of open space and green corridors, where justified by the scale of the development;

Since the Adopted Core Strategy 2011, The Local Plan 2016-2036 has been introduced and in particular Policy LP16: Design and the Public Realm which states all development proposals are to be; 'safe and designed to minimise crime and antisocial behaviour, taking into account secure by design principles'

In addition, Haringey has developed The Community Safety Partnership with the theme 'Working together, keeping Haringey safe'.

The following safety and security subjects have been considered in forming the proposal for the site:

Layout of buildings

All spaces are designed to be visually open and served by overlooked routes to communal gardens. The buildings sit with a presence onto Bruce Grove which defines the edge of the development. Buildings will be designed with robust exteriors in masonry to discourage and protect against vandalism and graffiti.

Mix of dwelling types and functions

Overlooking (natural surveillance) and self policing are key deterrents to crime. The mix of uses proposed means that there will be a presence on the site at all times of the day and into the evening. The residents utilise the communal open spaces which provide surveillance to the dwellings on site.

Connection of movement networks

Desire lines of movement have informed the design of pedestrian routes through the scheme. Much care has been taken to keep the routes free of obstructions, with particular focus on allowing clear views between buildings, introducing an effective lighting strategy, to allow for ease of orientation and way finding on entering the site. This will allow pedestrians to see their destination from an early point.

Importance of natural surveillance

The accommodation has been arranged to allow for the occupants to be actively engaged in the surveillance of the public environment and therefore form a responsibility for their local public realm. Balconies, rear gardens and living spaces are arranged to allow continued and varied surveillance of open space.

Secure vehicle and cycle parking

Controlling access to the car parking and cycle storage via gates and defined ingress/egress points is crucial to minimising crime. Internal access doors to the residential accommodation will have access control whilst the lighting levels will ensure a well-lit environment is provided. The layout and landscaping has been designed to avoid the creation of left-over space with the addition of the corner pavilions and new apartment building.

Defensible space

The development encourages movement through its spaces and pedestrian routes. However, the design is careful to ensure that pedestrian movements around the buildings are actively managed in a way that respects the privacy of the private occupants of the residential units. The scheme has introduced windows on all key sides of the buildings to provide protection and natural surveillance to the adjacent landscaped areas. The landscape has been developed to provide integrated buffer zones at the bases of all buildings. This is achieved by continuing the hard landscape and planting zones to the edge of the buildings and locating communal pathways away from the facades in the open space.

Secure By Design

The team has developed the scheme to incorporate Secure By Design principles of designing out crime and crime prevention. The proposal intends to create a safe and inclusive environment for residential use. As part of this, the design has been prepared with security, safety and the avoidance of public nuisance in mind.

The team has incorporated essential components in the design to ensure a safe and secure development for residents, workers and visitors. The landscape design reinforces the sense of security with a strategy of planting and hard landscaping.

The site will also benefit from a central security regime co-ordinated by building management.



CONCLUSION

Since the last Planning Submission in September 2022, these proposals have been developed further to positively address the feedback previously received as well as the feedback post submission and now address all of the Council Officers' concerns.

A more sensitive approach is taken to the almshouses with fewer interventions and the retaining of much more of the original external fabric. The new build elements have been carefully designed to be subservient to the Listed buildings but picking up architectural details to complement the almshouses.

The new build elements are designed to the latest sustainability standards and since the submission have been upgraded further with insulation, more PV's and solar shading.

The scheme is now car free with the exception of 5 disabled bays.

The introduction of the new build elements is necessary to make the proposals viable and together with the reconfiguration of the almshouses will produce an attractive range of new housing appealing to individuals, couples and families to create a strong community.

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.

There are many benefits associated with the proposals. In brief, the key benefits include:

- Boosting housing supply (new units, improved mix, family housing and bringing units unfit for purpose to meet modern day standards;
- Provide high quality contemporary architecture with a holistic redevelopment of the site;
- Sensitive restoration of listed buildings, securing long term use and maintenance;
- Provide significant improvements in quality and use of the landscape;
- A significant positive enhancement to the ecology and biodiversity of the site as part of a holistic approach to the landscaping, creating new habitats to support local wildlife;
- Removal of unattractive laundry building and 1970s infill; and
- All existing residents will be offered the opportunity to be re-homed on site.



AREA SCHEDULE EXISTING

BUILDING TYPE	Unit No.	GIA sqm	saft
STUDIOS, ONE AND TWO BEDS			
	1	29.2	314
	2	29.3	315
	3	57.3	617
	4	35.5	382
	5	28.7	309
	6	29.2	314
	7	29.3	315
	8	57.5	619
	9	35.5	382
	10	28.8	310
	11	29.2	314
	12	29.3	315
	13	57.3	617
	14	35.5	382
	15	29	312
	16	29.3	315
	17	29.3	315
	18	57.7	621
	19	35.7	384
	20	28.8	310
	21	29.3	315
	22	29.3	315
	23	50.3	541
	24	33.3	358
	25	57.7	621
	26	29.3	315
	CHAPEL APARTMENT	53	570
	27	33.5	361
	28	29	312
	29	35.4	381
	30	57.7	621
	31	29.3	315
	32	29.3	315
	33	29.2	314
	34	29.4	316
	35	57.7	621
	36	35.3	380
	37	28.8	310
	38	29.2	314
	39	35.3	380
	40	57.9	623
	41	29.3	315
	42	29.2	314
	43	29	312
	44	35.3	380
	45	57.6	620
	46	29.3	315
	47	29.2	314
	48	57.5	619
	GUEST	16	172
	49	52.7	567
	50	29.3	315
	51	29.2	314
	52	29.3	315
	53	29.1	313
	54	25.7	277
	55	25.5	274
	56	29.2	314
	57	29	312
	58	25.7	277
	59	25.4	273
	60	42.8	461
	61	32.4	349
Sub-Total	61	2238.3	24093

OFFICE			
		28.6	308
STUDY/CHAPEL			
		88.8	956
VESTRY			
		5.6	60
BOILER/WC			
		31.4	338
ORATORY/CHAPEL			
		43	463
WCS			
		15.3	165
LAUNDRY			
		45	484
TOTAL	61	2496	26867

AREA SCHEDULE PROPOSED

BUILDING TYPE	Unit No.	Floor	Unit Type	NIA sqm	sqft	GIA sqm	sqft	GEA sqm	sqft
HOUSE TYPE 1		Ground & First	1 bed houses						
	1			44.8	482	47.7	513	56.4	607
	2			44.8	482	47.7	513	56.4	607
	3			44.8	482	47.7	513	56.4	607
	4			44.8	482	47.7	513	56.4	607
	5			44.8	482	47.7	513	56.4	607
	6			44.8	482	47.7	513	56.4	607
	7			44.8	482	47.7	513	56.4	607
	8			44.8	482	47.7	513	56.4	607
Sub-Total	8			358.4	3858	381.6	4108	451.2	4857
HOUSE TYPE 2		Ground & First	2 bed houses						
	1			94	1012	97.4	1048	112.7	1213
	2			94	1012	97.4	1048	112.7	1213
	3			94	1012	97.4	1048	112.7	1213
	4			94	1012	97.4	1048	112.7	1213
	5			94	1012	97.4	1048	112.7	1213
	6			94	1012	97.4	1048	112.7	1213
	7			94	1012	97.4	1048	112.7	1213
	8			94	1012	97.4	1048	112.7	1213
	9			94	1012	97.4	1048	112.7	1213
	10			94	1012	97.4	1048	112.7	1213
	11			94	1012	97.4	1048	112.7	1213
	12			94	1012	97.4	1048	112.7	1213
Sub-Total	12			1128	12142	1168.8	12581	1352.4	14557
HOUSE TYPE 3		Ground & First	3 bed houses						
	1			119.7	1288	123.3	1327	141.5	1523
	2			119.7	1288	123.3	1327	141.5	1523
	3			119.7	1288	123.3	1327	141.5	1523
	4			119.7	1288	123.3	1327	141.5	1523
	5			119.7	1288	123.3	1327	141.5	1523
	6			119.7	1288	123.3	1327	141.5	1523
Sub-Total	6			718.2	7731	739.8	7963	849	9139
HOUSE TYPE 4 - GATEHOUSE		Ground & First	2 bed house						
	1			81.9	882	84.8	913	108.5	1168
Sub-Total	1			81.9	882	84.8	913	108.5	1168
HOUSE TYPE 5 - NEW ALMSHOUSE		Ground & First	2 bed house						
	1			94	1012	104.3	1123	122.4	1318
Sub-Total	1			94	1012	104.3	1123	122.4	1318
CORNER PAVILIONS			2 bed flats						
	1	Ground		61	657	66.7	718	78.2	842
	2	First		61	657	69	743	80	861
	3	Ground		61	657	66.7	718	78.2	842
	4	First		61	657	69	743	80	861
Sub-Total	4			244	2626	271.4	2921	316.4	3406
APARTMENTS			1 beds and studios	NIA/GIA PER APARTMENT	NIA/GIA PER APARTMENT	OVERALL GIA	OVERALL GIA		
	1	Ground	1 Bed	50	538				
	2	Ground	1 Bed	50	538				
	3	Ground	Studio	37	398				
	4	Ground	Studio	37.5	404				
	5	Ground	Studio	37.5	404				
	6	Ground	1 Bed	50	538				
	7	First	1 Bed	50	538				
	8	First	1 Bed	50	538				
	9	First	1 Bed	50	538				
	10	First	Studio	37.5	404				
	11	First	Studio	37.5	404				
	12	First	1 Bed	50	538				
	13	Second	1 Bed	50	538				
	14	Second	1 Bed	50	538				
	15	Second	Studio	37.5	404				
	16	Second	Studio	37.5	404				
Sub-Total	16			712	7664	879	9461	965	10387
CHAPEL		Ground & First (Mezzanine)							
	1			135	1453	135	1453	225.4	2426
Sub-Total	1			135	1453	135	1453	225.4	2426
TOTAL	49			3471.5	37367	3764.7	40523	4390.3	47257



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D P L U S B S T U D I O S . C O M