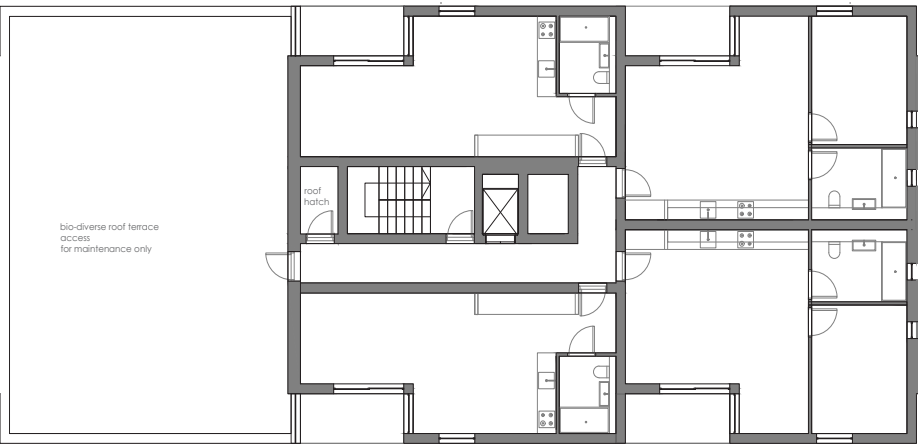
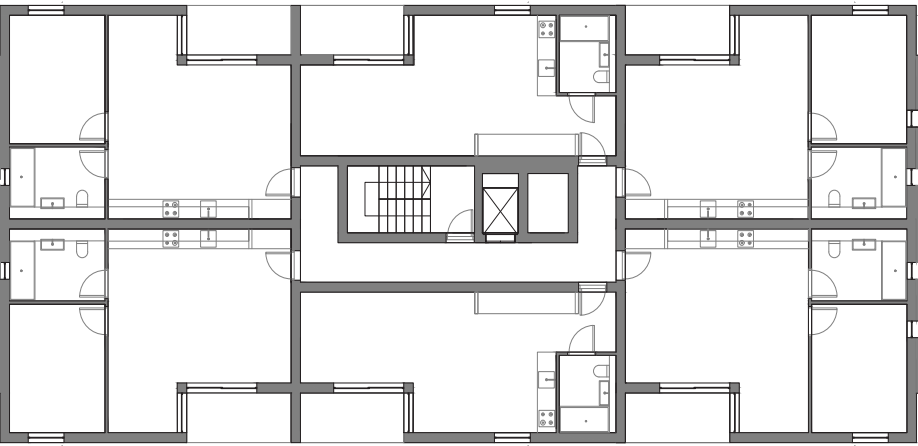


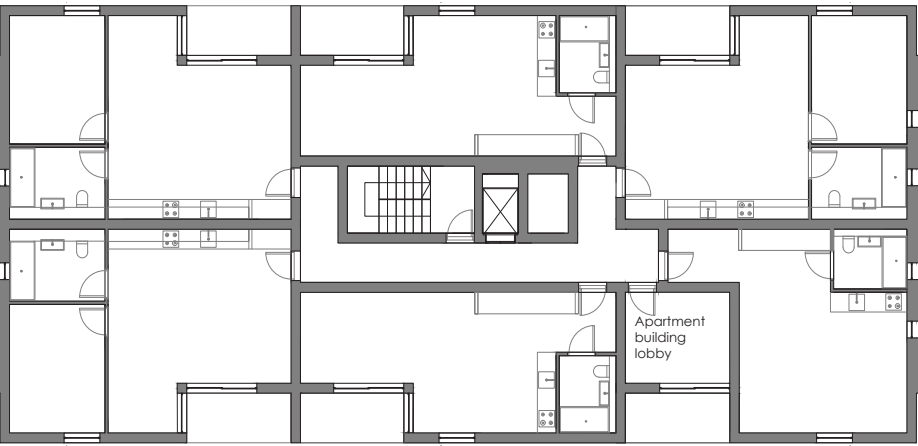
APARTMENT BUILDING



SECOND FLOOR PLAN



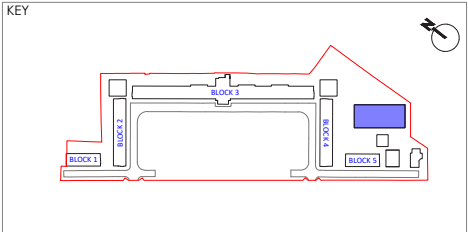
FIRST FLOOR PLAN



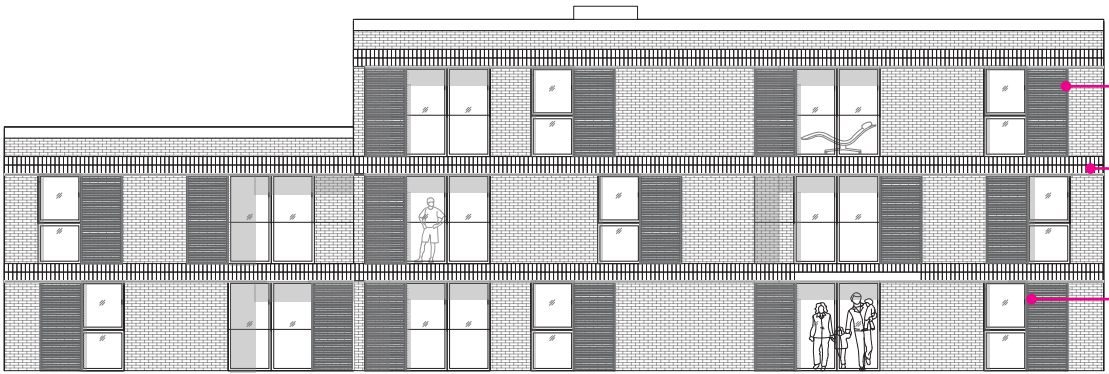
GROUND FLOOR PLAN



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
- Solar shade screens to South Elevation

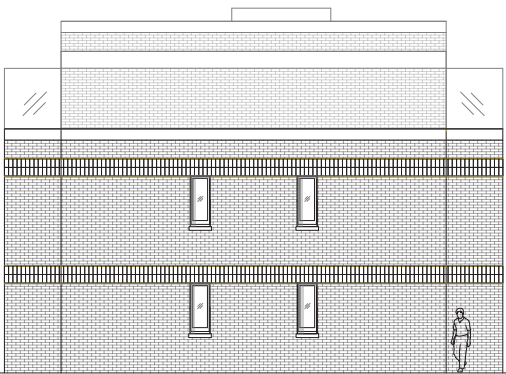


SOUTH ELEVATION (louvres on this elevation only)

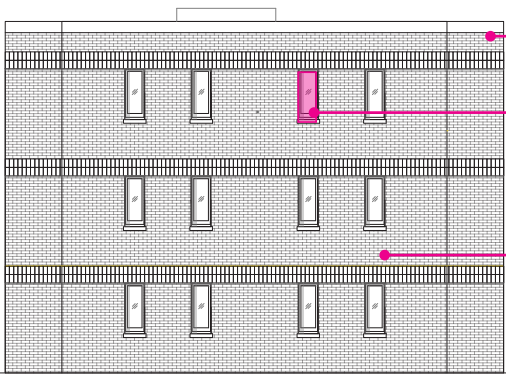
Sliding screens to south elevation only for solar shading

Brick banding detail inspired by almshouses

All windows and doors and screens in heritage colour TBA



WEST ELEVATION



EAST ELEVATION

Stone coping to match almshouses

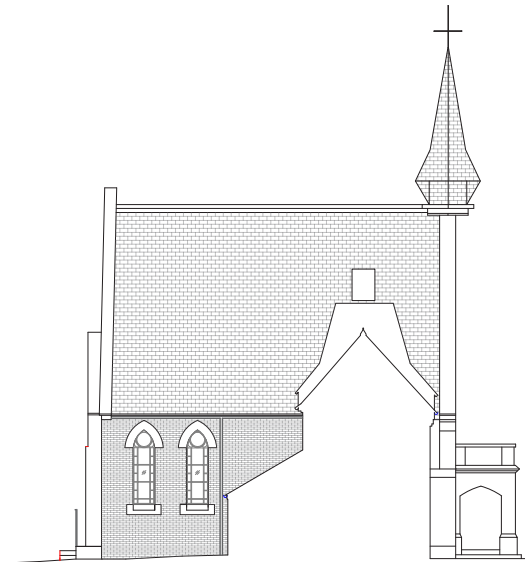
Same width as almshouse rear windows

Buff brick to match almshouses

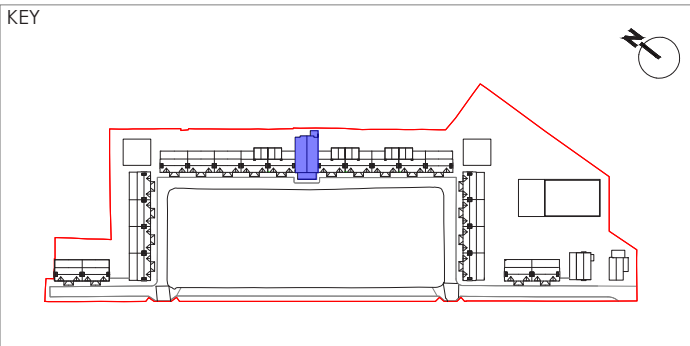
CHAPEL



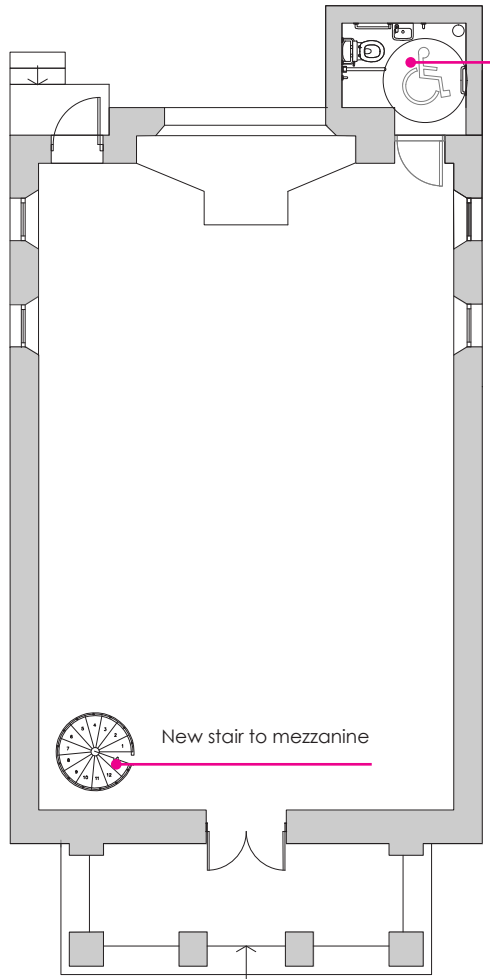
WEST ELEVATION



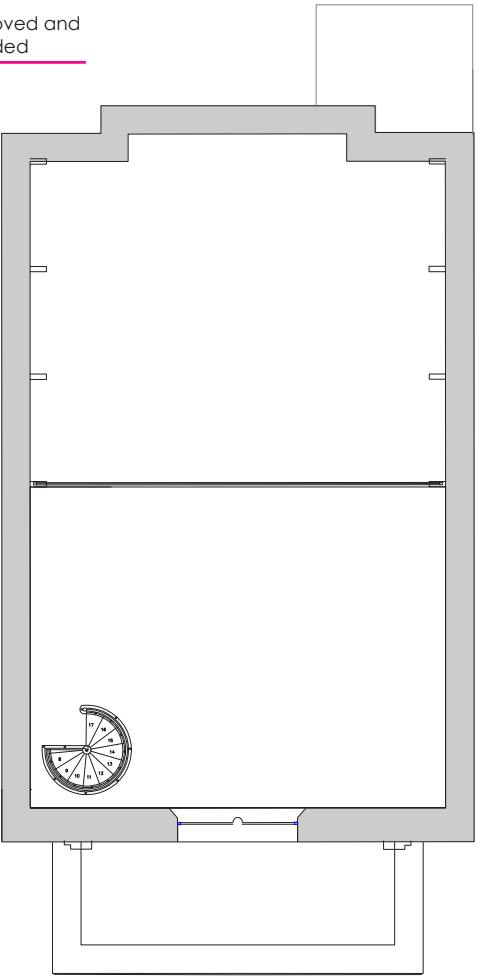
EAST ELEVATION



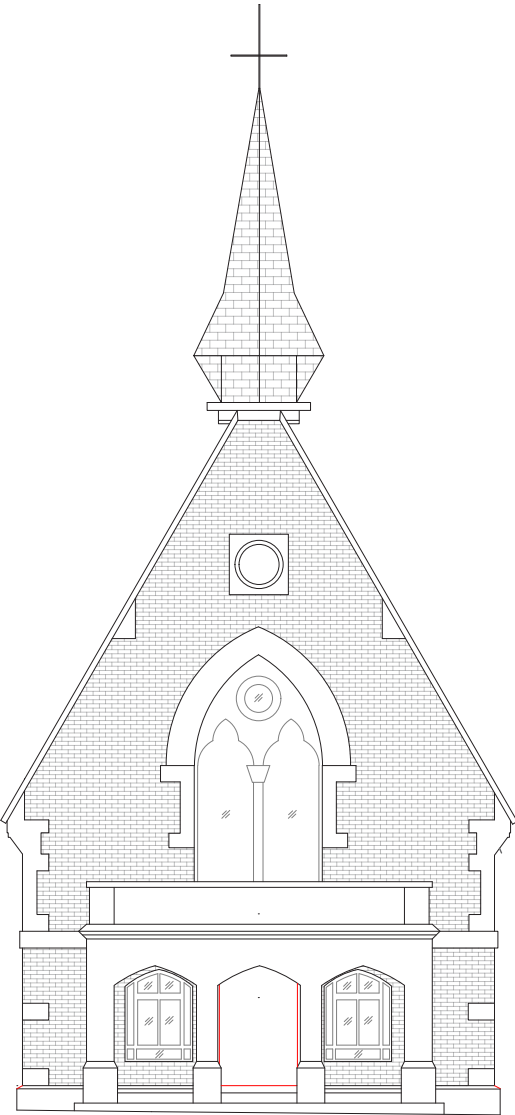
- Existing massing - later outbuildings removed
- Existing use retained
- 135 sqm
- New disabled WC



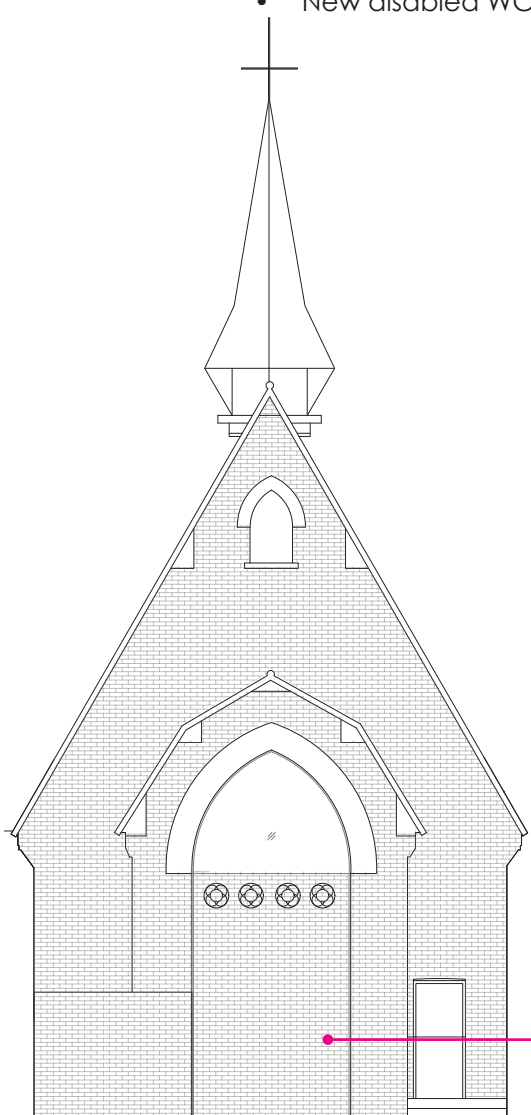
GROUND FLOOR PLAN



FIRST FLOOR (MEZZANINE)



FRONT ELEVATION

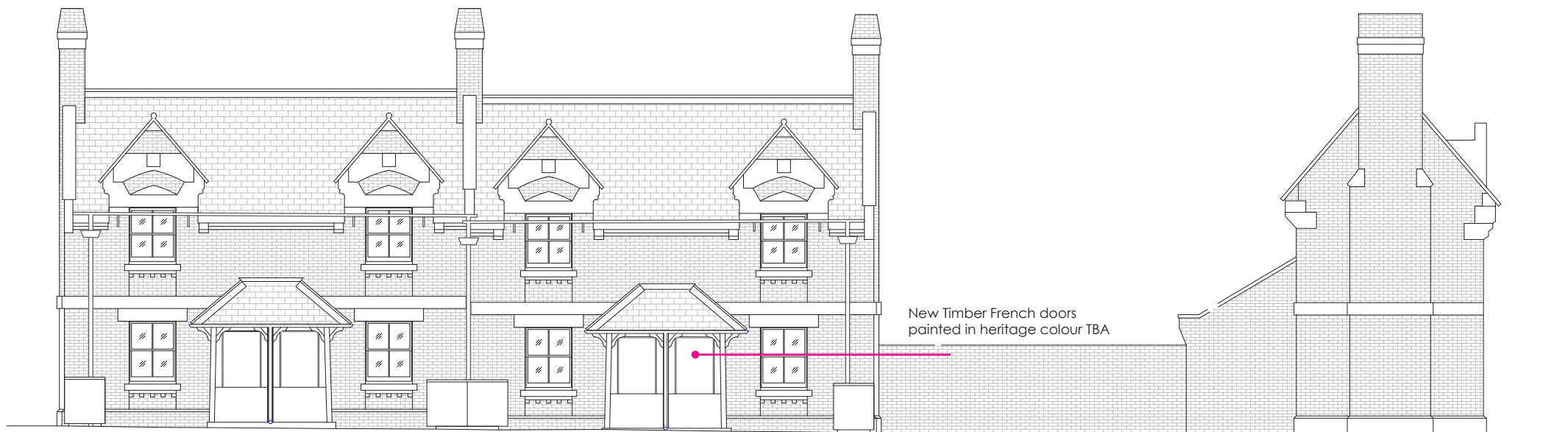
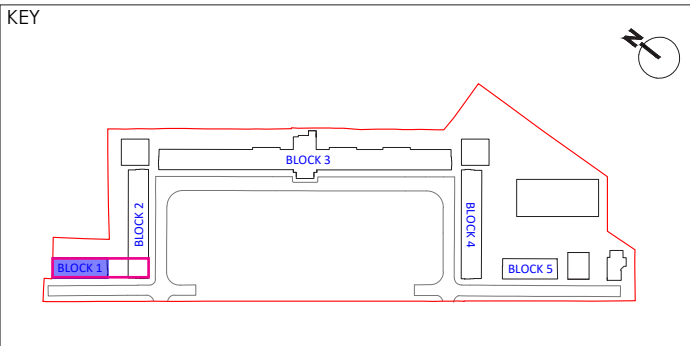


REAR ELEVATION

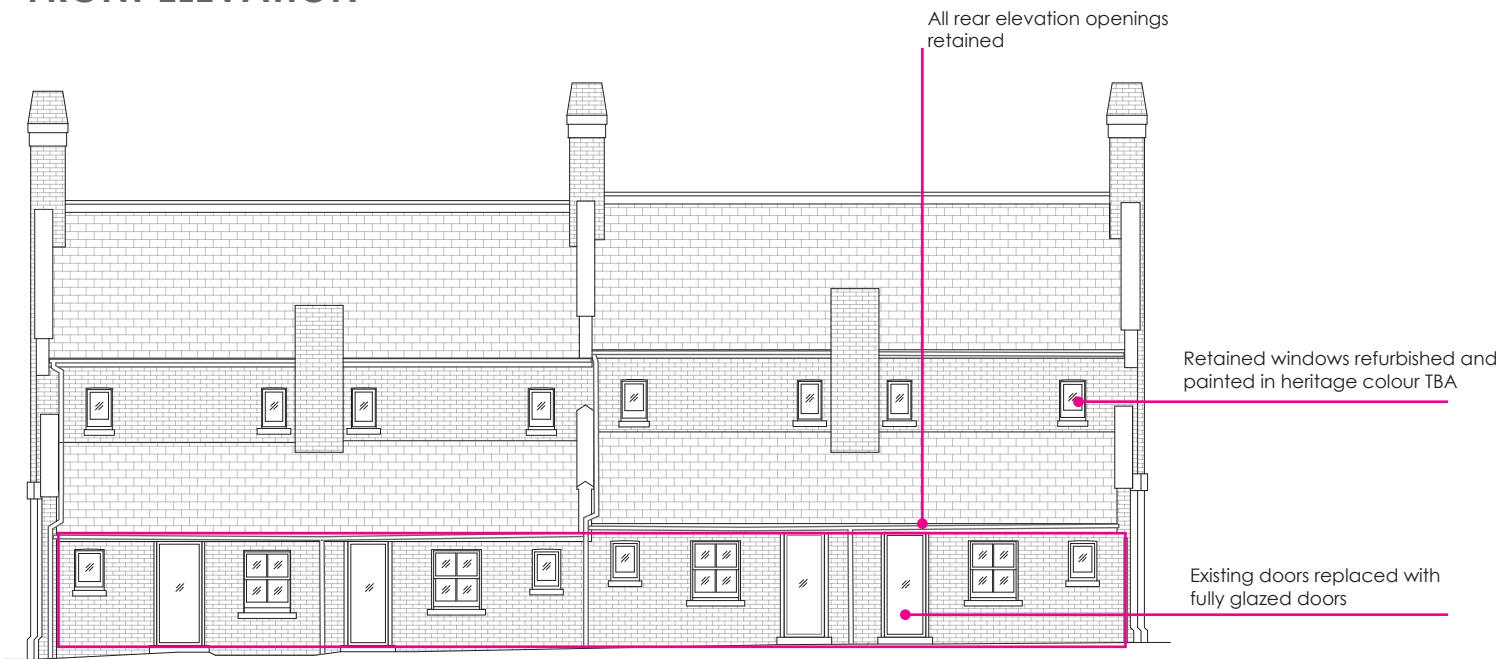
Boiler room removed and facade restored to original elevation

PROPOSED ELEVATIONS - BLOCK 1

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



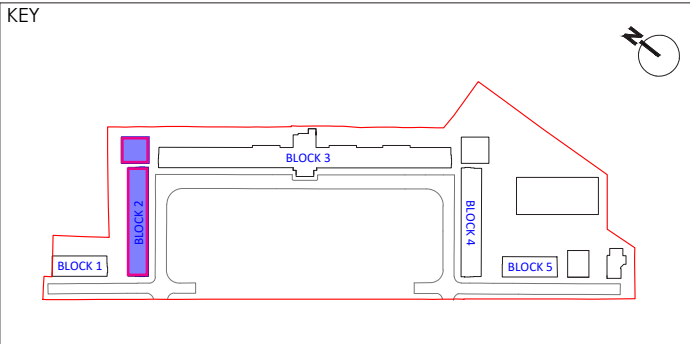
FRONT ELEVATION



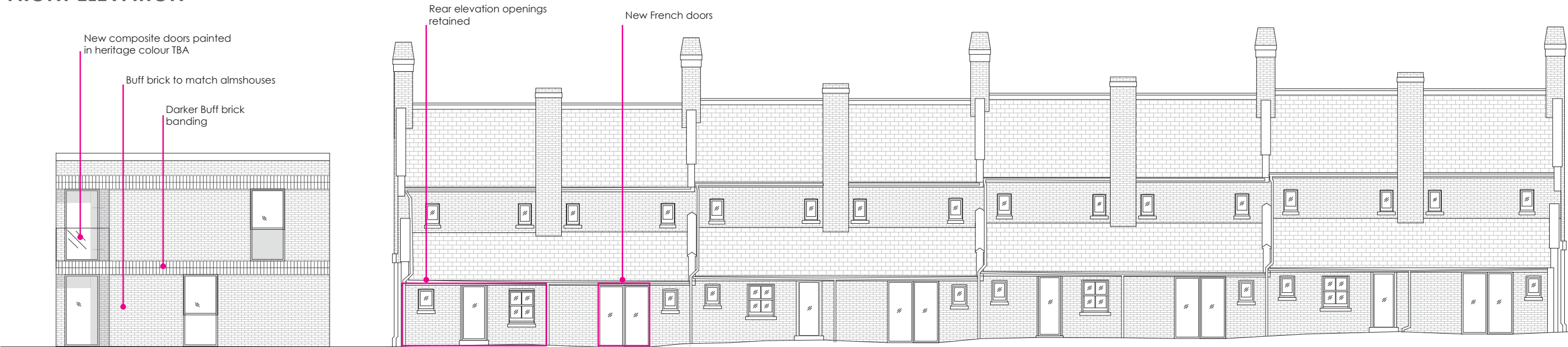
REAR ELEVATION

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



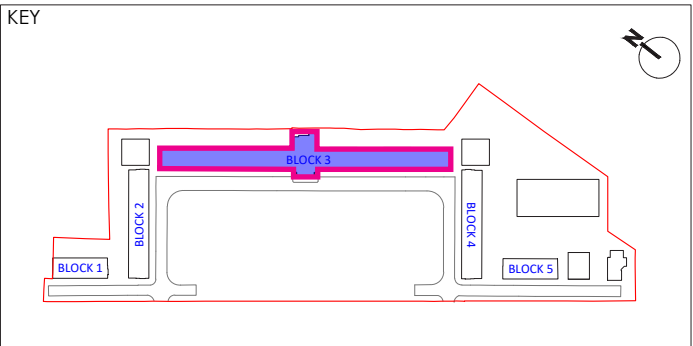
FRONT ELEVATION



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



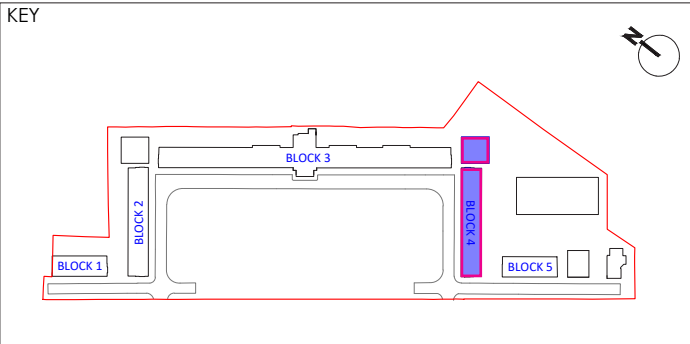
FRONT ELEVATION



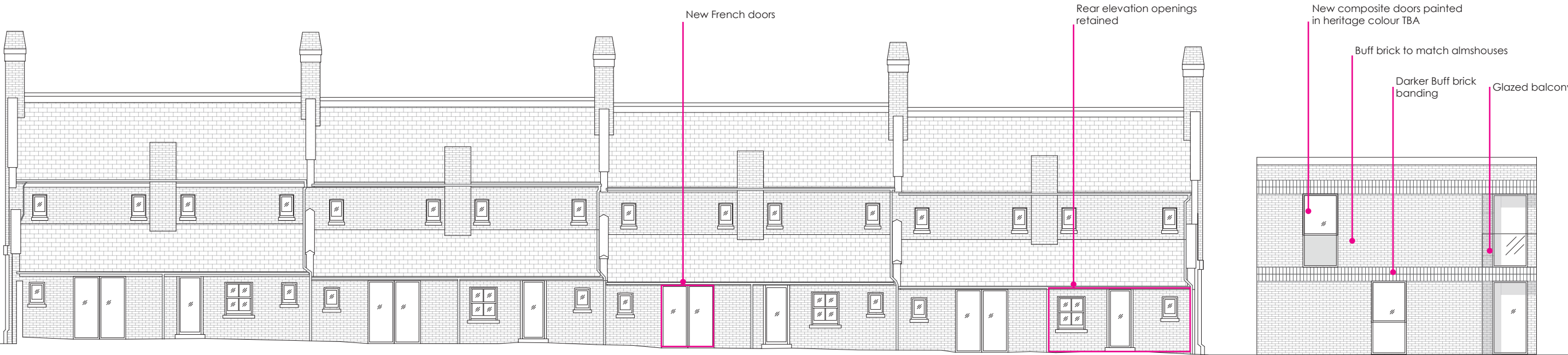
REAR ELEVATION

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
- Corner pavilion 'knuckle' in matching brick



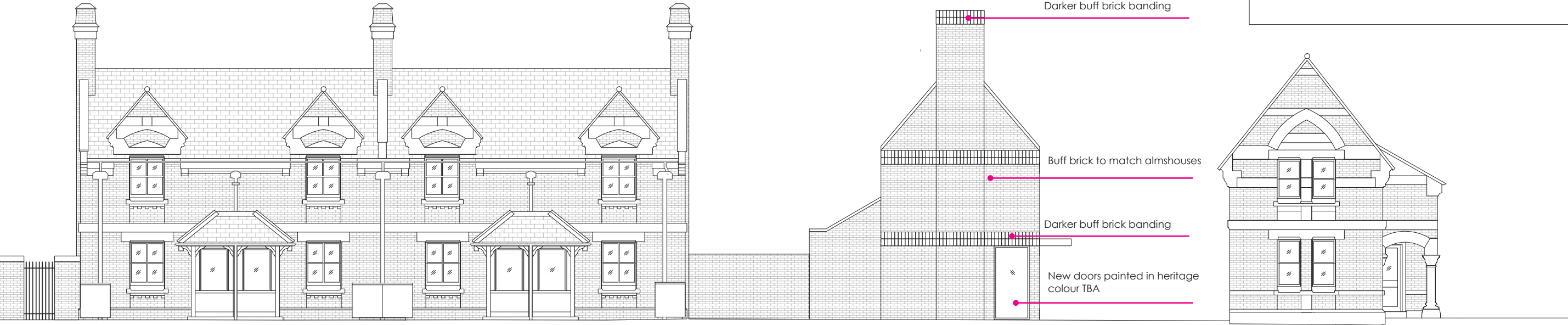
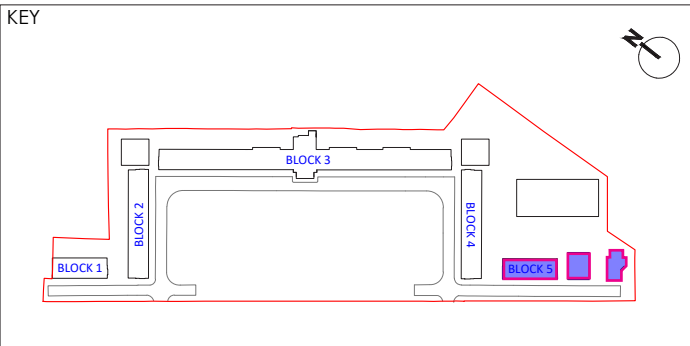
FRONT ELEVATION



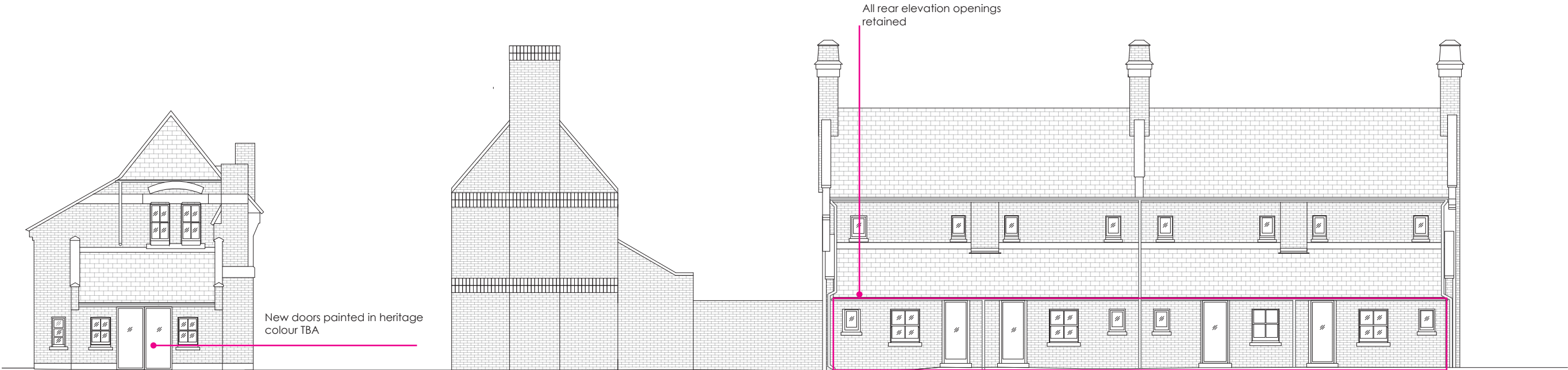
REAR ELEVATION

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

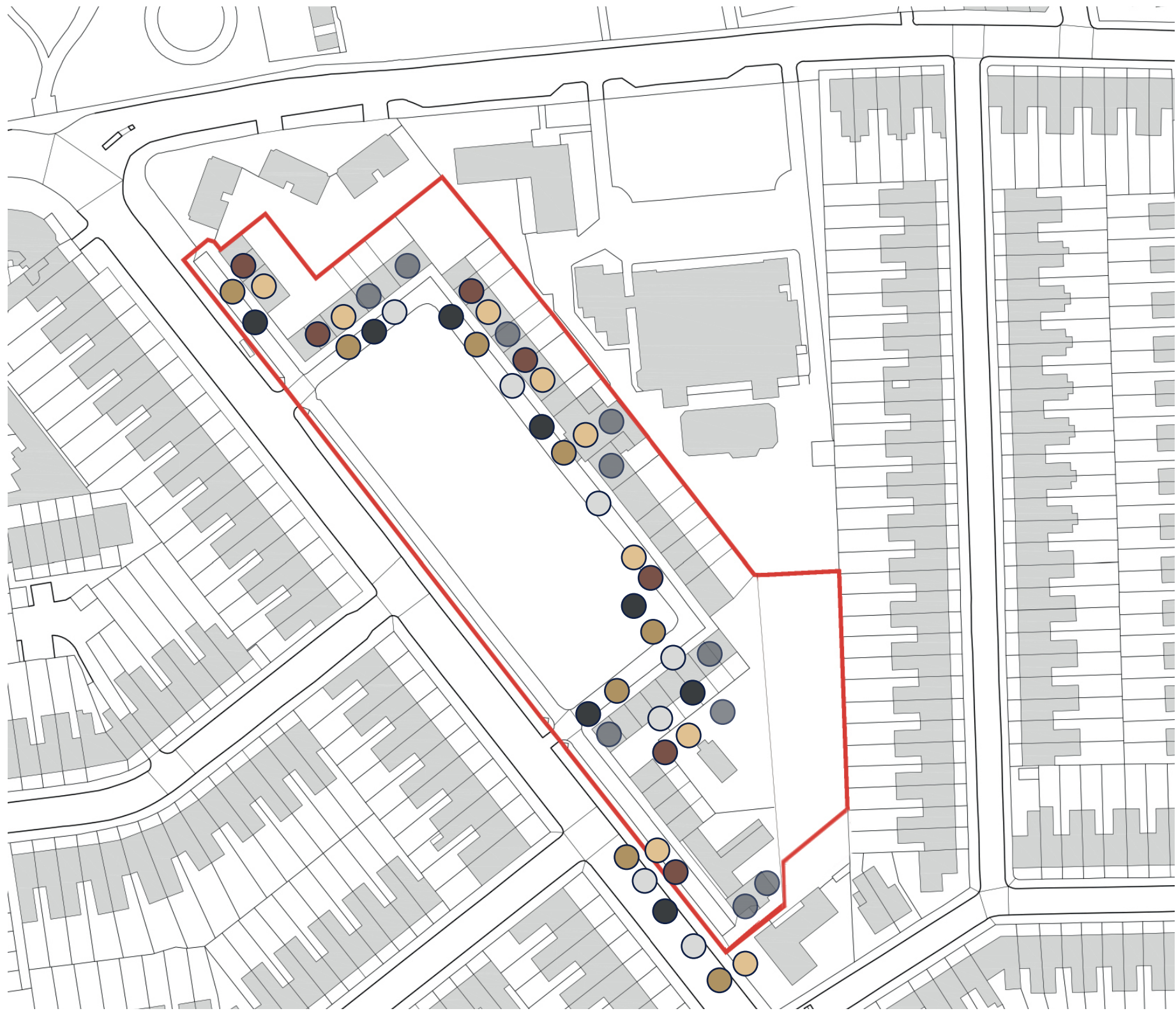


GATEHOUSE

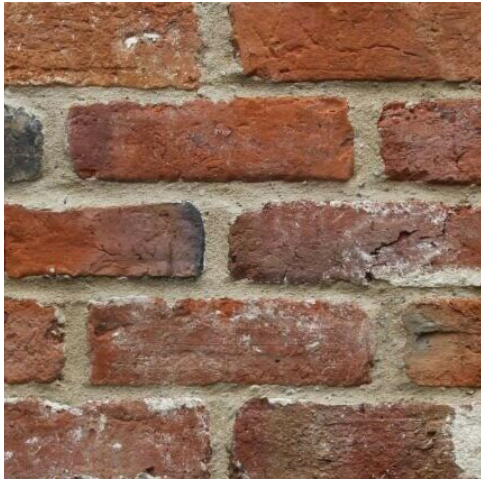


REAR ELEVATIONS

EXISTING MATERIAL PALETTE



● Buff brick



● Red brick



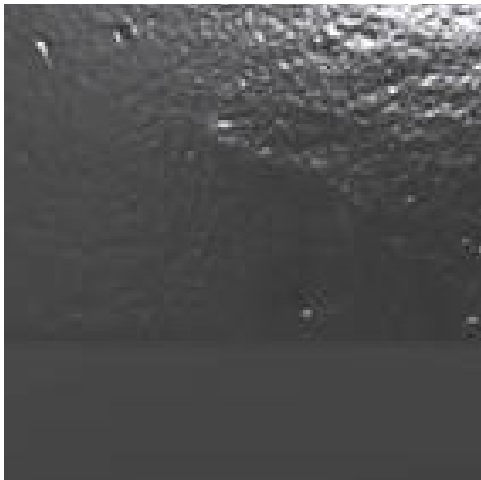
● White painted timber



● Stone dressings, lintels and cills



● Slate roofs

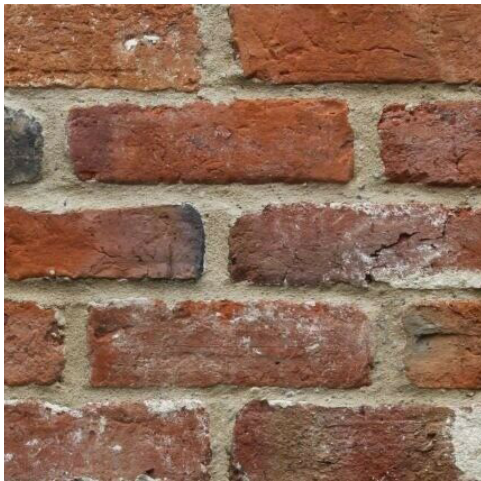


● Cast iron hoppers and rainwater pipes

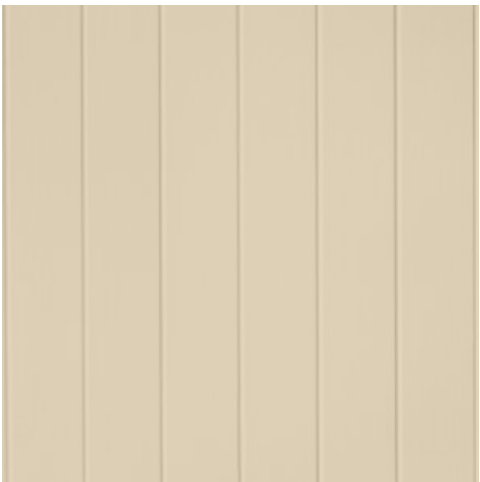
PROPOSED MATERIAL PALETTE



● Buff brick to match existing



● Red brick (retained where existing)



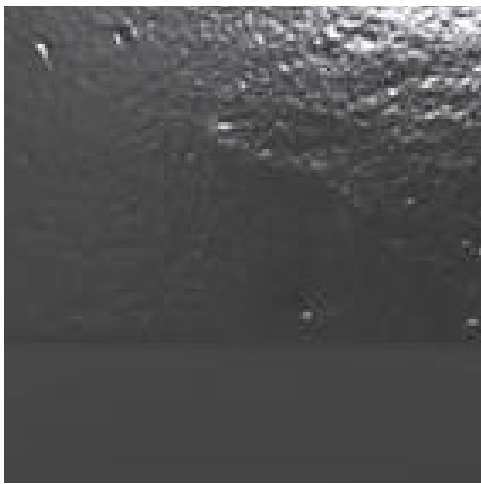
● Heritage colour painted timber



● Stone dressings, lintels and cills



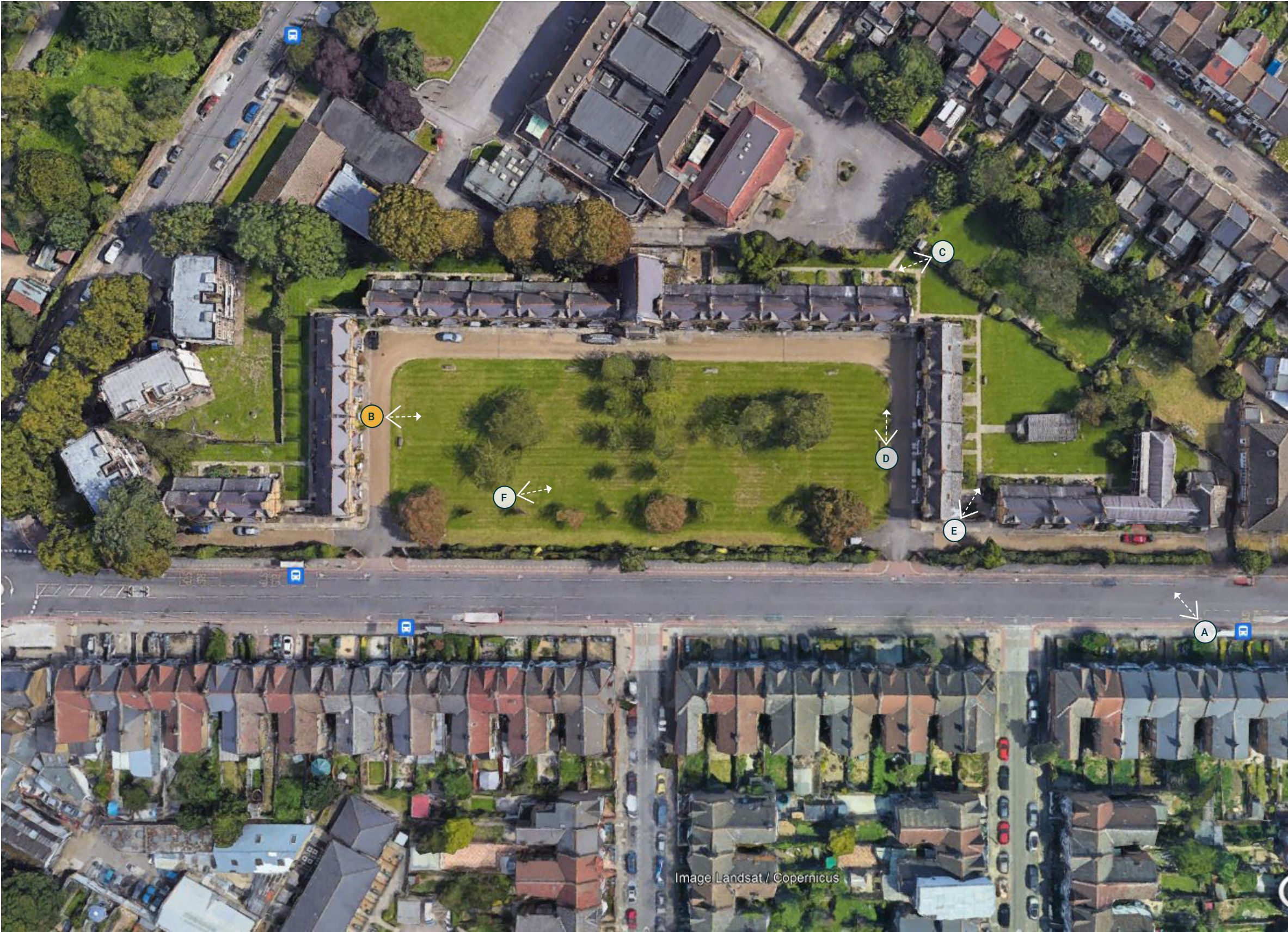
● Slate roofs to match existing



● 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