

DESIGN EVOLUTION



3.1 Site Constraints & Opportunities

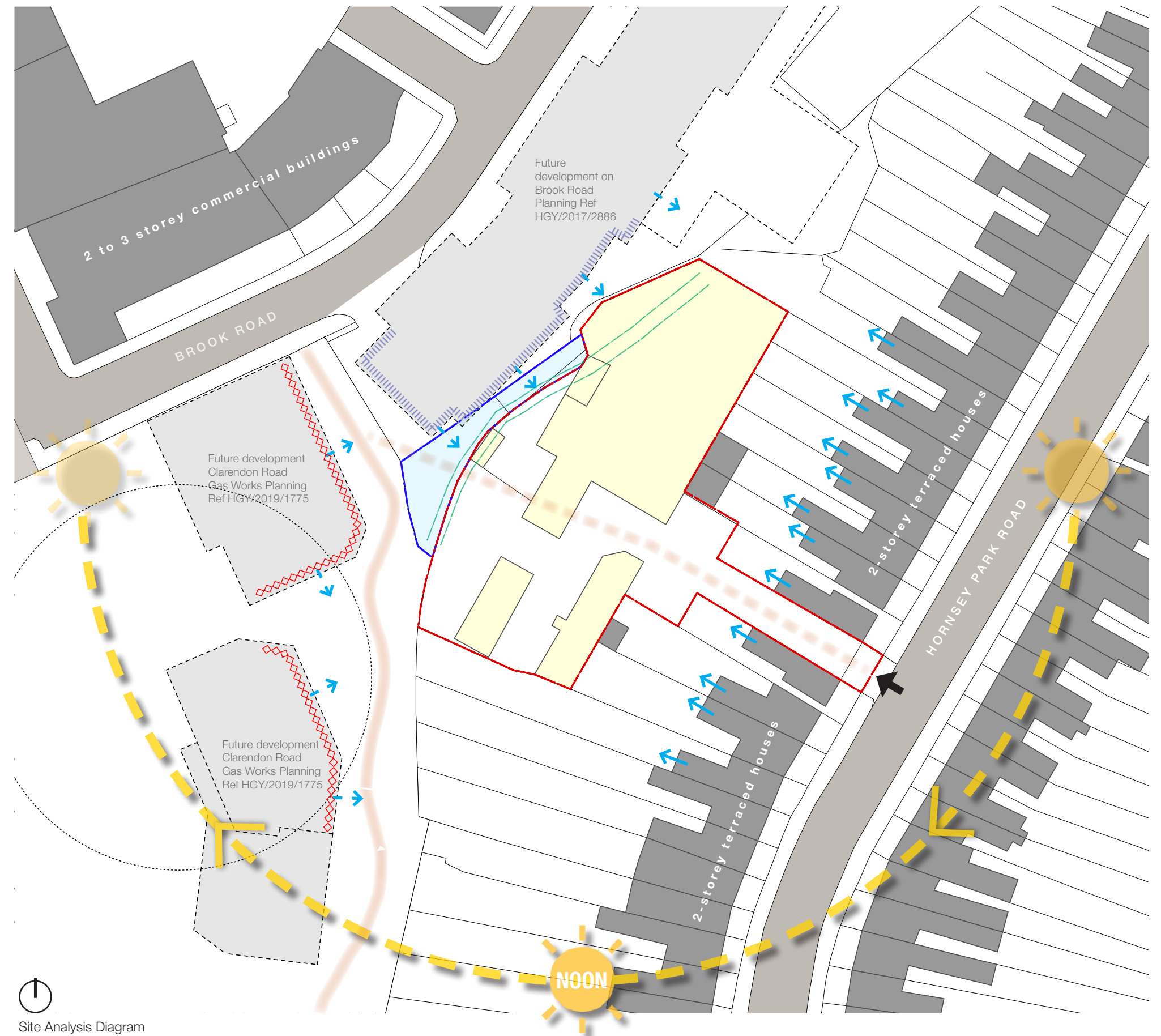
Site Opportunities

- Efficient redevelopment of a currently under-developed and unattractive site.
- Provision of new housing and employment space.
- Deliver a pedestrian path through the Site to form part of the new link between Wood Green and Clarendon Square identified in the Wood Green Area Action Plan.
- Improve the biodiversity of the currently hard surfaced Site

Site Constraints

- Existing culvert running through the Site, potentially imposing structural restrictions above this zone.
- Proximity to existing and future habitable room windows, particularly in relation to the approved scheme on Land off Brook Road.
- Transitional site between the low terraced houses and the emerging taller buildings to the north and west.

- Site boundary
- Land within physical curtilage of the Site (used by the occupants over an extended period of time)
- ➔ Existing site entrance
- Existing buildings to be demolished
- Existing culverted watercourse
- ➔ Existing residential aspect facing the Site
- ➔ Future residential aspect facing the Site
- ◇◇◇◇ Future inactive frontage at ground floor level
- ||||| Future non-residential frontage at GF level (Medical Centre)
- Future pedestrian route
- Desired pedestrian link



Site Analysis Diagram

3.2 Proposed Site Strategy

Key Design Strategies

- Increased permeability through the Site.
- The buildings are “tailored” for the Site and organised around the open space/ route through.
- Mix of uses at ground floor level to allow for natural surveillance not only during the day but also night time.
- The buildings are shaped to avoid direct overlooking on to existing and future neighbouring properties.
- The buildings define a central “plaza” which is the heart of the Site. Promotes community closeness/ interaction.
- The windows are strategically placed to allow for long views and activate the route through and Site entrances.
- Car-free development with blue badge parking provision.



3.3 Pre-Application Meeting 1

A pre-application meeting with Haringey Council took place on 16th August 2022.

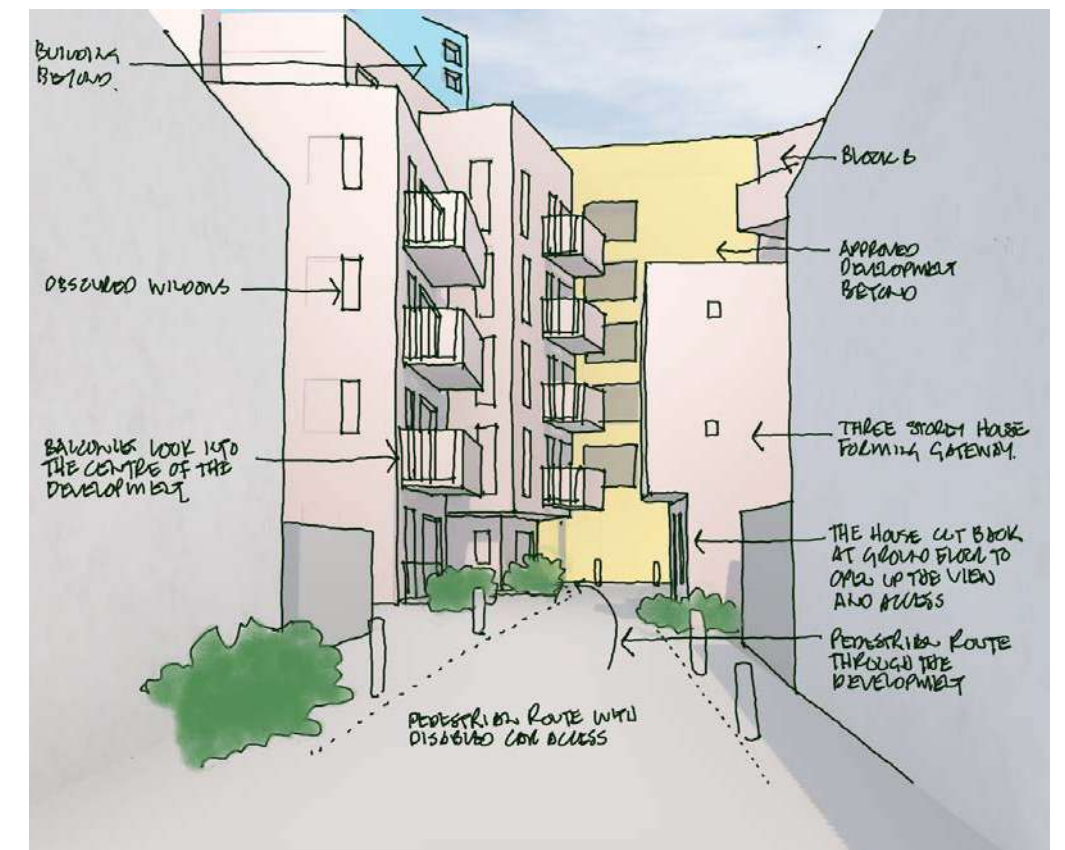
The scheme presented was for the erection of 2 buildings ranging from 3 to 6 storeys in height and a detached 2-storey house, to provide for 33 residential units and 154sqm commercial floorspace, together with associated landscaping with delivery of a new public pedestrian route, car and cycle parking, refuse and recycling facilities.

Summary of Council's response:

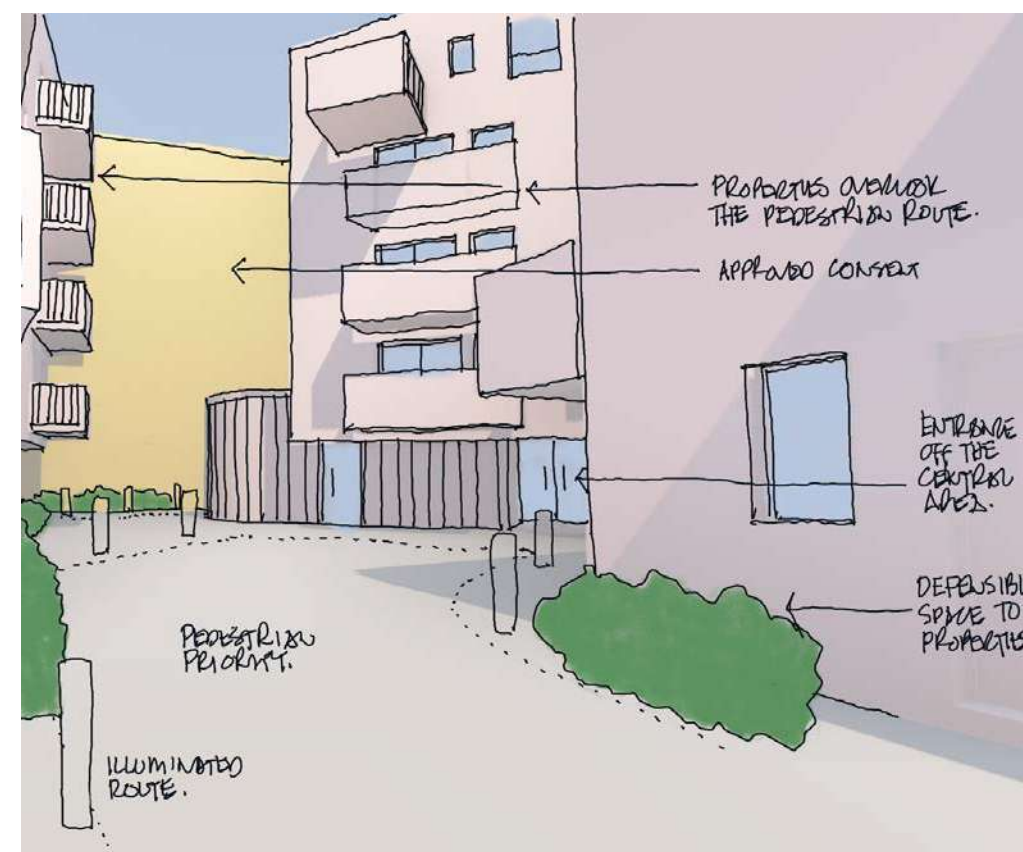
- The site has potential to play an integral role in linking the Haringey Heartlands area to Hornsey Park Road.
- The principle of a mixed-use development aligned with the Council's objectives the residential provision was supported.
- The de-culverting of the Moselle should be investigated in line with policy requirements.
- An indicative masterplan for Site Allocation SA21 illustrating delivery of employment floorspace would be required for future submissions.
- Allocating commercial use at ground floor was advised to provide required street frontage within the site.
- It was advised to review the height of Block A whereas Block B was deemed acceptable.
- The design would be expected to relate to the Clarendon Square development and establish a 'through route' increasing connectivity, permeability and inclusiveness between the low rise and high rise neighborhoods, whilst creating a pocket of public realm.
- Greater visibility through the site from Hornsey Park Road to Brook Road was deemed crucial.
- The proposed unit mix was not fully supported; it was advised to review studios and increase the provision of family units.
- Any proposal would be expected to consider the impact on the amenity of the surrounding properties, particularly the terrace houses on Hornsey Park Road and relevant non-residential uses and future residential developments on adjoining sites.



Pre-application 1- Proposed site plan



Pre-application 1- Sketch view of the proposed development arriving from Hornsey Park Road



Pre-application 1- Sketch view of the proposed development looking into the new 'square' and Block B entrance



Pre-application 1- Sketch view of the proposed development arriving from Brook Road

3.4 Pre-Application Meeting 2

A 2nd pre-application meeting with Haringey Council took place on 2nd March 2023 to present the scheme evolution and design changes introduced in response to the Council's feedback.

The proposed scheme was the same in principle to provide 34 residential units and circa 100sqm of commercial floorspace, together with associated landscaping including a new pedestrian route, car and cycle parking, refuse and recycling facilities. The commercial unit was redesigned and the cycle store was relocated to minimise construction over the culvert.

There was no formal response issued on the 2nd pre-application. The feedback received during the meeting is summarised in the points below:

- The Council raised concerns over privacy for the 1bed unit window facing the public space. Reconfiguration or replacement with a duplex unit or commercial use was suggested.
- Differentiation between the private and public space is required; concerns were raised regarding the area north of the commercial unit and next to cycle store. A separate entrance to the cycle store was suggested.
- The proposed route through the site should provide 24h access as the only access route to buildings.
- It was suggested to incorporate play-on-the-way features on open central space formed between Blocks A, B and C, potentially near the entrance to Block B.
- It should be demonstrated that the proposed lay-by is suitable and size appropriate for on-site deliveries.
- If refuse collection is proposed to be on street it requires justification and the Council should be provided with the waiting/ dwell times demonstrating no negative impact on the public highway
- Reference to the Council's Site Allocation DPD - SA21 - Clarendon Square Gateway, which the site is part of, indicates an employment led site capacity.
- It was accepted that the land to the north of Brook Road has more capacity for employment space and is more suitable due to its street frontage.
- It was advised to engage with workspace providers on the strategy for the commercial space and consider 'let-ability' of the commercial unit.
- Proposed heights require justification at a future application.



Pre-application 2- Proposed site plan



Pre-application 2- Sketch view of the proposed development arriving from Hornsey Park Road



Pre-application 1- Sketch view of the proposed development looking into the new 'square' and Block A



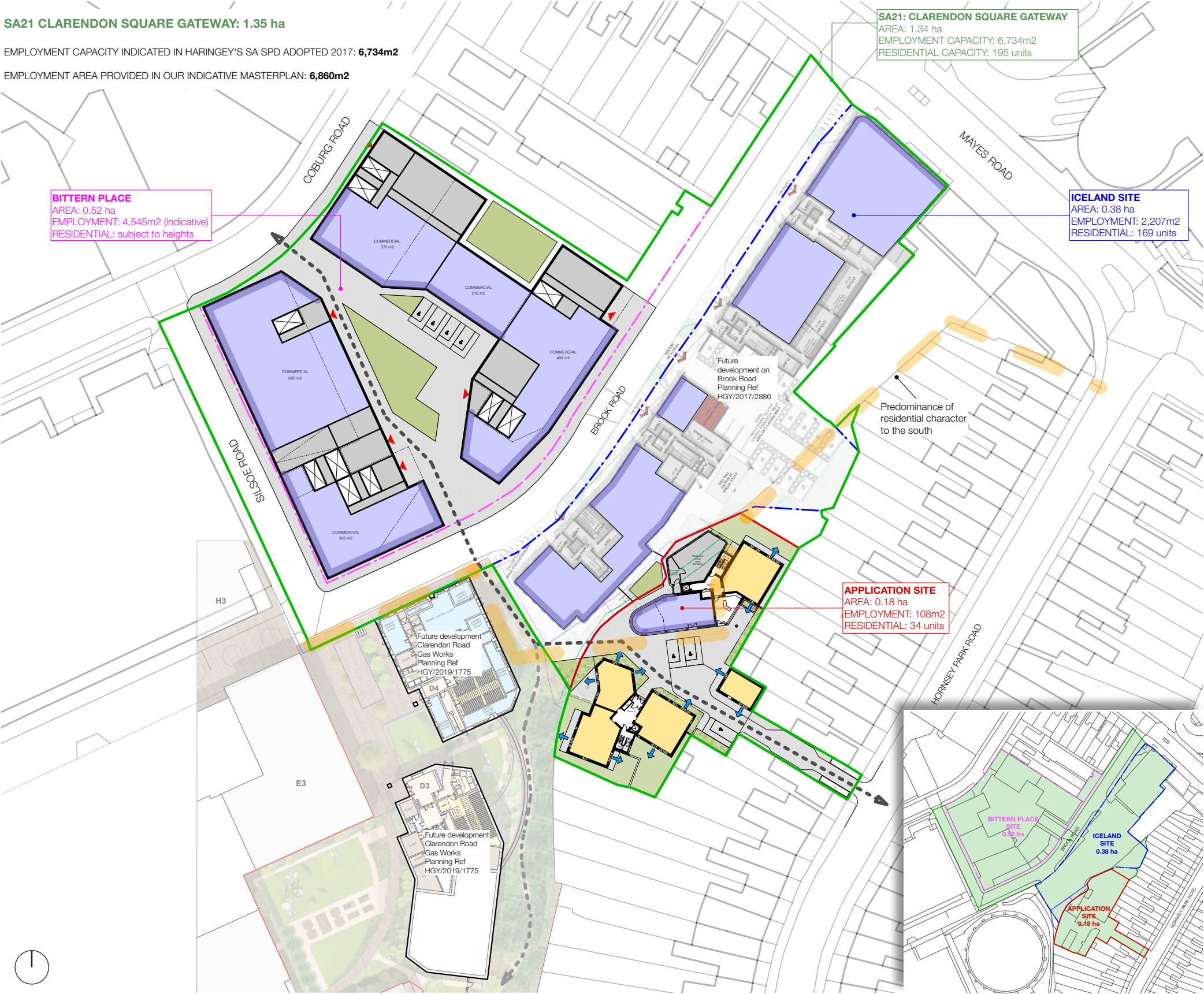
Pre-application 1- Sketch view of the proposed development arriving from Brook Road

3.5 Quality Review Panel

A Quality Review Panel was held on 29th March 2023.

The scheme presented was the same as the one presented on the 2nd pre-application meeting. As requested by the Council, an indicative masterplan was produced to illustrate the delivery of employment floorspace required for future submissions within the Site Allocation SA21 Clarendon Square Gateway.

The was no formal response issued but the verbal feedback during the meeting was overall positive regarding the design. However, the panel was of the view that the policy requirement for a public through route and reinstatement of employment use place significant pressure on a constrained site, detracting from the scope available to create high quality housing. As a new strategic landscape corridor is already planned (in the form of Moselle Walk to the west of the site), the panel was not convinced of the need for this additional through route. It was noted that the requirement to accommodate commercial uses creates servicing challenges that are difficult to overcome and are likely to jeopardise the quality of the public realm in return for a token amount of employment space. It was advised that the site would be much more successful as a residential-only mews.



Indicative Masterplan for Site Allocation: SA21 Clarendon Square Gateway

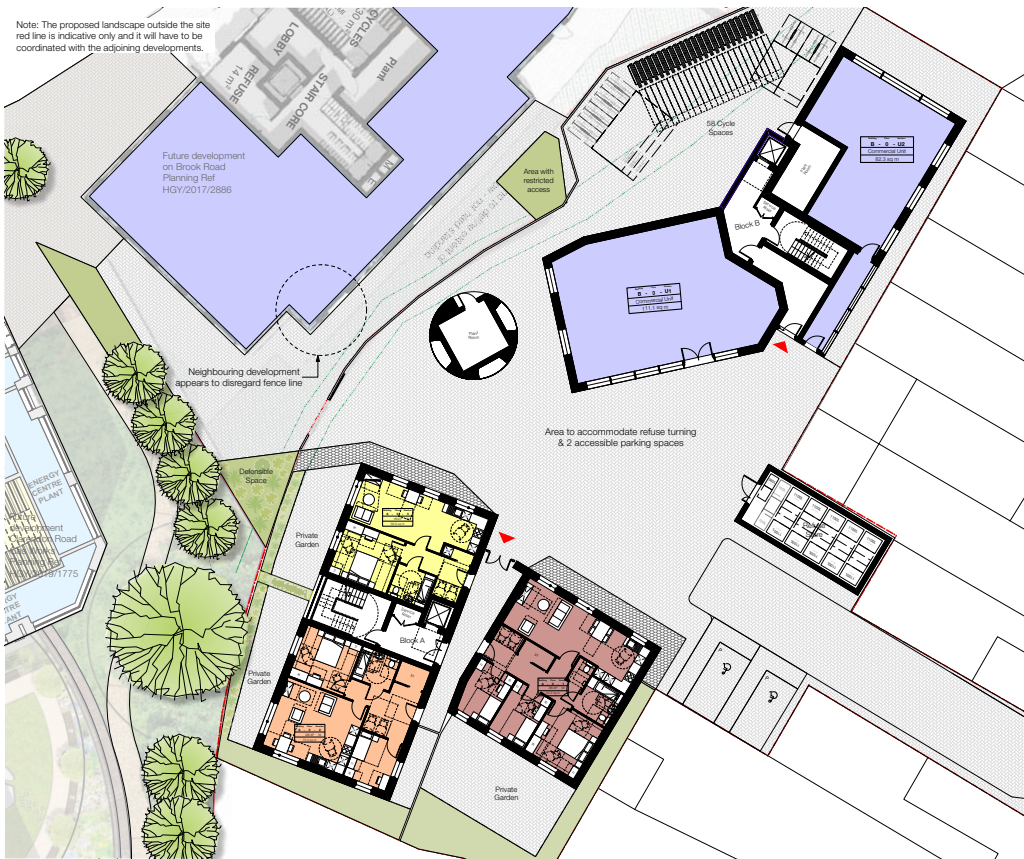
Key Plan

3.6 Chair's Review

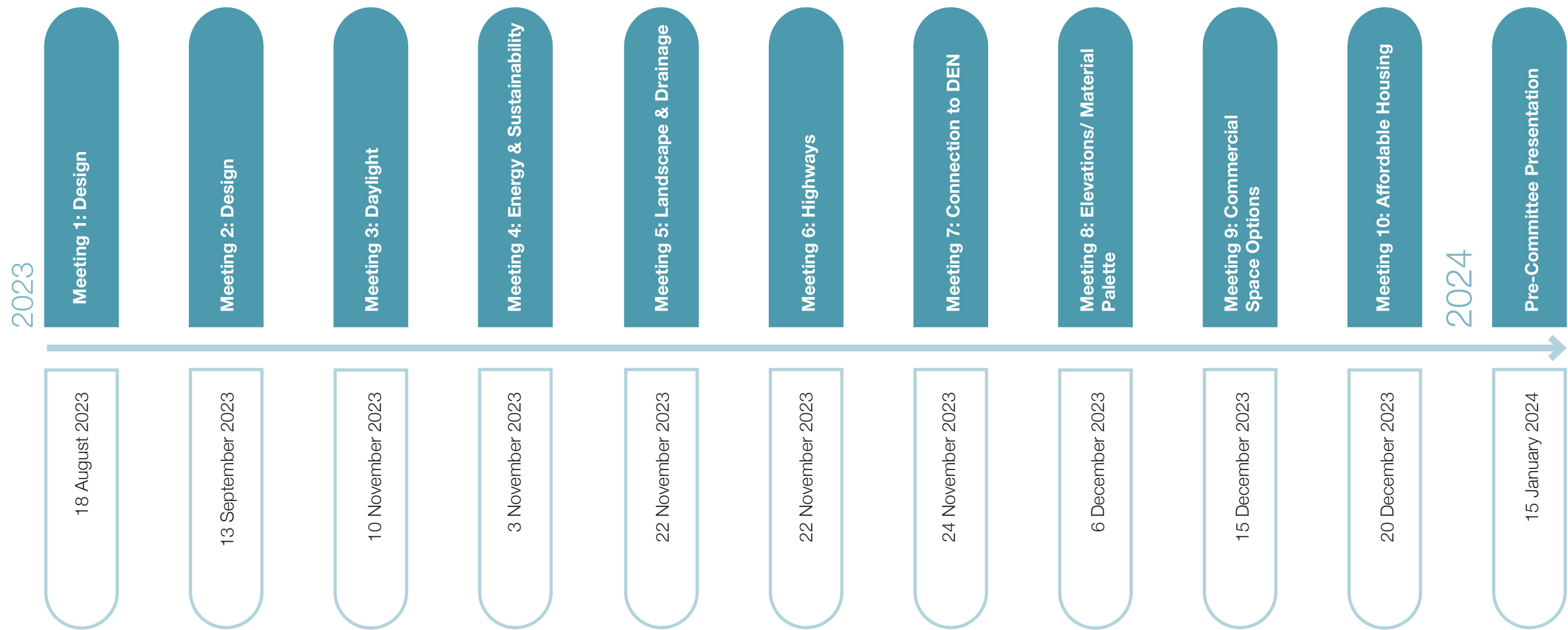
Following the Quality Review Panel, a Chair's Review took place on 1st November 2023.

The scheme proposed 32 residential units over two blocks ranging from 4 to 6 storeys and 2 commercial units with a combined floor area of approximately 193sqm, together with associated landscaping and delivery of a new pedestrian route. The townhouse was omitted following advise at the QRP.

- The panel reiterated its previous concerns regarding the pedestrian route and provision of employment space. However, discussions with the Council have concluded that policy requirements must be delivered and the project team was commended for its work to resolve these challenges.
- It was advised to increase the internal floor-to-ceiling height of the commercial units. Careful consideration should be given to the type of commercial activity.
- The overall proposed scale and massing was supported.
- The panel was particularly concerned about the lack of separation between vehicles and pedestrians. It was suggested that vehicles are only allowed up to the western corner of the commercial block, with a clear stop and a turning head. The public realm beyond that point could be pedestrian friendly with soft landscaping.
- Clear distinction between public, private, or semi-private areas on landscape plan, alongside a realistic management strategy for maintaining the proposed spaces.
- Careful consideration should be given on surface materials changes and boundary treatments to clarify the nature of different space types for occupants and for visitors.
- The panel raised concerns that the circular plant room (drum) is likely to cause antisocial behaviour problems and undermine safety by allowing for unobserved loitering. It was recommended to incorporate it inside the buildings and turn that area into a larger play space that would be overlooked, south-facing, and easier to manage.
- The removal of bins lining the access road was a welcomed improvement to the entrance.
- The revision to allow for a wider pedestrian pavement to one side of the public realm entrance route was welcomed as more inclusive than narrower pavements on both sides.
- A lighting strategy that suffice for safety and security without disturbing the residents was considered crucial for the public realm.

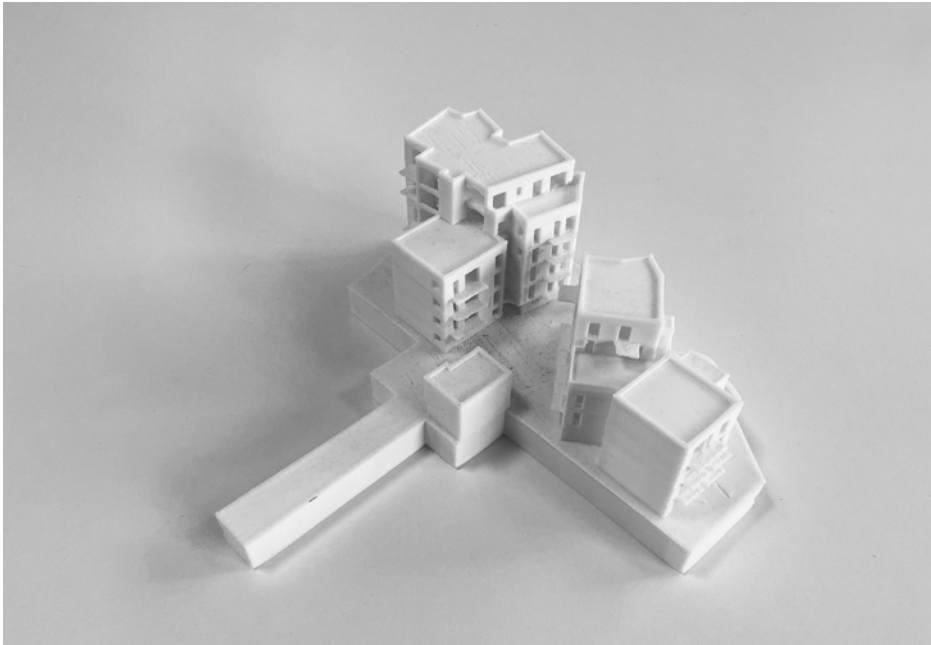


3.7 PPA Meetings Timeline



3.8 Massing Evolution

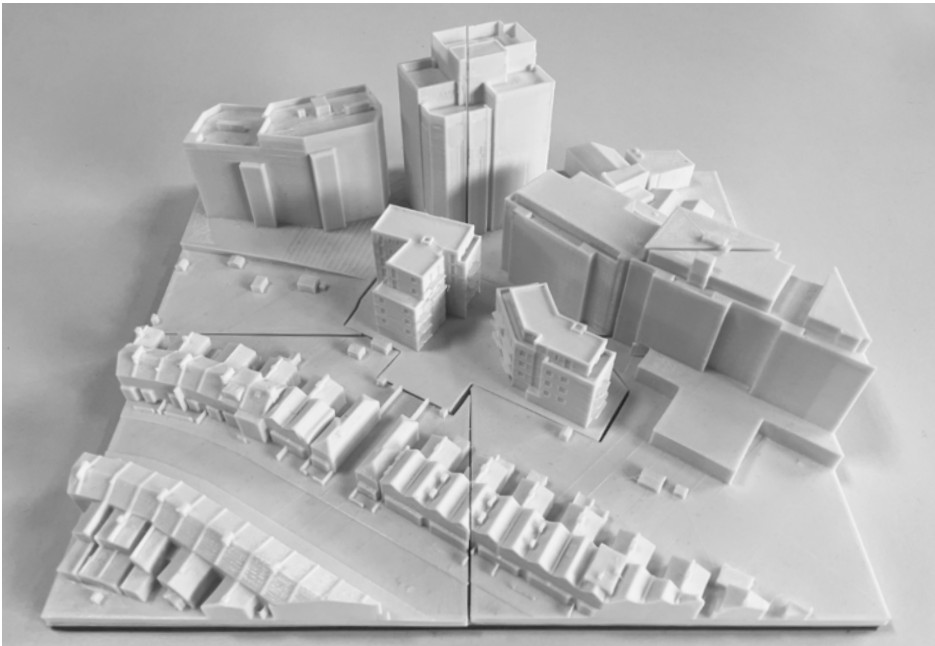
The massing and its relationship with the existing and emerging context were explored during the design process both in drawings and physical models. The 3D print iterations played a key role in communicating the scheme during the numerous meetings with the Council.



1st pre-application scheme



2nd pre-application scheme



Proposed scheme

3.8 Massing Evolution



Bird's eye view from the south. QRP scheme (left) and Chair's Review scheme (right)



Bird's eye view from south-east - QRP scheme (left) and Chair's Review scheme (right)



Overview from the south Clarendon Works (under construction) Buildings with planning consent

3.8 Massing Evolution



View along the access route from Hornsey Park Road on to the Site - QRP scheme (left) and Chair's Review scheme (right)



View from Brook Road looking in to the Site - QRP scheme (left) and Chair's Review scheme (right)



Overview from the south Clarendon Works (under construction) Buildings with planning consent