

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

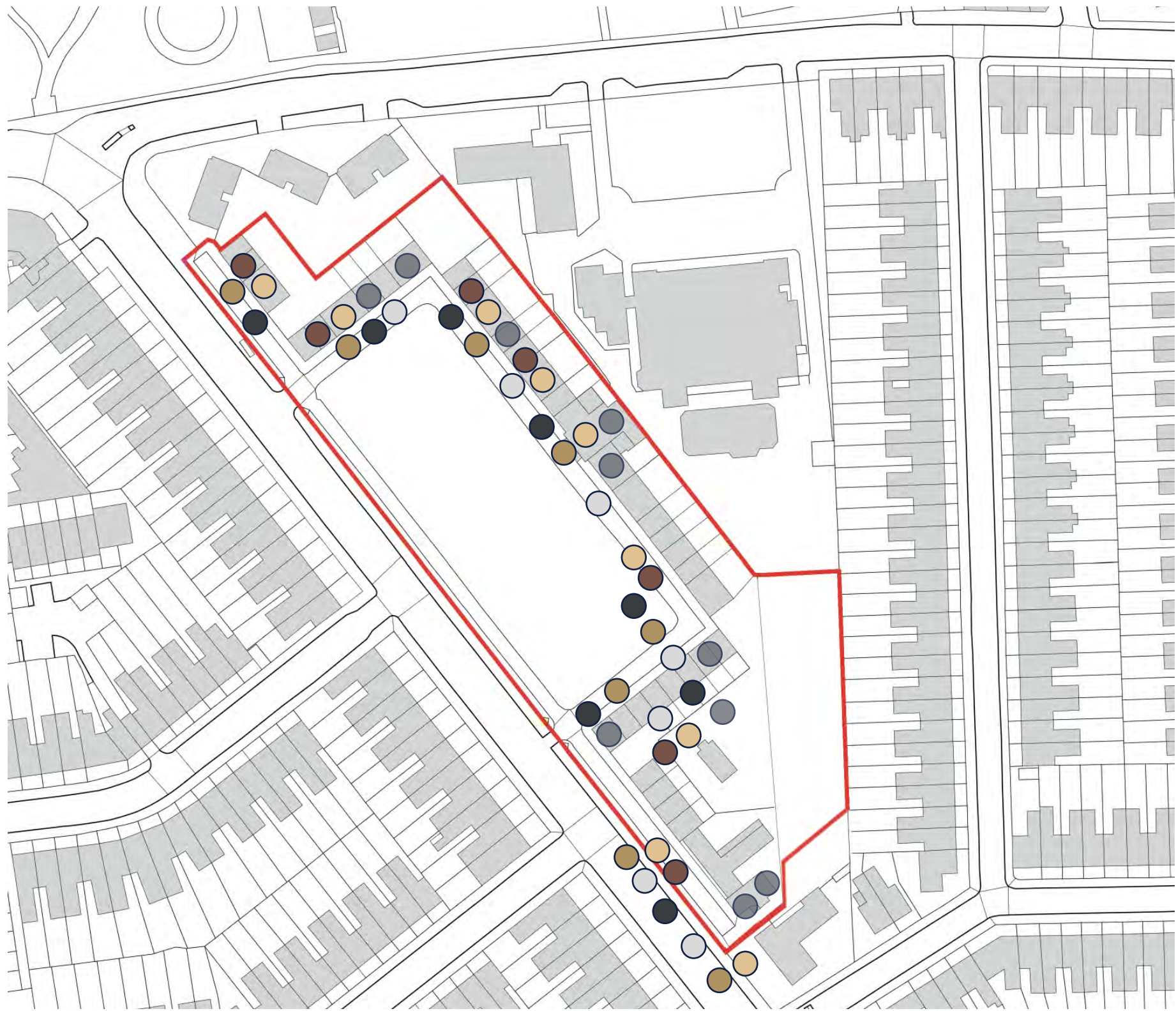


GATEHOUSE



REAR ELEVATIONS

EXISTING MATERIAL PALETTE



Buff brick



Red brick



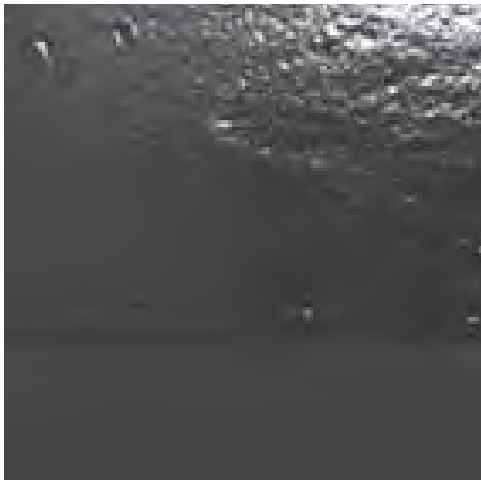
White painted timber



Stone dressings, lintels and cills



Slate roofs

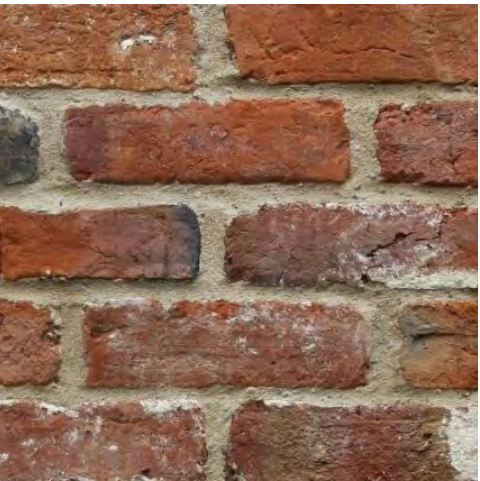


Cast iron hoppers and rainwater pipes

PROPOSED MATERIAL PALETTE



● Buff brick to match existing



● Red brick (retained where existing)



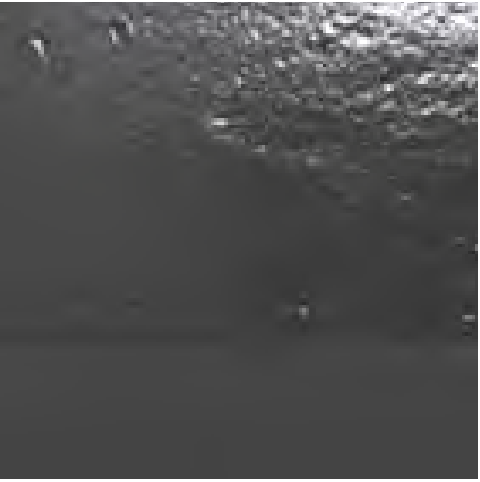
● Heritage colour painted timber



● Stone dressings, lintels and cills



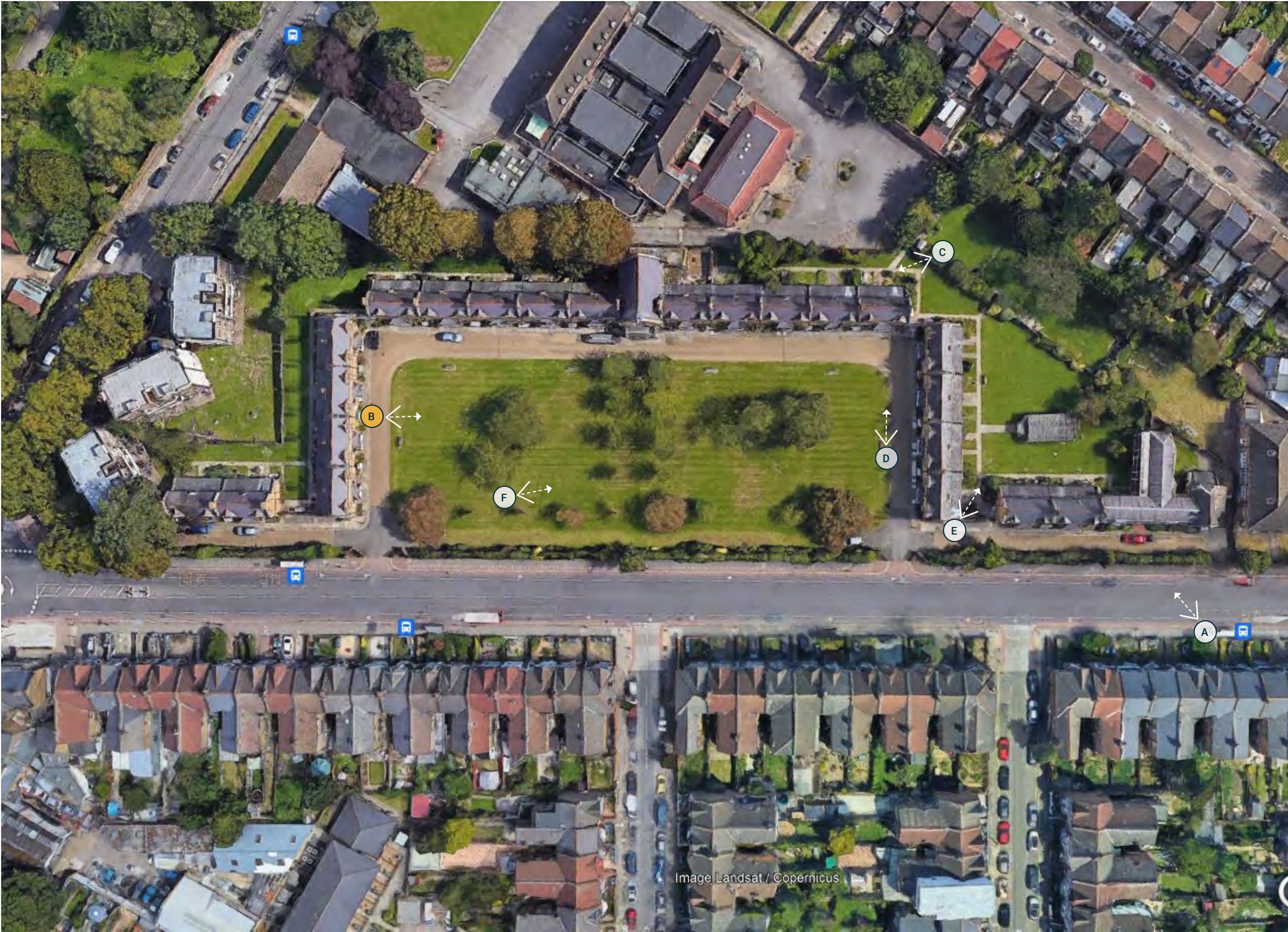
● Slate roofs to match existing



● 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