

**WE
ARE**

**AYRE
CHAMBERLAIN
GAUNT**

455_Plevna Crescent

May 2024

Our ref: 455-RP-1801

Revision: P01

PLEVNA CRESCENT DESIGN AND ACCESS S73 ADDENDUM



CONTENTS

01	BACKGROUND	03
02	APPLICATION HISTORY	05
03	SITE PROGRESS	07
04	UNIT MIX SCHEDULE	10
05	DESIGN DEVELOPMENT	11
	MODEL PHOTOS	13
	HEIGHT AND MASSING	15
	BLOCK D FOOTPRINT	16
06	UPDATES IN DETAIL	17
	LANDSCAPE	18
	FIRE STRATEGY	19
	BASEMENT ALTERATIONS	20
	TALL BUILDING IMPACT	21
07	FURTHER UPDATE SUMMARY	23

455_Plevna Crescent
May 2024
Our ref: 455-RP-1801
Revision: P01

01 BACKGROUND

AYRE
CHAMBERLAIN
GAUNT

BACKGROUND

PROGRESS FROM PREVIOUS CONSENTED SCHEME

The site benefits from a consented development (HGY/2017/2036) comprising of the erection of four buildings to provide 72 flats (including on-site affordable housing to be transferred to the London Borough of Haringey).

Last year, the developer's appointed contractor collapsed into receivership leading to a cessation of construction. The developer subsequently undertook a period of due diligence, examining the extent of construction undertaken to date and costs associated with the completion of the project. It became clear that completion of the consented development would be loss-making. Within this context and an appraisal of planning policy changes since the grant of planning permission (including support for car-free development), Ayre Chamberlain Gaunt were re-engaged directly by Gate of Eden to consider the potential for an increased scale of development including an increased number of units.

Preliminary discussions have been held with the London Borough of Haringey and the parties have subsequently entered into a Planning Performance Agreement to enable the timely consideration and determination of a planning application.



01 Google Earth imagery 2022

02 APPLICATION HISTORY

AYRE
CHAMBERLAIN
GAUNT

APPLICATION HISTORY

TIMELINE FROM INITIAL APPLICATION

05/04/2018 - Original scheme granted planning approval:

ref: HGY/2017/2036

Erection of 72 residential units in four buildings ranging from 5 - 6 storeys, comprising of 20 x 1 bed flats, 34 x 2 bed flats, 14 x 3 bed flats and 4 x 4 bed flats; including 29 parking spaces at semi-basement level, 130 bicycle spaces and associated infrastructure and landscaping scheme together with the regeneration and enhancement of the existing ecological corridor

14/2/2020 - Switch to non-combustible cladding:

ref: HGY/2019/2161

Amendment to previously approved cladding pursuant to condition 3 attached to planning permission HGY/2017/2036.

CONSTRUCTION PROGRESS

Visible in the following section, significant progress had been made by the previous main contractor. The concrete superstructure of blocks A, B and C are largely complete. The basement works had been partially completed. Block D superstructure had not yet been started.



01 Site prior to development

03 SITE PROGRESS

AYRE
CHAMBERLAIN
GAUNT

PROGRESS PRIOR TO CONTRACTOR RECIEVERSHIP



PARTIALLY COMPLETED FRAME SHOWING STAIR AND LIFT CORES



VIEW FROM INSET BALCONY ON THE TOP FLOOR SHOWING CONCRETE FRAMING



VIEW FROM GROUND LEVEL SHOWING BLOCK A (LEFT) B (CENTRE) AND C (RIGHT)



VIEW FROM SOUTH OF BLOCK A LOOKING TOWARDS BLOCK C



VIEW OF COMPLETED TOP FLOOR CONCRETE FRAME OF BLOCK C



VIEW OF THE GROUND FLOOR ENTRANCE LOGGIA OF BLOCK A

04 UNIT MIX

AYRE
CHAMBERLAIN
GAUNT

UNIT MIX

ACCOMMODATION SCHEDULE COMPARISON

The existing consented scheme comprised a total of 72 units.

The proposed updates include a total of 119 units which is a 65% uplift on individual dwellings but only a 46% uplift in habitable rooms, reflecting a shift towards slightly smaller units.

The existing consented scheme comprised a total of 6390m² gross internal area (GIA).

The proposed updated scheme is for a total of 11582m² gross internal area which is a 54% total uplift in area.

The additional floor space is accommodated by an increase in the height of each block and a small increase of the fourth block (block D).

UNIT MIX - EXISTING CONSENT												
Beds	Persons	Block A units	Block A hab rooms	Block B units	Block B hab rooms	Block C units	Block C hab rooms	Block D units	Block D hab rooms	Total Units	Total hab rooms	% Unit Types
1B	1P	1	1	0	0	0	0	1	2	2	3	2.8%
1B	2P	4	8	5	10	5	10	4	8	18	36	25.0%
2B	3P	6	18	4	12	4	12	6	18	20	60	27.8%
2B	4P	2	6	5	15	5	15	2	6	14	42	19.4%
3B	5P	2	9	4	20	3	16	2	9	11	54	15.3%
3B	6P	0	0	1	4	2	8	0	0	3	12	4.2%
4B	6P	1	6	0	0	0	0	1	6	2	12	2.8%
4B	8P	0	0	1	4	1	6	0	0	2	10	2.8%
		16	48	20	65	20	67	16	49	72	229	100.00%
		22.2%	21.0%	27.8%	28.4%	27.8%	29.3%	22.2%	21.4%			

UNIT MIX - PROPOSED UPDATED SCHEME												
Beds	Persons	Block A units	Block A hab rooms	Block B units	Block B hab rooms	Block C units	Block C hab rooms	Block D units	Block D hab rooms	Total Units	Total hab rooms	% Unit Types
1B	1P	0	0	0	0	0	0	0	0	0	0	0.0%
1B	2P	8	16	6	12	6	12	33	66	53	106	44.5%
2B	3P	6	19	5	15	5	15	8	24	24	73	20.2%
2B	4P	3	11	10	32	10	32	3	10	26	85	21.8%
3B	4P	0	0	0	0	0	0	0	0	0	0	0.0%
3B	5P	2	10	4	16	4	16	0	0	10	42	8.4%
3B	6P	0	0	2	9	2	9	1	4	5	22	4.2%
4B	6P	1	6	0	0	0	0	0	0	1	6	0.8%
		20	62	27	84	27	84	45	104	119	334	100.00%
		16.8%	18.6%	22.7%	25.1%	22.7%	25.1%	37.8%	31.1%			

05 DESIGN DEVELOPMENT

AYRE
CHAMBERLAIN
GAUNT

CONSENTED SCHEME

DESIGN APPROACH

The originally consented scheme possessed a number of key design approaches which were key to the design's overall quality, allowing it to successfully integrate into the site and local context.

These qualities have been retained and enhanced in the new proposals.

For further information please refer to the original application's design and access statement as well as the newly submitted landscape design and access section.

- 'Objects in the landscape': massing broken down into four 'pavilions' of varied size, orientation and roof profile.
- The four blocks are joined by a continuous 'plinth' at ground level which grounds them into the landscape. The buildings are further unified with matching exterior cladding and window and balcony materials styles. By working with the topography, ground floor units are raised above external levels enhancing privacy and security.
- The material palette is of textured, earthy tones, comprising a mix of fired clay hung tiles on the upper floors with stone gabion walling on ground and first floors, softening the building's appearance and complimenting the green space surrounding the plot.
- The blocks are well separated and set at an angle to each other, allowing light and views to windows on the adjacent facades as well as allowing views through the development. The spaces between at ground level are furnished with benches and planting to enhance the amenity space and contribute to successful placemaking.
- The design of the landscape surrounding the blocks, sensitively integrating new habitat alongside the large areas of retained habitat as well as maximising amenity and play space for resident as well as providing a generous landscape buffer between the new blocks and the existing homes on Plevna crescent.



01 Previously consented scheme viewed from the north

CONSENTED SCHEME



PROPOSED UPDATED



HEIGHT AND MASSING DEVELOPMENT



CONSENTED SCHEME

- Block A - 5 storeys
- Block B - 6 storeys
- Block C - 6 storeys
- Block D - 5 Storeys

Basement - 1,727m² total area, including parking, bin and bike stores and plant space. Access to the basement via a lift in block B and external stairs in the landscape.



INITIAL REDESIGN

- Block A - 6 storeys (+1)
- Block B - 8 storeys (+2)
- Block C - 8 storeys (+2)
- Block D - 9 Storeys (+4) & footprint increased

Basement - 1,162m² total area (-565m²) with the omission of parking, the basement now accommodates the majority of the bin and bike stores and is able to also house a large communal space.

The roof line and parapet profiles are maintained from the original scheme. Some openings included for recess balconies at the upper floors.

A new basement access pavilion has been added into the landscape, incorporating a main stair and large bicycle and bin lift.



PROPOSED UPDATED SCHEME

- Block A - 6 storeys
- Block B - 8 storeys
- Block C - 8 storeys
- Block D - 9 Storeys

The proposed updated scheme includes the changes from the original redesign but builds in some more design evolution, particularly in response to early planning consultation.

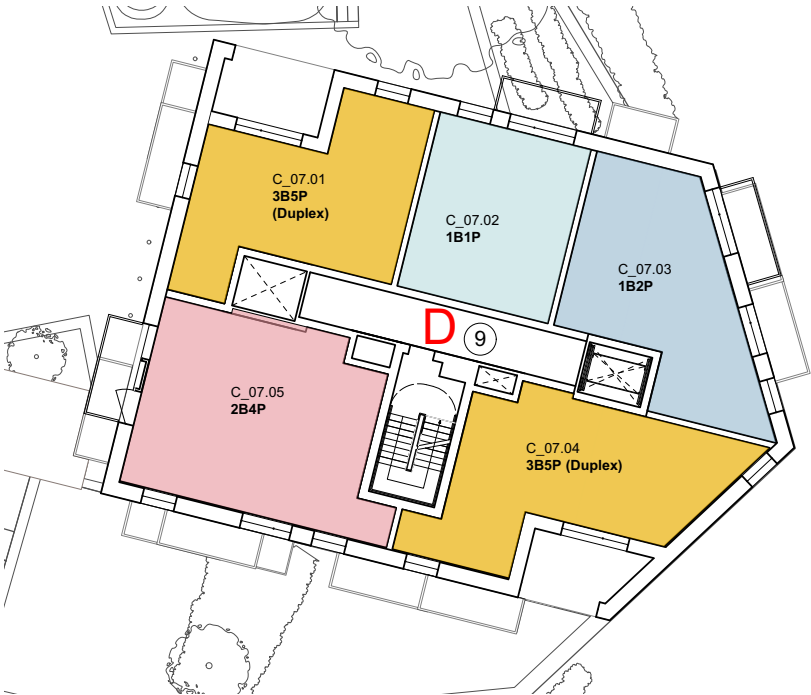
The profile of the parapets have been adjusted, in response to the changing scale of the blocks, to enhance the overall rhythm block-to-block and give greater prominence to the high corner of block D. The recess balconies on block D have been moved to the new high point and enlarged to bring the openings in line with the new block scale.

BLOCK D FOOTPRINT DEVELOPMENT



CONSENTED SCHEME

In the consented scheme all blocks shared a similar square footprint comprising four units per floor with a shared core containing 1 stair and 1 lift.



INITIAL REDESIGN

The superstructure of block D not yet being started on site allowed greater flexibility in the new design approach to this block.

To assist with increasing the possible floor area on the site, the footprint of block D was elongated, with the western end maintained in a square form to match the other blocks.

The new floor plate accommodates 5 units.



PROPOSED UPDATED SCHEME

Incorporating further design development, the proposed updated scheme adopts a pentagonal plan, by slightly widening the block on a north-south axis it accommodates six units on a typical floor plate.

Whilst two units are single-aspect, one has been rotate so now faces east rather than north-east, to improve sunlight access., And the other is located on the southern facing facade.

The angled walls of the new pentagonal plan reduce the width of any single facade when viewed from various positions around the site, helping to maintain the scale and appearance of the other three square blocks whilst accommodating a larger floor area.

06 UPDATES IN DETAIL

AYRE
CHAMBERLAIN
GAUNT

LANDSCAPE & PLACEMAKING

INTEGRATING WITH THE EXISTING LANDSCAPE

The site is an existing Site of Importance for Nature Conservation (SINC), representing a unique opportunity for the new development to have excellent connections to high quality natural space. At the same time it is critical that the landscape approach works to protect and enhance the ecological value of the site.

This has been central to the development of the original scheme and the subsequent updates. Please refer both to the originally consented design and access statement and also the separate landscape addendum to this submission for further detail on the approaches taken, including:

- Vehicle and cycle access
- Pedestrian access
- Wayfinding
- Developing community
- Play
- Biodiversity
- Accessibility



01 Proposed new landscape plan

FIRE STRATEGY

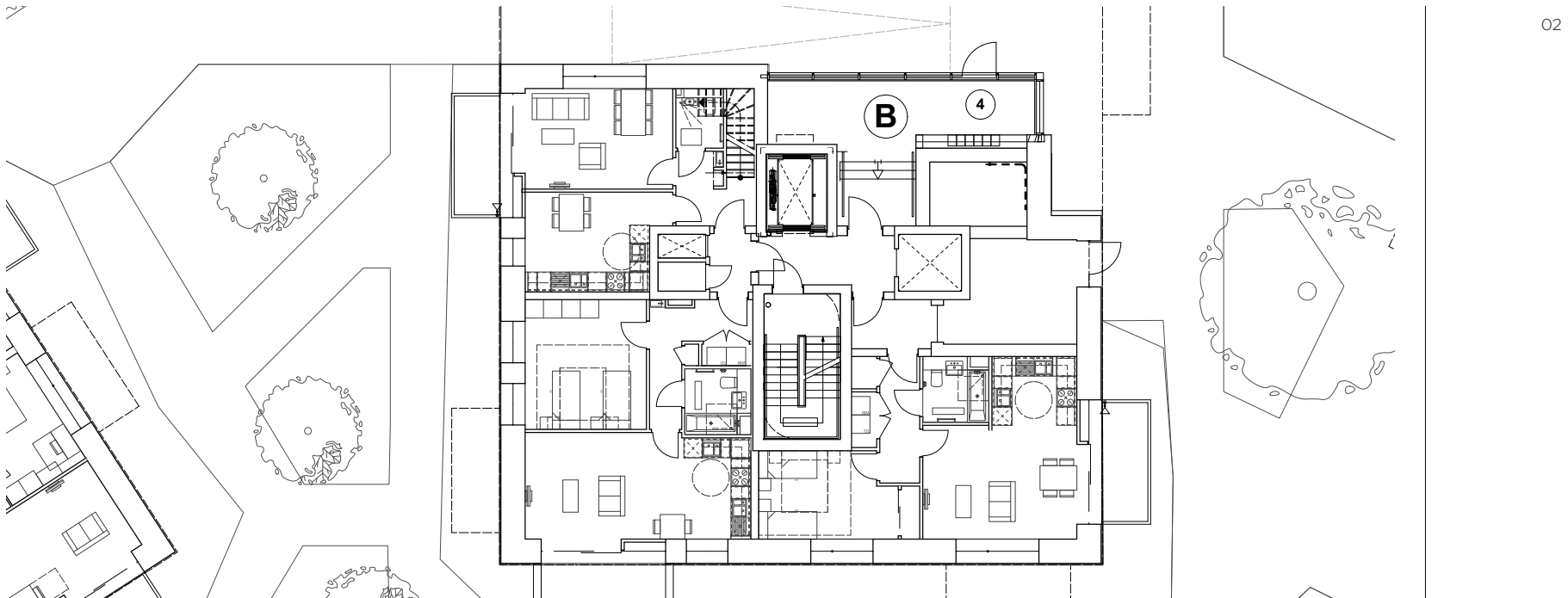
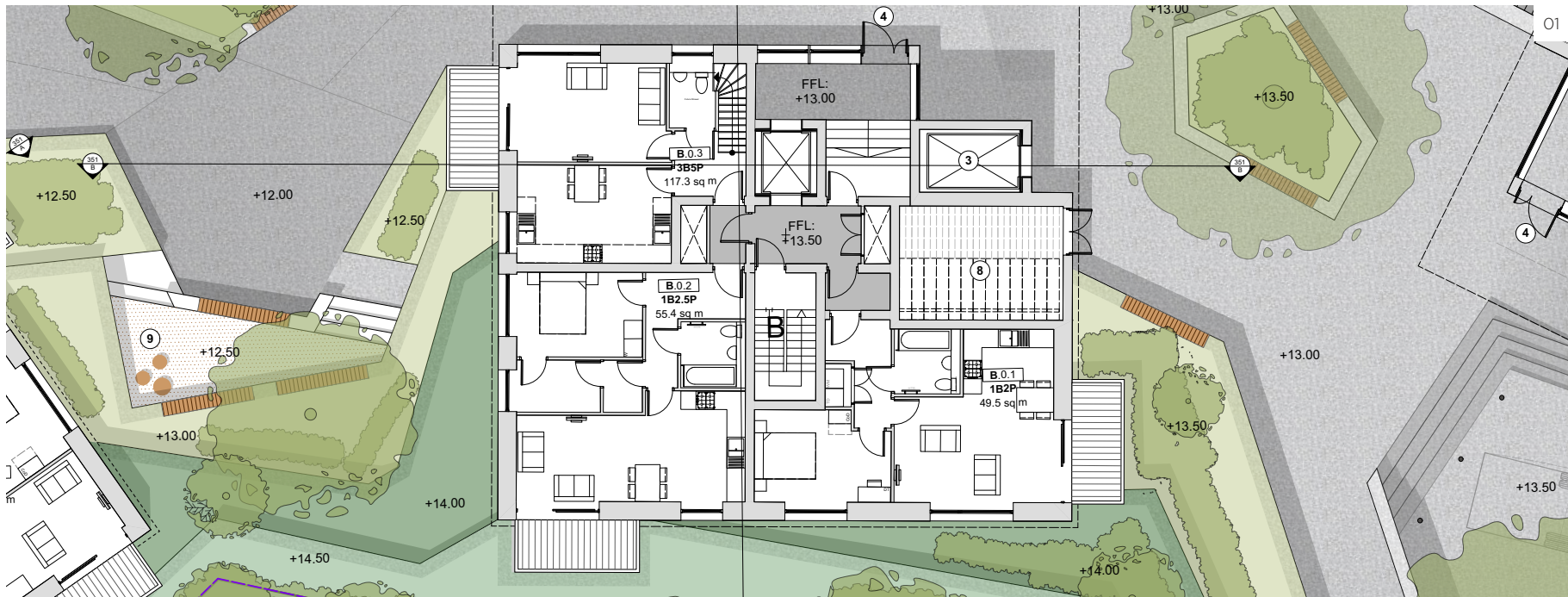
RELEVANT BUILDINGS

The increase in height of blocks B, C and D from the original design requires additional fire safety measures which apply for buildings with a top storey level above 18m.

This means the inclusion of a second evacuation lift in each of these blocks, in addition to the standard passenger lift already included.

To accommodate this, the cores of these blocks have been adjusted. Bike storage has been moved into the basement

Please refer to the fire strategy by Orion Fire Engineering provided with this application for full details.



01 Block B ground floor plan - consented
02 Block B ground floor plan - new proposal

BASEMENT ALTERATIONS

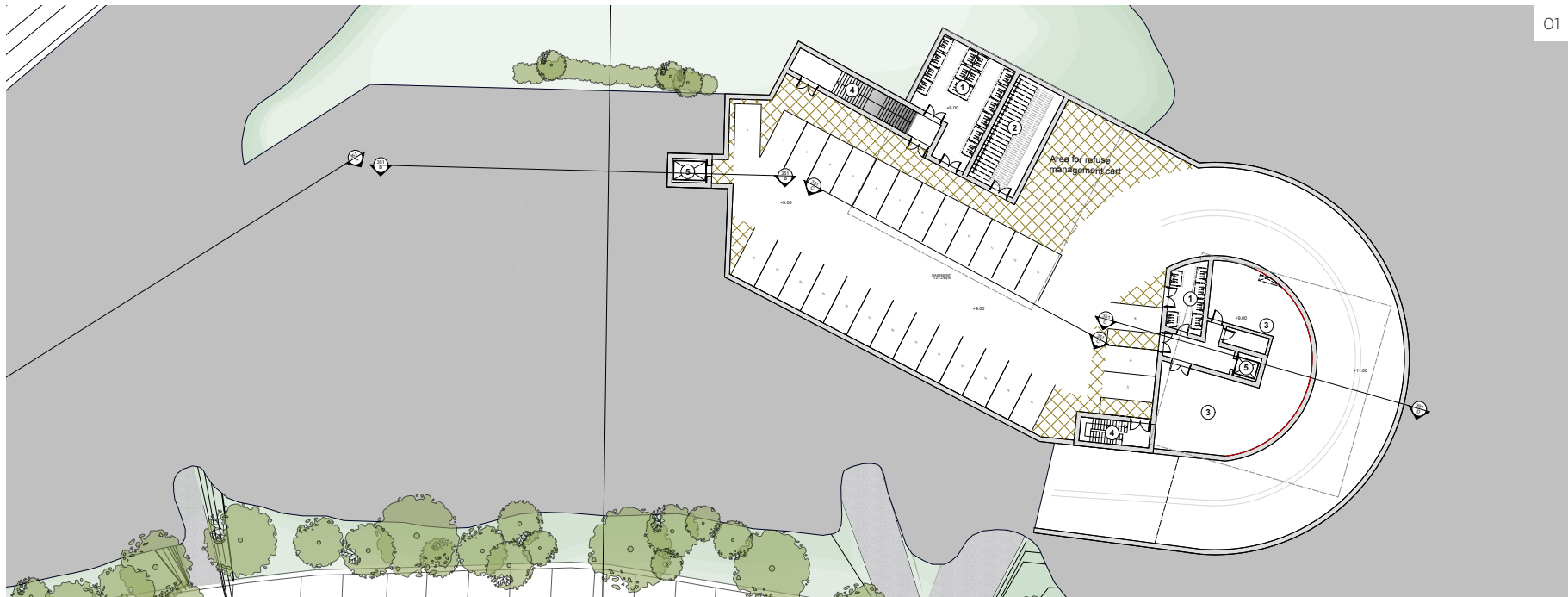
CAR FREE DEVELOPMENT

In line with the latest London Plan policy, the development is now required to have no parking on-site for residents except those to meet accessibility requirements.

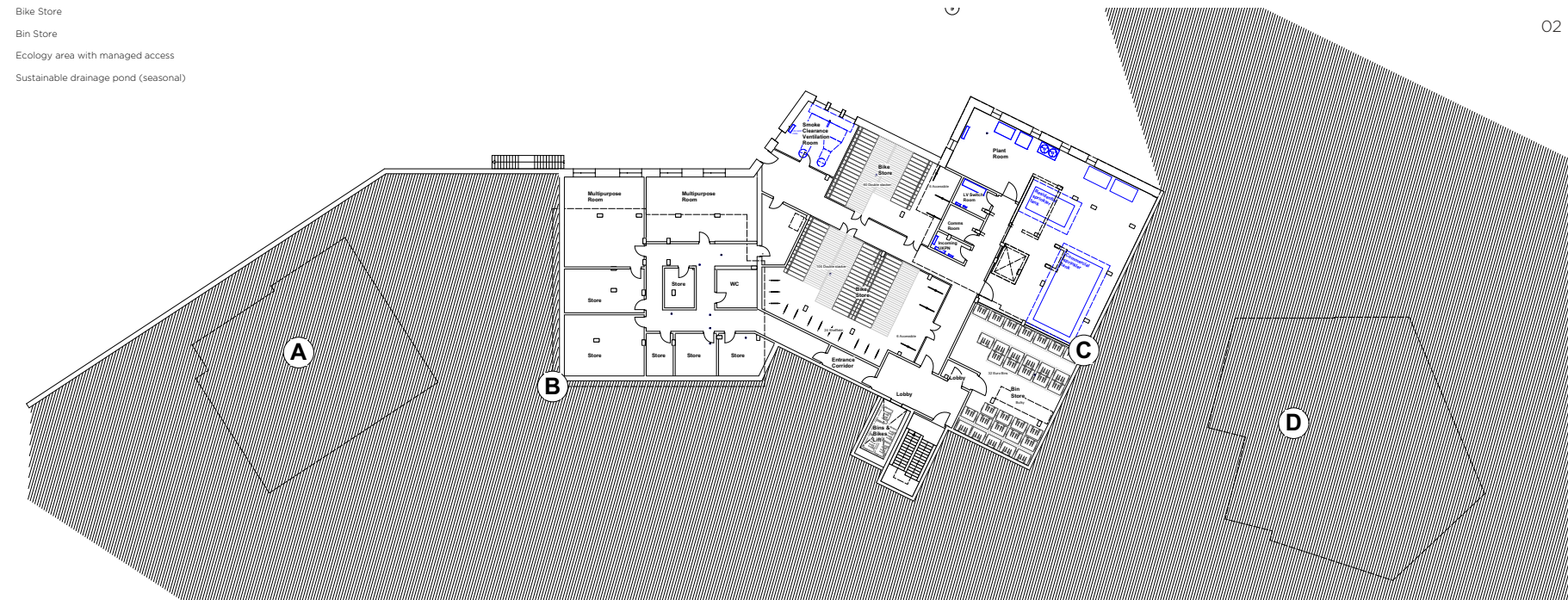
Significant area of the basement was previously allocated towards meeting the previously required parking space and a large ramp below block D to access this.

Without this requirement, space has been freed up in the basement to accommodate multi-purpose communal space and storage to be available for residents to use, for example to host small family social events.

To provide the capacity required for the increase in the number of homes on the site, the basement will now accommodate a larger area of bike and bin storage for blocks B, C and D. Access has been improved by the addition of a goods lift and stairwell to assist with the movement of bins and bikes to and from the basement. This is located in a small pavilion building directly adjacent to the turning head by block B.



Bike Store
Bin Store
Ecology area with managed access
Sustainable drainage pond (seasonal)



01 Basement plan - consented
02 Basement plan - new proposal

TALL BUILDING IMPACT

VU CITY CONTEXTUAL VIEWS

The increases in height have been designed to be appropriate for the scale of the developing local townscape.

The updated proposals have been developed in close consultation with Haringey Council who have confirmed:

- They are supportive of the new proposals and that they are not likely to create issues in the wider townscape views.
- The increases in height reflect how the planning context of the area has moved on since the original application.
- Any impact between the blocks can be mitigated through the design of the scheme and are outweighed by the broader benefits of the scheme, including providing new homes and reducing car parking spaces.

To help visualise the proposals in context Vu City has been used throughout the design development. A number of key illustrative views are included here for reference.

KEY:

View location.



KEY:

View location.



01 View from Seven Sisters Road
02 View from Seven Sisters Road at Gourley Street

TALL BUILDING IMPACT

VU CITY CONTEXTUAL VIEWS

Daylight and sunlight analysis has been carried out to test the impact of the new blocks on the closes residents on Plevna Crescent which has shown that impacts to daylight and sunlight on these properties should not be noticeable.

KEY:
View location.



KEY:
View location.



01 View along Plevna Crescent looking north
02 View from the west of Plevna Crescent

07 FURTHER UPDATE SUMMARY

AYRE
CHAMBERLAIN
GAUNT

FURTHER DESIGN UPDATES

ENERGY STRATEGY & SUSTAINABILITY

The most sustainable attributes of the original scheme have been retained in the new proposal, including high performance thermal fabric, up to 50% in excess of building regulation minimums, with all units fitted with heat recovery ventilation. The blocks have been designed to maximise opportunity for dual aspect homes, mitigate overheating using passive measures such as shading and natural ventilation and provide excellent daylight within.

Significant enhancements have been made in the new proposals, including a reduction in basement area of 32%, and an 66% increase in dwelling density. The new homes will be built on top of the concrete frames and foundations that have already been constructed, resulting in a lower embodied carbon intensity per dwelling.

With the exception of disabled spaces, parking has been completely eliminated from the scheme. Together with a switch from gas-fired heating and hot water generation to a fully electrified scheme, this move will deliver operational carbon reduction as well as improvements in resultant air quality.

VEHICLE ACCESS & PARKING

The vehicular access strategy to the site remains the same, with the exception of the omission of the basement car park. A number of accessible parking bays are provided for residents adjacent to block B.

REFUSE STRATEGY

As in the original scheme, refuse for block A will be stored in a dedicated bin store adjacent to the building. For blocks B and C, residents can access a bin store in the basement via the new stair and lift. Block D has a small bin store located on ground floor. The building management strategy will require full bins to be rotate through from the bin store in block D to the basement. On collection days, management will also be required to move full bins from the basement, via the lift to the collection point located by the turning head adjacent to block B.

ACCESSIBLE HOMES

All units are designed to comply with the Building Regulations requirement M4 Category 2 - accessible and adaptable dwellings, with 10% of new homes designed to the higher for requirement M4 Category 3(2)(a) - Wheelchair user dwellings, 'wheelchair adaptable' in accordance with local planning policy. Locations of M4(3)(2)(a) dwellings are shaded blue on the submitted floor plans.

AFFORDABLE HOMES

Affordable homes will be provided to comply with local planning requirements.

COMMUNITY ACCESS

It is envisaged that the new high quality play space and external amenity will be accessible to local residents as well as those living on the new development.

The new internal communal space located within the basement will be solely for the use of residents of the new homes on the site.



ACGARCHITECTS.CO.UK

Registered Office

Belvedere House, Basing View
Basingstoke
Hampshire
RG21 4HG

London Studio

277-281 Oxford Street
London
W1C 2DL

+44 (0)20 3909 5750
mail@acgarchitects.co.uk