

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK H

Overview, Use & Composition:

Block H is an exclusively non-residential building located in a prominent position at the entrance to the Site from White Hart Lane, acting as a gateway building into the development, and presenting a frontage to the North Tottenham Conservation Area. To the east, it also addresses the main access route into the site from White Hart Lane which runs past the east side of the building.

Block H is part two storey, where adjacent to the smaller scale Station Master's House to the west, a locally listed heritage asset, and part three storey in response to the larger scale Grade II Listed 'The Grange' to the east. The three storey element of the building acts as an anchor point to turn the corner into the development, leading north towards new areas of significant public realm, initially in the form of the Southern Square, and beyond to the Northern Square and Peacock Park.

Block H contains 699m² (GIA) of non-residential floorspace at the ground, first and part second floor levels, with associated plant space and refuse storage within the building at ground floor.



FIGURE 163. - Site gateway

Scale, Mass & Position:

Block H is an 'L-shaped' building, with a 'wing' oriented on a north-south axis, which addresses the access route from White Hart Lane, and a southern 'wing' on an east-west axis, fronting onto a new public space located in front of the building and beyond to White Hart Lane itself.

Block H performs an important role as a gateway building into the development, while remaining sympathetic in scale, mass and form to adjacent heritage assets in the form of the North Tottenham Conservation Area, the Grade II Listed 'The Grange' to the east, and the locally listed Station Master's House to the west, which forms part of these development proposals. Block H steps in height from west to east by one storey responding respectively to the scale of the adjacent heritage assets, and continues to run northwards into the development at three storeys as it begins to mediate between the scale of these buildings and the increasing height of the low rise elements of development beyond, in the form of Blocks E, F & G, which frame the Southern Square.

The building has a subtle change of geometry to its southern façade to 'open up' the corner to the south east, feeding circulation routes into the development beyond, and exposing views of 'The Grange'

Entrances, Active Frontages & Thresholds:

Block H has principal south and east facing elevations which respectively address the site entrance (White Hart Lane) and the proposed access road into the Site. Rear façades face onto an area of multi-functional amenity space located behind Block H, the adjacent Station Master's House, and between these buildings and the residential Block F beyond.

Both principal façades comprise commercial space and their respective entrances, which offers a continuous frontage onto the street and new public space in front of the building.

Refuse storage and ancillary accommodation is accessed externally from the north façade, set away from the main street frontages in a more discreet location.

Architectural Style, Detailing & Materials:

Block H provides a contemporary reference to the former industrial use of the site during the 20th century as a Goods Yard associated with the railway. This manifests in the selection of materials for the building, and through incorporation of subtle references to railway architecture in the form of a regular rhythm of arched openings to the south and east elevations at ground floor level.

The building is expressed as a simple rectilinear form, comprising a regular pattern of large openings to its principal façades, which respond to the internal non-residential use of the spaces within. Consistency in the scale of openings at ground and first floor levels create a rhythmical grid or frame, which are subdivided on the top floor to create a giant order across the façades, and respond to the reduced scale of the upper storey.

Depth and relief to the façades is generated through multi-layered infill masonry around openings, creating stepped reveals to shop fronts and upper storey doors and windows. This is emphasised on the upper floors through use of a contrasting but complimentary brick colour surrounding glazed openings to accentuate the 'framing' of the fenestration.

Block H is finished predominantly in a mid-grey brick, as a subtle reference to the coal sheds which previously occupied the White Hart Lane frontage of the Goods Yard site. This material also serves to create a calm and considered backdrop in relation to the setting of the adjacent heritage assets, which does not compete for attention or primacy.

Upper floor openings are treated with a blackened industrial mesh balustrade to compliment this, and add a further layer of relief and shadow to the façades. These allow doors and windows to be fully opened if desired to aid in maintaining a comfortable, naturally cooled and ventilated internal environment, while considering privacy and safety for occupants. Doors and windows are finished in a matching PPC blackened colour to compliment their recessive appearance within their deep reveals.

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK H

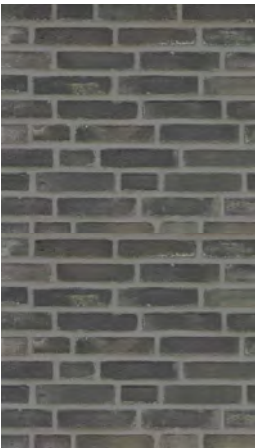


PRECEDENT IMAGES



Typical London Railway Arches

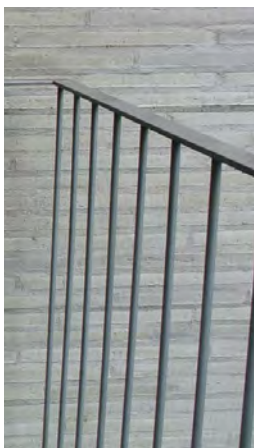
MATERIAL PALETTE



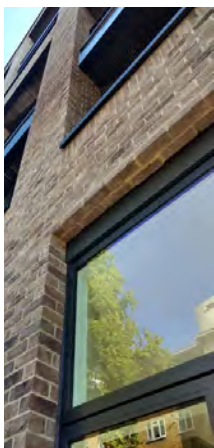
Brick type 1 - grey shades



Brick type 1 - red shades



Painted metal balustrades



Proprietary black PPC aluminium glazing system

MATERIAL DESCRIPTION:

- 1. FACADE FINISH - BRICK WORK
Brick type 1 - Block H (grey shades)
- 2. FACADE FINISH - BRICK WORK
Brick type 2 - Block H (red shades)
- 3. COPING FINISH - PARAPET WALL
Brick on edge (grey shades)
- 4. BALUSTRADES
Painted metal balustrades
- 5. WINDOW FINISH
Proprietary black PPC aluminium glazing syst
- 6. DOOR FINISH - SHOP FRONT
Proprietary black PPC aluminium glazing syst

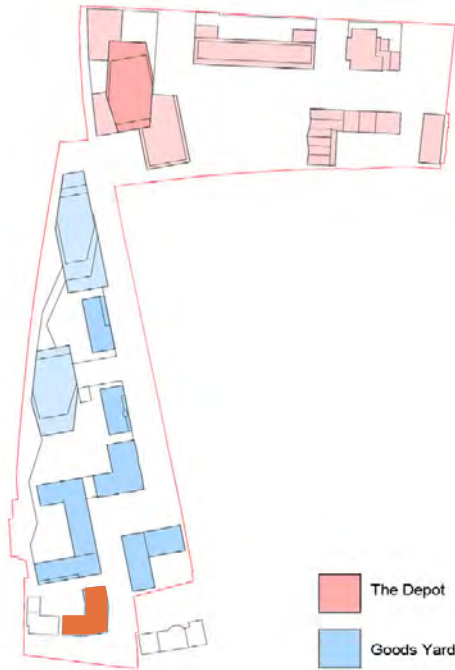


FIGURE 164. - Material Study: GY Block H

FIGURE 165. - Key Plan

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK G

Overview, Use & Composition:

Block G is a predominantly residential building located in a prominent position at south side of the Southern Square within the GY element of the Site. It also addresses the main access route into the site from White Hart Lane, Embankment Lane. .

Block G is 5 storeys at its tallest point, reducing to 4 storeys along its western ‘wing’ where in closer proximity to the Grade II Listed ‘The Grange’ and the North Tottenham Conservation Area, which runs along the frontage of the site to White Hart Lane.

Block G contains 17 residential units, comprising:

- 3no. 1 bedroom homes
- 11no. 2 bedroom homes
- 3no. 3 bedroom homes

Block G also contains 210 m² (GIA) of non-residential floorspace at the ground floor level, with associated plant space and refuse storage.

Block G is an ‘L-shaped’ building, with a ‘wing’ oriented on a north-south axis, which addresses Embankment Lane which is 4 storeys, and a northern ‘wing’ on an east-west axis, fronting onto the proposed Southern Square which rises to 5 storeys where further from nearby heritage assets.

Upper storey residential accommodation, comprising 17no. homes, is accessed via a residential entrance on the north façade.

Ancillary accommodation, cycle parking, refuse stores, and plant spaces are located within the ground floor of the block. Communal amenity space is located to the south of Block G, bounded also to the south by the rear boundary of the Grade II listed ‘The Grange’ which lies outside the application site boundary.

Scale, Mass & Position:

Block G retains a similar relationship and proximity to the site entrance, access route and heritage assets (a Grade II listed Building and part of the Conservation Area), to its namesake on The Depot element of the Site.

As such, the building experiences similar conditions, opportunities and constraints, with the proposed architectural approach to scale and mass responding accordingly.

The proposed form, scale and materials of Block G have been designed to be in sympathetic dialogue with the North Tottenham Conservation Area and ‘The Grange’ to the south. It also responds to its prominent position in framing the Southern Square, an important area of public realm and a key wayfinding and orientation point within the scheme, leading both northwards and ultimately eastward to future phases of development as identified in the HRWMF. The massing of the building gradually steps up once from its western ‘wing’ as it turns the corner into the Southern Square, where it responds to the larger scale of this public space.

The composition of the building subtly echoes the former industrial use of the site, specifically Victorian factory and warehouse architecture, with a contemporary interpretation of roof form comprising staggered gables on opposite elevations which creates an interlocking roof profile and a raking eaves line, which reduces in height towards the adjacent heritage assets. This language is similarly referenced by the scale and rhythm of fenestration across the façades.

Larger openings to the ground floor level on the west and north elevations respond to the commercial use of these spaces and create a giant order. These are expressed within a single storey framed plinth finished in a complimentary bronze coloured metal finish.

Entrances, Active Frontages & Thresholds:

Block G has principal west and north facing elevations which respectively address the proposed access road into the Site, and the Southern Square, framing the public realm. Rear façades face onto an area of communal amenity space located to the south east of the building, bounded to the east by the adjacent Peacock Industrial Estate, and to the south by the brick boundary wall of The Grange, and overlooked by upper floor residential accommodation.

The west façade comprises a commercial unit which offers a continuous frontage onto the street, and which wraps around the north west corner of the building feeding into the larger scale Southern Square, and increasing visibility of this important area of public realm from the White Hart Lane. A second smaller commercial unit is located to the north east corner of the block, occupying a prominent position at the end of the main north-south circulation route through the Site.

A principal residential entrance, serving upper storey accommodation are located in the northern façade, centrally within the block, creating a largely uninterrupted active frontage for the entirety of the façade.

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK G

Architectural Style, Detailing & Materials:

The pitched roofs and materiality of Block G (referenced as 'Paint Box BUILDING'), provide a contemporary reference to the industrial use of the site during the 20th century. Key design principles are described below:

- The roof scape responds to traditional pitched roof forms and industrial heritage.
- The distinctive play of the gabled forms of the elevations addresses the buildings position in a prominent location and orientation point in the development, and assist in drawing interest to turn the corner into the public square.
- Projecting balconies over sail footpaths and pavement areas to the west and north, and are positioned in a staggered pattern across the elevations to further emphasise the playful nature of the roof form and staggered gable treatments.
- Balconies are expressed as solid monolithic objects rather than with open mesh or railings, to create a sense of enclosure, solidity and privacy to a building located in one of the more animated areas of public realm.
- The plinth is expressed as a larger order frame to respond to the predominant commercial uses within. The ground floor storey height to the commercial unit is taller than the upper floors, and the shop fronts are set back within deep reveals to create relief and shelter.

A single mixed buff / yellow brick blend is employed across all façades of the building. Feature brick detailing, expressed lintels or recessed panels are considered to be an unnecessary addition to this building, where visual interest and animation are created through the building form, roof profiles, and playful arrangement of fenestration and balconies.

The pitched roof is to be finished in a standing seam metal panel, further acknowledging the former industrial nature of the Site.

Accent bronze coloured metal finish has been chosen for several building components, including:

- Window / door frames and associated feature acoustic ventilation panels.
- Feature panelling and signage to building entrances.
- Fascias and balustrades to projecting balconies.

Amenity Space:

In addition to provision of private amenity space for each dwelling, communal green space is located behind Block G to the south east, and is available for residents to use.

The gardens are accessed through the building or via a dedicated resident's pathway to the south of the block. Materiality choices will complement the heritage context, using clay brick pavers along primary routes and as an edging to line self-bound gravel footpaths. Social spaces and seating areas will be defined by timber decking. The high quality play provision will utilise a complementary palette of natural materials, sympathetic to the setting of the listed building but used in a contemporary manner.



FIGURE 166. - Block G and Southern Square

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK G



PRECEDENT IMAGES



Brentford Lock, Duggan Morris, Hounslow, London

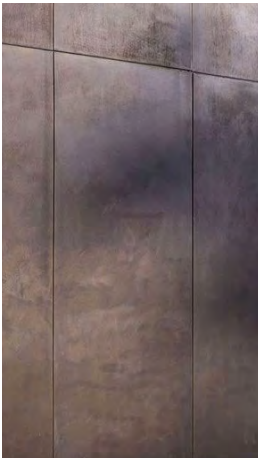


Bernard Works, Morris + Company Architects, Tottenham

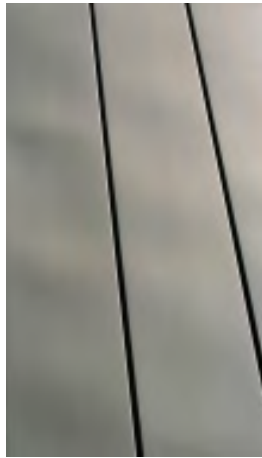
MATERIAL PALETTE



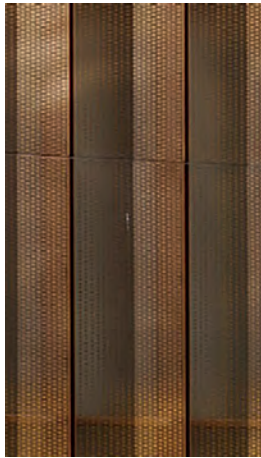
Brick type 1 - yellow shades



Cladding - bronze coloured



Light grey standing seam zinc roof



Perforated metal screen to louvred panel



Metal balustrade



Proprietary black PPC aluminium glazing system

MATERIAL DESCRIPTION:

- 1. FACADE FINISH - BRICK WORK
Brick type 1 - Block G (yellow shades)
- 2. FACADE FINISH - CLADDING
Bronze coloured metal panel

- 3. ROOF FINISH - STANDING SEAM ROOFING
Light grey standing seam zinc roof.
- 4. FACADE FINISH - PERFORATED CLADDING
Bronze coloured perforated metal screen to louvred panel

- 5. BALUSTRADES
Painted metal sheet
- 6. WINDOW FINISH
Proprietary black PPC aluminium glazing system

- 7. DOOR FINISH - SHOP FRONT
Proprietary black PPC aluminium glazing system
- 8. DOOR FINISH
Solid door

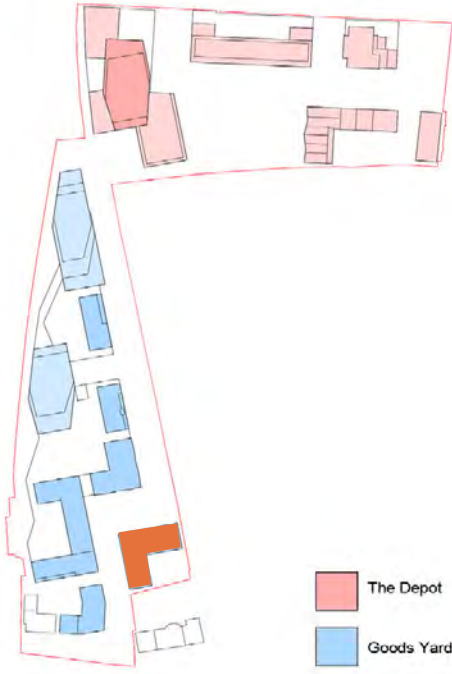


FIGURE 167. - Material Study: GY Block G

FIGURE 168. - Key Plan

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK E

Overview, Use & Composition:

Block E is a predominantly residential building located on the north side of the Southern Square within the GY element of the Site. It also addresses, Embankment Lane running in a north-south direction along the eastern site boundary.

Block E is 7 storeys, and contains 24 residential units, comprising:

- 12no. 1 bedroom homes
- 6no. 2 bedroom homes
- 6no. 3 bedroom homes

Block E also contains 199 m² (GIA) of non-residential floorspace at the ground floor level, with associated plant space and refuse storage.

Block E is a rectilinear 'L-shaped' building, with equally proportioned façades to south and east. Upper storey residential accommodation, comprising 24no. homes, is accessed via a residential entrance on the east façade.

Ancillary accommodation, cycle parking, refuse stores, and plant spaces are located within the ground floor of the block which backs onto the shared podium connecting with Blocks B, D & F.

The podium roof contains communal amenity space is located to the north west of Block E, accessible directly from the residential core. First floor residential units also benefit from direct access onto the podium to the rear of the building.

Scale, Mass & Position:

Block E (referenced as the 'Hopper Building'), occupies a prominent position within the Goods Yard element of the Site, addressing the new Southern Square, and at a key orientation point within the development. It is visible in distant views into the site from White Hart Lane, and ultimately along the southernmost east-west access route connecting to Percival Court as part of future phases of development to the east. In this regard Block E is considered to be a feature building within the development and as such is provided with a contrasting architectural language to its surrounding buildings to emphasise its status within the scheme.

The scale of Block E continues to mediate between the scale of Blocks F & G to the south and west, and the larger scale development further north.

The composition of the building echoes the former industrial use of the site, specifically the industrial coal hoppers associated with the site's history as a GY. The building proportions and materiality make explicit references back to this influence across its principal façades, creating the sense of a lightweight framed structure which tapers to a series of points at ground level, where the expressed structural frame is offset to be positioned centrally beneath the two defined 'bays' on the south and east elevations.

Larger openings to the ground floor level on these elevations, set between the offset structural frames respond to the commercial use of these spaces and create a giant order. These are expressed within a single storey framed plinth finished in a matching bronze coloured metal finish, which dissolves at the corners to emphasise the effect of the building 'balancing' on its central structural components.

Entrances, Active Frontages & Thresholds:

Residential accommodation is accessed via an entrance on the east façade, set away from the more vibrant and bustling Southern Square. Residential balconies, positioned on the corners of the building overlook both the Southern Square and the neighbourhood street to the east.

Residential ancillary accommodation is located within the ground floor level of the block, and car parking located at basement level, which extends beneath several blocks within the development.

Commercial floorspace occupies the entirety of the southern façade at ground floor level, and wraps around the corner to the east, serving to activate all areas of frontage that address the Southern Square.

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK E

Architectural Style, Detailing & Materials:

The industrial framed nature of Block E makes direct reference to the industrial engineering architecture associated with the Site's former use.

The scale and proportions of the façades, in combination with the expressed structural frame and expressed floor plates echo language of industrial hoppers associated with the former commercial operations of the railway. To emphasise this approach, the selection of materials draws upon direct industrial references, while complementing the choice of palette to neighbouring buildings.

The lightweight frame of the building, including expressed external columns, and expressed floor plates, is treated with a bronze coloured metal finish, which coordinates with accent metalwork and balconies to Block G opposite. This creates a clear and distinctive 'grid' within which residential accommodation is located, set back from the slab edges to create depth and relief to the façades. This is further emphasised by the 'cranked' nature of the slab edges in plan form, and inverted cranked nature of the infill accommodation which creates a continuously varying relationship between the elements and generates significant variation in texture and shadow across the elevations.

Infill cladding between the expressed floor plates is finished in a complimentary but contrasting light coloured metal standing seam finish. Balconies are located on the corners of the building, allowing the infill massing to cut back in these locations, and further emphasising the lightness of the building frame through the remaining slender columns which 'hold' the corners while allowing light and views through these spaces.

An expressed parapet at roof level, finished to match the frame of the building, creates a defined 'top' to Block E, and serves to create a strong linear element in contrasting material, against which the tall buildings beyond are viewed.

Accent bronze coloured metal finish has been chosen for several building components, including:

- Window / door frames and associated feature acoustic ventilation panels.
- Feature panelling and signage to building entrances.
- Balustrades to balconies.

Amenity Space:

In addition to provision of private amenity space for each dwelling, communal green space is located behind Block E to the north west at podium level. This is a significant area of communal amenity space which is accessible to all residents of the development. Further detail on podium amenity space is contained in other sections of this document and within associated landscaping proposals.



FIGURE 169. - Hopper House

4.11 APPEARANCE AND MATERIALS - GOODS YARD BLOCK E

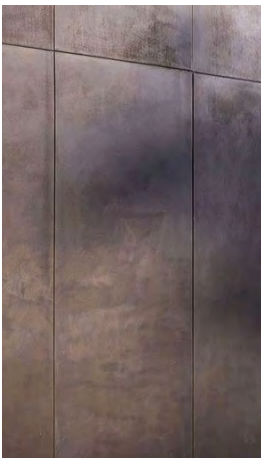


PRECEDENT IMAGES

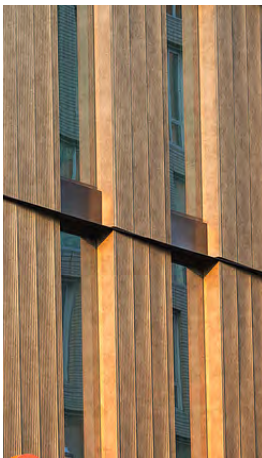


Historic context - hopper to the goods yard railway sidings, 1980

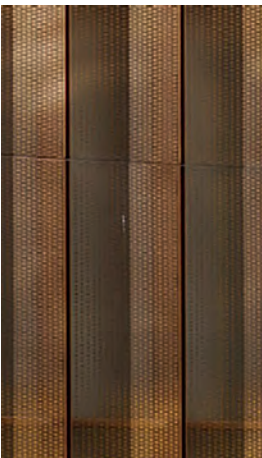
MATERIAL PALETTE



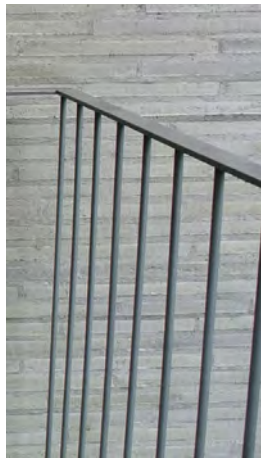
Bronze coloured fascia and column cladding



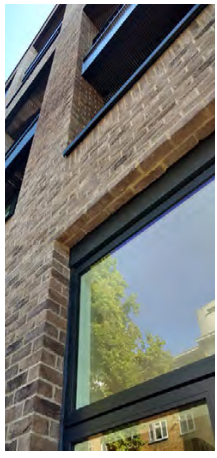
Profiled seam wall cladding



Perforated metal screen to louvred panel



Painted metal balustrades



Proprietary black PPC aluminium glazing system

MATERIAL DESCRIPTION:

1. FACADE FINISH - FASCIA AND COLUMN C
Bronze coloured metal panels
2. FACADE FINISH - PROFILED CLADDING
Bronze coloured metal panels
3. FACADE FINISH - PERFORATED CLADDING
Bronze coloured perforated metal screen to
4. BALUSTRADES
Painted metal
5. WINDOW FINISH
Proprietary black PPC aluminium glazing sys
6. DOOR FINISH - SHOP FRONT
Proprietary black PPC aluminium glazing sys
7. DOOR FINISH
Solid door

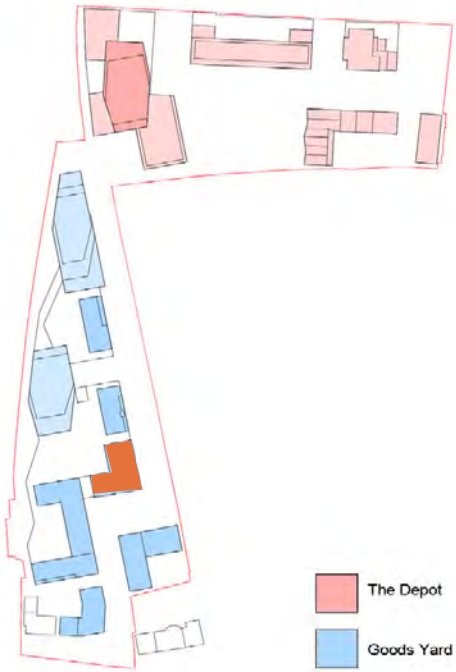


FIGURE 170. - Material Study: GY Block E

FIGURE 171. - Key Plan

4.11 APPEARANCE AND MATERIALS - THE DEPOT BLOCK G

Overview, Use & Composition:

Block G is a predominantly residential building located in a prominent position at the north east corner of the proposed 'Peacock Park' within The Depot element of the Site.

Block G is 6 storeys at its tallest point to the west, reducing incrementally to 3 storeys along its northern 'wing' where in closer proximity to the Grade II listed 867 & 869 High Road buildings (Block F on TD site), and the North Tottenham Conservation Area.

Block G contains 24 residential units, comprising:

- 4no. 1 bedroom homes
- 17no. 2 bedroom homes
- 1no. 3 bedroom homes
- 2no. 4 bedroom homes (both duplex units)

Block G also contains 231m² (GIA) of non-residential floorspace at the ground floor level, with associated plant space and refuse storage.

Block G is an 'L-shaped' building, with a 'wing' oriented on a north-south axis, which addresses the proposed 'Peacock Park', which is 6 storeys, and a northern 'wing' on an east-west axis, fronting onto the proposed access road into the Site, which reduces from 6 storeys to 3 storeys to respect the scale of the neighbouring heritage assets.

Upper storey residential accommodation, comprising 22no. homes, is accessed via a residential entrance on the north façade, with a further 2no. family homes provided with direct access at ground level.

Ancillary accommodation, cycle parking, refuse stores, and plant spaces are located within the ground floor of the block. Communal amenity space is located to the south of Block G, bounded also to the east by the rear façade of the Grade II Listed 867 & 869 High Road buildings (Block F on TD site).

Block G obtained detailed Planning Consent as part of the Hybrid Planning Consent granted on this element of the Site (ref: HGY/2019/2029 & HGY/2019/2030), in 2020.

Scale, Mass & Position:

The proposed form, scale and materials of Block G have been designed to be in sympathetic dialogue with the North Tottenham Conservation Area and Listed Buildings (Block F) to the east, and the open space of the proposed public park to the west.

The massing of the building gradually steps up from the High Road, where it is subservient to the heritage asset, towards the larger scale of the park and tall building spine along the railway line. The top floor of Block G is set back to reduce the height of the eastern elevation when viewed from within the communal amenity space (Pickford Yard Gardens). The rear portions of the upper storey are also clad with metal, as a contemporary reference to the 19th Century industrial uses of the site.

The proposed position, orientation, scale, mass, and form of Block G remains unaltered from the previous consented scheme. The composition of accommodation within the building is slightly adjusted with 2no. 4 bedroom duplex dwellings occupying the ground and first floor levels of the northern 'wing', where previously 3no. 2 bedroom duplex dwellings were located. This adjustment reflects a scheme-wide aspiration to maximise the quantum of family sized dwellings wherever practicable.

The visual appearance and materiality of the building also remains largely unaltered, with the exception of minor adjustments to fenestration to accommodate latest policy requirements of the LP in respect of overheating analysis and cooling requirements. Current proposals also incorporate minor adjustments to internal circulation.

Entrances, Active Frontages & Thresholds:

Block G has principal north and west facing elevations which respectively address the proposed access road into the Site, and the proposed 'Peacock Park', framing the public realm.

The west façade comprises a commercial unit which offers a continuous frontage onto the park, and which wraps around the north west corner of the building to create a point of interest and orientation within the public realm, and increasing visibility from the High Road. While proposed uses for the commercial space remain undefined, this is considered to be a suitable location for a Food and Beverage (F&B) occupier, as identified in the HRWMF.

A principal residential entrance, serving upper storey accommodation is located in the northern façade, centrally within the block. 2no. duplex family homes are located to the eastern end of the northern 'wing', each with a front door at street level, creating a continuous active frontage for the entirety of the façade. All ground floor accommodation is provided with a minimum 1.5 metre zone of 'defensible space' in the form of planted landscaping, contributing to the 'greening' of the street.

Residential entrances, both communal or to individual ground floor / duplex units, are to be distinguished from the public realm and footpath, through a distinctive change in materiality and supportive signage.

4.11 APPEARANCE AND MATERIALS - THE DEPOT BLOCK G

Architectural Style, Detailing & Materials:

The architectural language of the north 'wing' responds to the Georgian proportions of the listed buildings, breaking down into more abstract and playful facade as it leads into the park. The pitched roofs and materiality of the western 'wing' of Block G provide a contemporary reference to the former industrial use of the site. Key design principles are described below:

- The north elevation is articulated as a stepped terrace and openings respond to Georgian proportions.
- The solid brick structure responds to the heritage asset through decorative detailing, which transitions from the traditional embellishment of brick detailing towards a more abstract window treatment and play of elements toward the park.
- The roofscape to the park responds to the traditional pitched roof forms of the heritage asset and High Road.
- The distinctive play of the faceted, gabled form of the west elevation addresses the more natural character of the open space and creates a strong edge to the park.
- Balconies are primarily located on the west and south façades to enjoy their respective orientation and aspect, as well as activating the park frontage and secure the courtyard in line with Secured by Design principles.
- The plinth is expressed as a brick frame to mediate between residential proportions of individual windows and the larger scale of the building block and the park. The ground floor storey height to the commercial unit is taller than the upper floors. The shopfront is set back within deep piers to create shelter in response to the micro-climate assessment.
- Flemish bond brickwork, as the principal façade material provides a robust and long-lasting appearance; fitting in with the local context and providing a contemporary connection to the heritage asset.

Several brick colours are employed across the north elevation of Block G, corresponding with the incremental stepped building heights rising towards the west. Brick colours and mixes range from a deep red where adjacent to the listed buildings (Block F), through a brown tone, and into a soft, light red / brown textured blend towards the park, as the building transitions away from the heritage asset.

The intent in material selections is to create diversity / variety of block identity within the context of a coherent and legible neighbourhood.

Detailing of lintels, parapets and copings varies accordingly moving from more traditional brick finishes, to artificial stone further along the north façade, where these are ultimately eliminated in favour of more contemporary detailing as the building turns the corner where the façade begins to undulate in plan to generate a series of angled planes fronting onto the park.

The pitched roof to the highest part of the building, and associated expressed set back top floor fascia to the east are finished in a bronze coloured standing seam metal panel, further acknowledging the former industrial nature of the Site.

A matching accent bronze coloured metal finish has been chosen for several building components, including:

- Window / door frames and associated feature acoustic ventilation panels.
- Feature panelling and signage to building entrances.
- Fascias and balustrades to projecting balconies.

Amenity Space:

In addition to provision of private amenity space for each dwelling, communal green space is located behind Block G to the south, and is available for residents to use, and be shared with residents of the adjacent Block F (867 & 869 High Road).

The gardens are accessed through the buildings or via a dedicated resident's pathway that leads out to Pickford Lane. Offering seating clusters, areas of lawn, junior play and grow your own areas, the gardens will create a private external space for residents. A series of terraces directly linked to ground floor units will surround the gardens offering activation and passive surveillance of the space.



FIGURE 172. - Park frontage



4.11 APPEARANCE AND MATERIALS - THE DEPOT BLOCK G

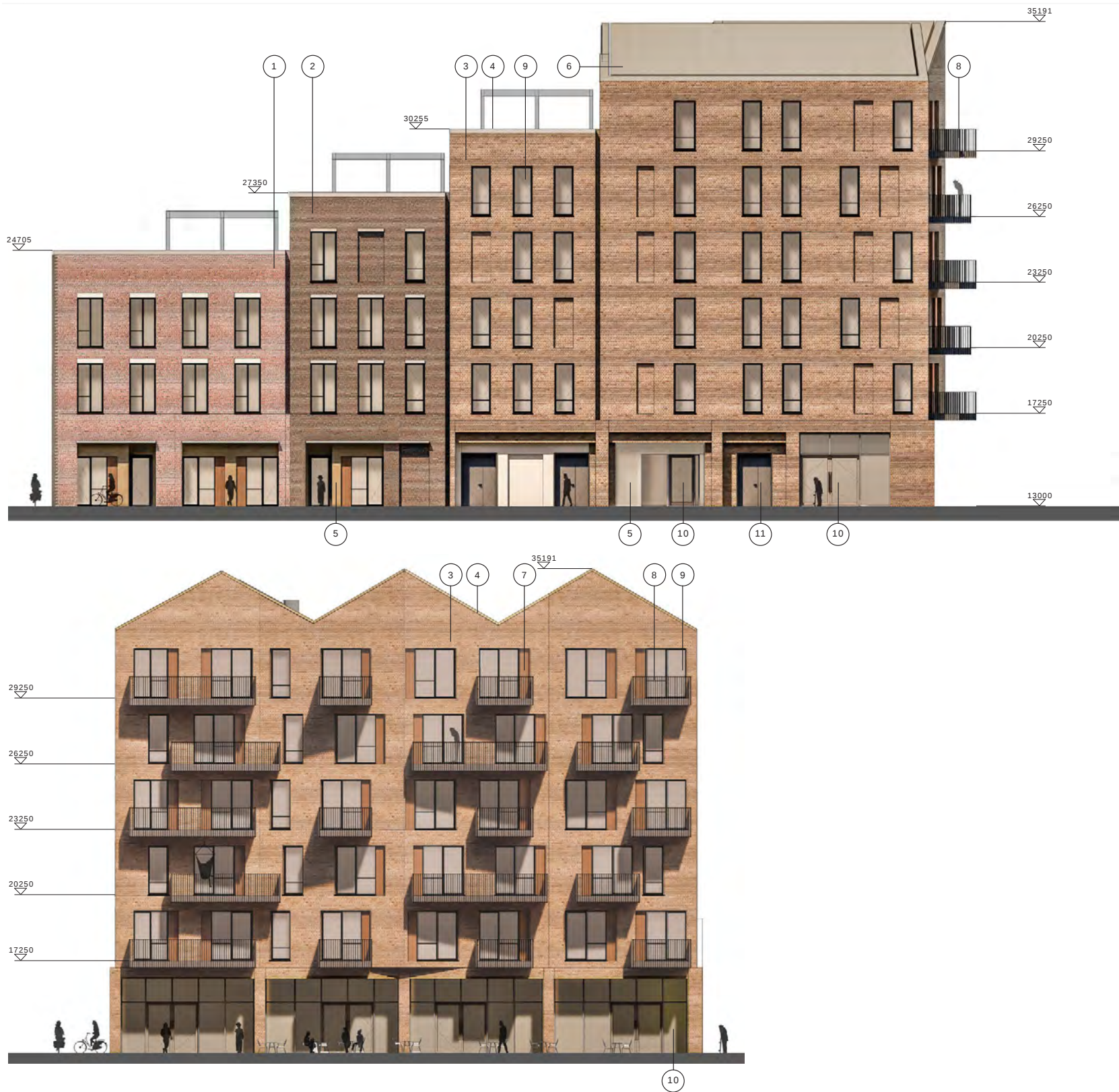
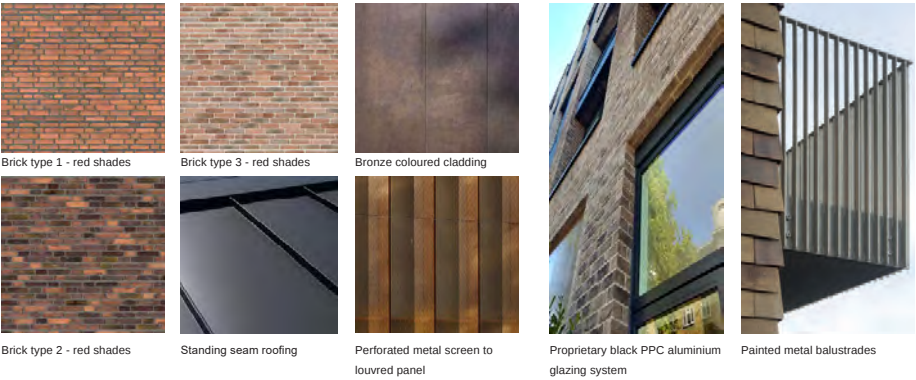


FIGURE 173. - Material Study: TD Block G

PRECEDENT IMAGES



MATERIAL PALETTE



MATERIAL DESCRIPTION:

1. FACADE FINISH - BRICK WORK
Brick type 1: Block G (red shades- to match block F)
2. FACADE FINISH - BRICK WORK
Brick type 2: Block G (red shades)
3. FACADE FINISH - BRICK WORK
Brick type 3: Block G (red shades)
4. COPING FINISH - PARAPET WALL
Brick on edge
5. FACADE FINISH - FASCIA CLADDING
Bronze coloured wall cladding
6. ROOF FINISH - STANDING SEAM ROOFING
Bronze coloured standing seam roof
7. FACADE FINISH - PERFORATED CLADDING
Bronze coloured perforated metal screen to louvred pi
8. BALUSTRADES
Painted metal
9. WINDOW FINISH
Proprietary black PPC aluminium glazing system
10. DOOR FINISH - SHOP FRONT
Proprietary black PPC aluminium glazing system
11. DOOR FINISH
Proprietary black PPC aluminium system, solid door

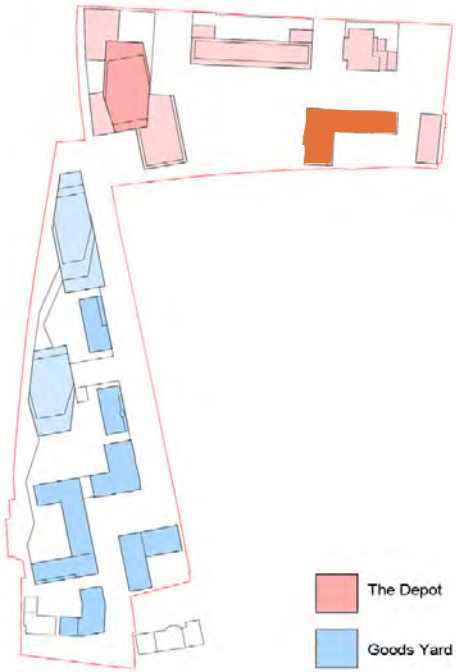


FIGURE 174. - Key Plan

4.11 APPEARANCE AND MATERIALS - THE GOODS YARD BLOCK F

Overview, Use & Composition:

Block F is a predominantly residential building located to the west side of the Southern Square within the GY element of the Site. It occupies a position behind Block H and Station Master's House, and extends westward towards the railway line that runs along the west side of the Site.

Block F is 4 storeys, rising to 7 storeys at its tallest point on its northern 'wing', and contains 35 residential units, comprising:

- 5no. 1 bedroom homes
- 20no. 2 bedroom homes
- 10 no. 3 bedroom homes (including 5no. duplex units, 3no. of which have independent access from the street)

Block F also contains 149m² (GIA) of non-residential floorspace at the ground floor level, with associated plant space and refuse storage.

Upper storey residential accommodation, comprising 32no. homes, is accessed via two residential entrances on the east façade from the Southern Square, with a further 3no. family homes provided with direct access at ground level from the communal amenity space to the south of the building.

Ancillary accommodation, cycle parking, refuse stores, and plant spaces are located within the ground floor of the block which backs onto the shared podium connecting with Blocks B, D & E.

The podium roof contains communal amenity space is located to the north of Block F, accessible directly from the northern residential core (F1). First floor residential units also benefit from direct access onto the podium to the rear of the building.

A second podium area is located within the 'C' shape of the building, again affording first floor accommodation direct access to raised communal amenity space. This space is also accessible directly from the southern residential core (F2).

Scale, Mass & Position:

Block F is configured in an inverted 'C' shape, and is 7 storeys at its tallest point on its northern 'wing', reducing to 5 storey along its eastern 'wing', and further dropping to 4 storeys at the south east corner and along its southern 'wing'.

The stepped massing of the building responds to the principles established in the HRWMF for height and scale of development to reduce in areas where closer to the North Tottenham Conservation Area. This also serves to create a transition between the domestic scale of Station Master's House and the taller elements of development which emerge further north into the Site.

The uppermost floor of the 5 storey and 7 storey elements is expressed as a set back massing positioned inboard of the building perimeter, creating the effect of a lightweight roof extension to the building in these locations, finished in a contrasting coloured metal cladding. To the 7 storey element, the sixth and seventh floors comprise self-contained duplex apartments accessed at Level 06.

Block F is composed of two distinct elements; the larger element comprising the northern and eastern 'wings' draws references from the site's industrial heritage, and is expressed as a contemporary interpretation of large scale factory and warehouse architecture. The smaller element, comprising the southern 'wing' retains are more domestic character to acknowledge its relationship with Station Master's House and the Conservation Area.

Entrances, Active Frontages & Thresholds:

Block F has a principal elevation to the east that addresses the Southern Square and access route from White Hart Lane, forming a third side framing this important area of public space.

Residential accommodation is accessed via two principal entrances, both located on the east elevation of the building, interspersed with two commercial spaces, of which the southernmost wraps around the corner into the space between Block F & Block H. The eastern frontage benefits from largely uninterrupted activation from the residential entrances and commercial spaces, with only limited areas of ancillary access and a vehicular a point to a commercial car parking area located beneath the podium to this building.

The south elevation of Block F represents secondary façade to the building, including access to 3no. family duplex units with front doors directly from the area of amenity space located to the south of the block. The residential entrances are set at a higher level than the publicly accessible area, utilising the existing site levels to generate a degree of separation and privacy between the elements.

All ground floor accommodation is provided with a minimum 1.5 metre zone of 'defensible space' in the form of planted landscaping, and / or areas of private terrace (amenity space), contributing to the 'greening' of the street.

Rear elevations of all building elements benefit from first floor access directly to communal podium garden areas, as described above.

4.11 APPEARANCE AND MATERIALS - THE GOODS YARD BLOCK F

Architectural Style, Detailing & Materials:

The dominant element of Block F is composed as an 'L' shaped building, drawing influences from industrial architecture in response to the site's former uses. It is conceived as a contemporary 'warehouse' style building with monolithic red brick façades, distinctively divided into individual floor plates through the expression of horizontal banding finished in artificial Portland stone sections.

The façades are adorned with a regular rhythm of industrial 'Crittall' style black framed windows, with integrated acoustic ventilation panels. Large projecting balconies are positioned to span across pairs of openings, responding to the scale and order of the elevation composition. At ground floor level, an enlarged order of openings reflects the commercial spaces in these locations.

The set back top floor of this building element is expressed with a series of vertical fins which respond to the rhythm of door and window openings in the building massing below. Balustrades to balconies and roof level amenity spaces are formed from simple vertical fins in a black metal finish, reinforcing the industrial language of the composition.

The southern 'wing' of Block F, reduces in scale to 3 storey with a set back mansard roof, echoing the scale and form of a traditional short terrace of townhouses. The lower two floors of this element comprise 3no. duplex family homes, with fenestration above composed as pairs of openings to correspond with the rhythm of the lower levels.

This element is finished in a buff / yellow brick mix, to differentiate this short terrace from the larger massing to the east, although in acknowledgement of the relationship between the elements, common details are carried across in the form of expressed bands to floor plates, balcony details and materials, and the window treatment and finishes. The mansard roof is finished in a metal standing seam, with expressed dormer windows to the south elevation.

Amenity Space:

In addition to provision of private amenity space for each dwelling, the podium area located to the centre of Block F, and the larger podium area to the north (shared with Blocks B, D & E), provide communal amenity space accessible to all residents.

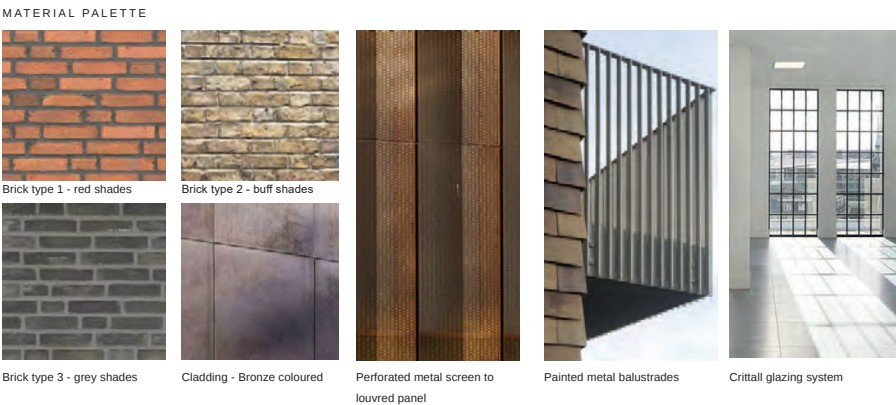


FIGURE 175. - Industrial heritage remade

4.11 APPEARANCE AND MATERIALS - THE GOODS YARD BLOCK F



FIGURE 176. - Material Study: GY Block F



- MATERIAL DESCRIPTION:
1. FACADE FINISH - BRICK WORK
Brick type 1 - Block F (red shades)
 2. FACADE FINISH - BRICK WORK
Brick type 2 - Block F (buff shades)
 3. FACADE FINISH - BRICK WORK HEADER COURSE
Brick type 3 - Block F (grey shades)
 4. FACADE FINISH - CLADDING
Bronze coloured metal panel
 5. FACADE FINISH - PERFORATED CLADDING
Bronze coloured perforated metal screen to louvred panel
 6. BALUSTRADES
Painted metal
 7. WINDOW FINISH
Proprietary black PPC aluminium glazing system
 8. DOOR FINISH - SHOP FRONT
Proprietary black PPC aluminium glazing system
 9. DOOR FINISH
Solid door
 10. TERRACE FINISH - GREEN ROOF
Intensive green roof

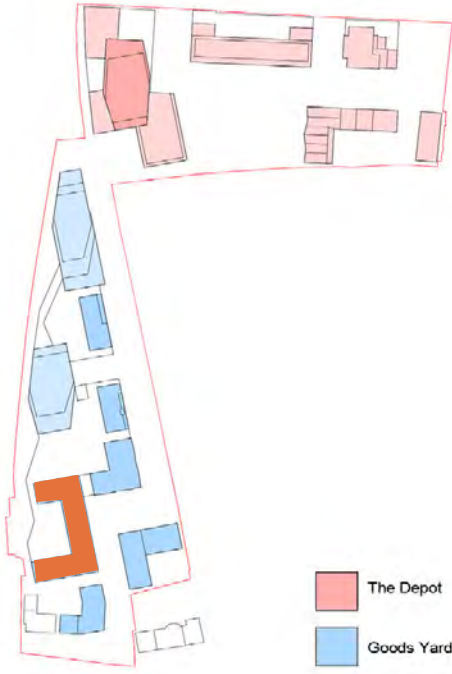


FIGURE 177. - Key Plan

4.11 APPEARANCE AND MATERIALS - THE DEPOT BLOCK D

Overview, Use & Composition:

Block D is a residential building located in a prominent position at the northern end of the proposed 'Peacock Park' within TD element of the Site.

Block D is 6 storeys, and contains 38 residential units, comprising:

- 14no. 1 bedroom homes
- 8no. 2 bedroom homes
- 16no. 3 bedroom homes (including 6no. duplex units)

Block D is oriented on an east-west axis, parallel to the northern TD boundary with the adjacent Cannon Road development. Upper storey residential accommodation, comprising 32no. homes, is divided symmetrically between two circulation cores, with a further 6no. homes provided with direct access at ground level.

Ancillary accommodation, limited car parking, cycle parking, refuse stores, and plant spaces are located within a single storey podium to the rear of the block that abuts the boundary with the Cannon Road Development to the north. This incorporates communal amenity space for residents on the roof of the podium in a landscaped garden area, and creates a new boundary treatment to 'Mallory Court' to the north.

Block D obtained detailed Planning Consent as part of the Hybrid Planning Consent granted on this element of the Site (ref: HGY/2019/2029 & HGY/2019/2030), in 2020.

Scale, Mass & Position:

The scale of Block D corresponds closely to 'Mallory Court' located to the north within the Cannon Road Development, and is positioned to be generously spaced from existing and proposed adjacent buildings.

The 6 storey element of Block D lies parallel to the massing of 'Mallory Court' (also 6 storeys), and is located 20 metres from the rear (south) elevation of this building. Two 5 storey 'wings' project rearwards, which serve to provide enclosure and privacy to the communal amenity space located at podium level to the rear, and remain 10 metres away from corresponding 6 storey 'wings' to 'Mallory Court'.

The proposed position, orientation, scale, mass, form, and composition of Block D remains unaltered from the previous consented scheme. The visual appearance and materiality of the building also remain largely unaltered, with the exception of minor adjustments to fenestration to accommodate latest policy requirements of the LP in respect of overheating analysis and cooling requirements. Current proposals also incorporate minor adjustments to internal circulation and the composition of parking and ancillary accommodation located within the podium, which is concealed from view behind the building.

Entrances, Active Frontages & Thresholds:

Block D has a principal south facing elevation which addresses the proposed 'Peacock Park', framing the public realm. Two principal residential entrances, serving upper storey accommodation are located in the southern façade, located towards the east and west corners of the building. 4no. duplex family homes are located between the two residential entrances, each with a front door at street level, creating a continuous active frontage for the entirety of the façade. A further 2no. ground floor homes, located on the south east and south west corners of the block, are provided with direct street level access, respectively on the east and west façades of the block, serving to further activate and animate the circulation zones running to the sides of the block which connect into corresponding routes within the Cannon Road Development. All ground floor accommodation is provided with a minimum 1.5 metre zone of 'defensible space' in the form of planted landscaping, and / or areas of private terrace (amenity space), contributing to the 'greening' of the street.

Residential entrances, both communal or to individual ground floor/ duplex units, are to be distinguished from the public realm and footpath, through a distinctive change in materiality and supportive signage.

Access to refuse stores and plant spaces are located on the east and west façades, away from ground floor residential accommodation. Access to the concealed podium area (cars and cycles) is located on the west façade, towards the north west corner of the building.

4.11 APPEARANCE AND MATERIALS - THE DEPOT BLOCK D

Architectural Style, Detailing & Materials:

The principal façade of Block D addresses the proposed 'Peacock Park' of which a significant portion is to be created as part of these development proposals, and is the subject of this Planning Application. Future phases of development to the south will deliver an enlarged area for the park to fulfil the aspirations and objectives set out in the HRWMF. Block D will ultimately occupy a prominent position at the head of this significant area of open space. The design provides a formal, symmetrical front elevation overlooking the park, creating an architectural expression that is visually special in accordance with this relationship, comprising:

- Two storey 'plinth' articulated at ground level to correspond with Blocks B and G around the park.
- Balcony positions create a coherent centralised block of recesses to address the scale of the park through massing, shadow and the articulation of a 'giant' order in dialogue with adjacent buildings.
- The inset balconies also provide shade and create solidity.

The principle elevations of Block D are finished in a light buff / yellow brick mix. Variation and visual interest are created through use of several subtle detailed elements across the façade, comprising:

- Splayed reveals to recessed balcony openings, to create depth and relief to the façade.
- Articulated brickwork details including recessed headers to create texture to emphasise the hierarchy of openings in the façade and reinforce the 'giant order' expressed frame.
- Undulating brick façades either side of the central frame element respond to the facets of adjacent Block G, and begin to break down the building massing to its outer edges.
- Recessed brick lintels over openings accentuate reveal depths and create deeper shadow lines to terminate vertically stacked openings.

The rear elevation has been designed to address the relationship of Block D with the adjacent 'Mallory Court', incorporating:

- Living spaces and balconies have been located away from this façade on the south elevation, to maintain privacy for neighbouring properties.
- Bedrooms have been located to the north, with smaller window openings to reduce potential for overlooking neighbouring properties.
- No north facing balconies are proposed.
- Planting is proposed to the podium garden area, to screen the boundary and maintain privacy between existing and proposed properties.

The rear and flank elevations of Block D are finished in the same light buff / yellow brick mix. Articulation and detailing are simpler, with less depth and relief expressed in the façade, emphasising the lack of projecting balconies or enlarged openings to this elevation. Fenestration is composed in a simple repetitive rhythm across the façade, with several smaller openings responding to the function of the internal rooms they serve. Recessed contrasting brickwork panels surrounding smaller openings and infill panels between paired openings create an order of scale across the elevation, in keeping with the principles established for the principal façade.

An accent bronze coloured metal finish has been chosen to compliment brick colours and textures. This is applied to several building components, including:

- Window / door frames and associated feature acoustic ventilation panels.
- Feature panelling and signage to building entrances.
- Fascias to projecting balconies to the flank elevations.
- Balustrades to all balconies / terraces, which are formed from simple vertical metal fins.

Amenity Space:

In addition to provision of private amenity space for each dwelling, the roof garden offers a communal green space for residents to use. The space includes seating areas, a small area of doorstep play and raised beds for 'grow your own' spaces. Areas are defined through planting, raised beds and vertical structures. Clear stem and multi stem trees are introduced which help soften views from the neighbouring development.

The doorstep play space provides for residents' children between the ages of 0 and 5. It is located to the centre of the garden and set back from the edge.

The roof terrace will utilise hard wearing and lightweight materials such as ceramic paving which are especially adapted for use on roof terraces. Raised planters in powder coated aluminium will provide planting areas. The play provision will utilise a complementary palette of natural materials



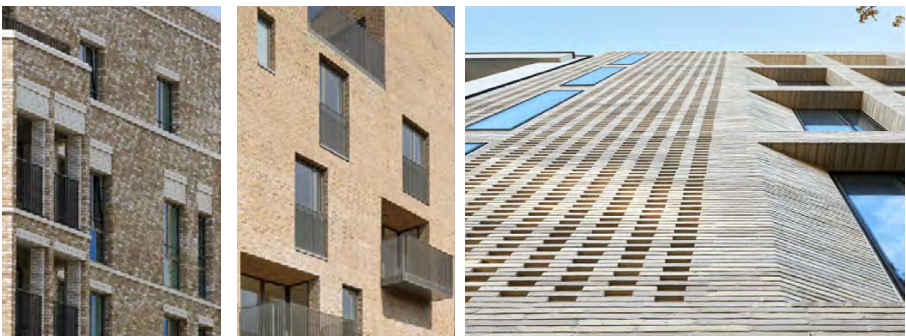
FIGURE 178. - Park frontage

4.11 APPEARANCE AND MATERIALS - THE DEPOT BLOCK D



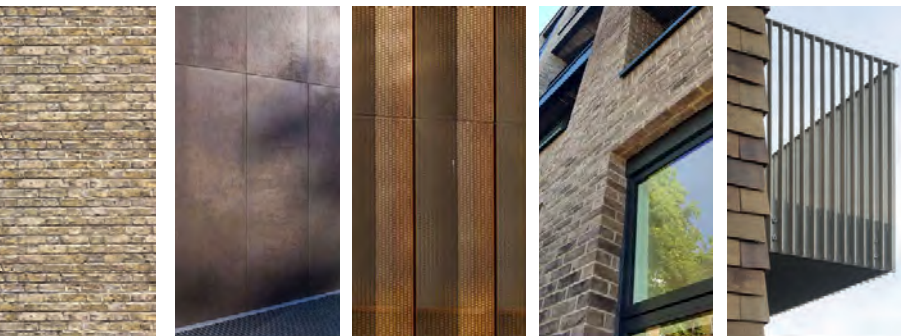
FIGURE 179. - Material Study: TD Block D

PRECEDENT IMAGES



South Garens, Maccreanor Lavington Architects, Southwark, London
Brentford Lock, Duggan Morris Architects, London
Turnmill, Piercy & Company, London

MATERIAL PALETTE



Brick type 1 - buff shades
Bronze coloured cladding
Perforated metal screen to louvred panel
Proprietary black PPC aluminium glazing system
Painted metal balustrades

MATERIAL DESCRIPTION:

1. FACADE FINISH - BRICK WORK
Brick type 1: Block D (buff shades)
2. FACADE FINISH - WINDOW CHAMFER
Brick type 1 - Block D (buff shades)
3. COPING FINISH - PARAPET WALL
Artificial stone
4. COPING FINISH - PARAPET WALL
Bronze coloured metal cladding
5. FACADE FINISH - PERFORATED CLADDING
Bronze coloured perforated metal screen to louvred p
6. BALUSTRADES
Painted metal
7. WINDOW FINISH
Proprietary black PPC aluminium glazing system
8. DOOR FINISH
Proprietary black PPC aluminium glazing system
9. DOOR FINISH
Proprietary black PPC aluminium system, solid door

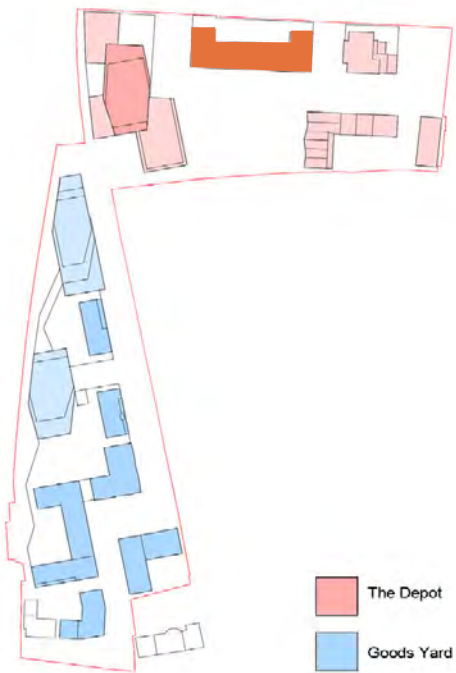


FIGURE 180. - Key Plan