

OPERATIONAL STATEMENT

29-33, THE HALE, LONDON, N17 9JZ

1. INTRODUCTION

- 1.1. This Operational Statement has been prepared on behalf of Crosstree Estate Partners LLP to detail the operational function of the new reception area proposed under Non-Material Amendment application LPA ref. HGY/2024/1824.
- 1.2. Planning permission was granted on 30th August 2023 under LPA ref. HGY/2021/2304 for:
“Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures.”
- 1.3. A new team has acquired the site. Crosstree, acting as the investor, and RG Real Estate, the appointed developer, have embarked on a comprehensive evaluation of the scheme and the site's contextual intricacies. ROK Planning have been appointed as the lead planning consultant for the project, and Hadfield Cawkwell Davidson as the lead architect. Through this assessment, challenges pertaining to buildability have been identified, including misaligned stair cores and internal layout discrepancies necessitating its reconfiguration and submission for an NMA.
- 1.4. The NMA was submitted in June 2024 and assigned the reference number HGY/2024/1824.
- 1.5. The proposals are detailed further within the original submission documents.
- 1.6. The originally consented scheme secured approval for a reception area on the ground floor comprising a total area 108.9sqm. The area includes the provision of a co-working space. The approved ground floor plan is enclosed at **Appendix A**.
- 1.7. The NMA application seeks to amend the layout of the ground floor, removing the unviable co-working space and reducing the overall area to 76sqm (comprising of a 52sqm reception area, 10sqm lobby, 7sqm office and 7sqm post room). The proposed ground floor plan is enclosed at **Appendix B**.
- 1.8. This Operational Statement details how the removal of the coworking area enables the reception area as a whole to still appropriately function for the intended use and occupier, as requested by the Planning Officer on 31st July 2024.

2. OPERATIONAL FUNCTIONALITY OF RECEPTION AREA

Market Viability and Functional Requirements

- 2.1. The originally consented reception area at 108.9sqm included provisions for a co-working space, which accounted for approximately 24.75sqm of the total area. However, through market analysis, it has been determined that the inclusion of a co-working space within the reception area, at this size, does not align with market demands nor operational viability.
- 2.2. Co-working spaces typically require a larger footprint to support the necessary infrastructure and to provide a compelling offer to users. The 24.75sqm allocated for the co-working area would struggle to accommodate the necessary infrastructure and amenities, making it less attractive and functional for potential users. Given these factors, it was determined that reallocating the space to better serve the needs of the student population would be more in

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line with market demands and operational sustainability. By removing the unviable co-working space, the effective reception area would have been 84.15sqm (108.9sqm – 24.75sqm). After further reconfiguration to address fire safety and other layout considerations, the amended reception area now proposed is now 76sqm. This space is designed to optimise functionality while ensuring compliance with safety regulations and meeting the operational needs of the building.

Comparable Schemes and Precedents

- 2.3. It is important to note that the proposed reception area at 76sqm is consistent with recent approvals for similar PBSA schemes in the surrounding area:
- LPA ref. HGY/2024/0692 | Full planning application for the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E), hard and soft landscaping, and associated works | 807 High Road
 - LPA ref. HGY/2024/0450 | Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works | 707-725 Lordship Lane
 - LPA ref. HGY/2023/2306 | Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses | 819-829 High Road
- 2.4. Specifically, application ref. HGY/2023/2306, approved on 4th March 2024, features a reception area of approximately 68sqm. This scheme, located at 819-829 High Road, Haringey, is comparable in scale and function to the newly proposed reception at The Hale. The reception area approved within that development has been deemed sufficient to accommodate the operational needs of the building, which includes managing student arrivals, departures, and day-to-day enquiries, as well as providing a secure entry point. The approved ground floor plan for LPA ref. HGY/2023/2306 is enclosed at **Appendix C**.

Fire Safety Reconfigurations

- 2.5. The amendments to the ground floor area been driven by necessary fire safety requirements. One of the primary fire safety concerns was the arrangement of the final exit escape route on the ground floor. In the consented scheme, this escape route was shared by multiple uses, including residential areas, retail spaces, and bin store access. The appointed Fire Engineer advised that this convergence of uses along a shared final exit route was not compliant with fire safety regulations.
- 2.6. To address this issue, the ground floor layout was reconfigured to separate these uses, ensuring that residential, retail spaces, and the bin storage area have distinct and compliant escape routes. This reconfiguration necessitated a reallocation of space on the ground floor

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to ensure compliance with safety regulations while still optimising the layout for operational efficiency.

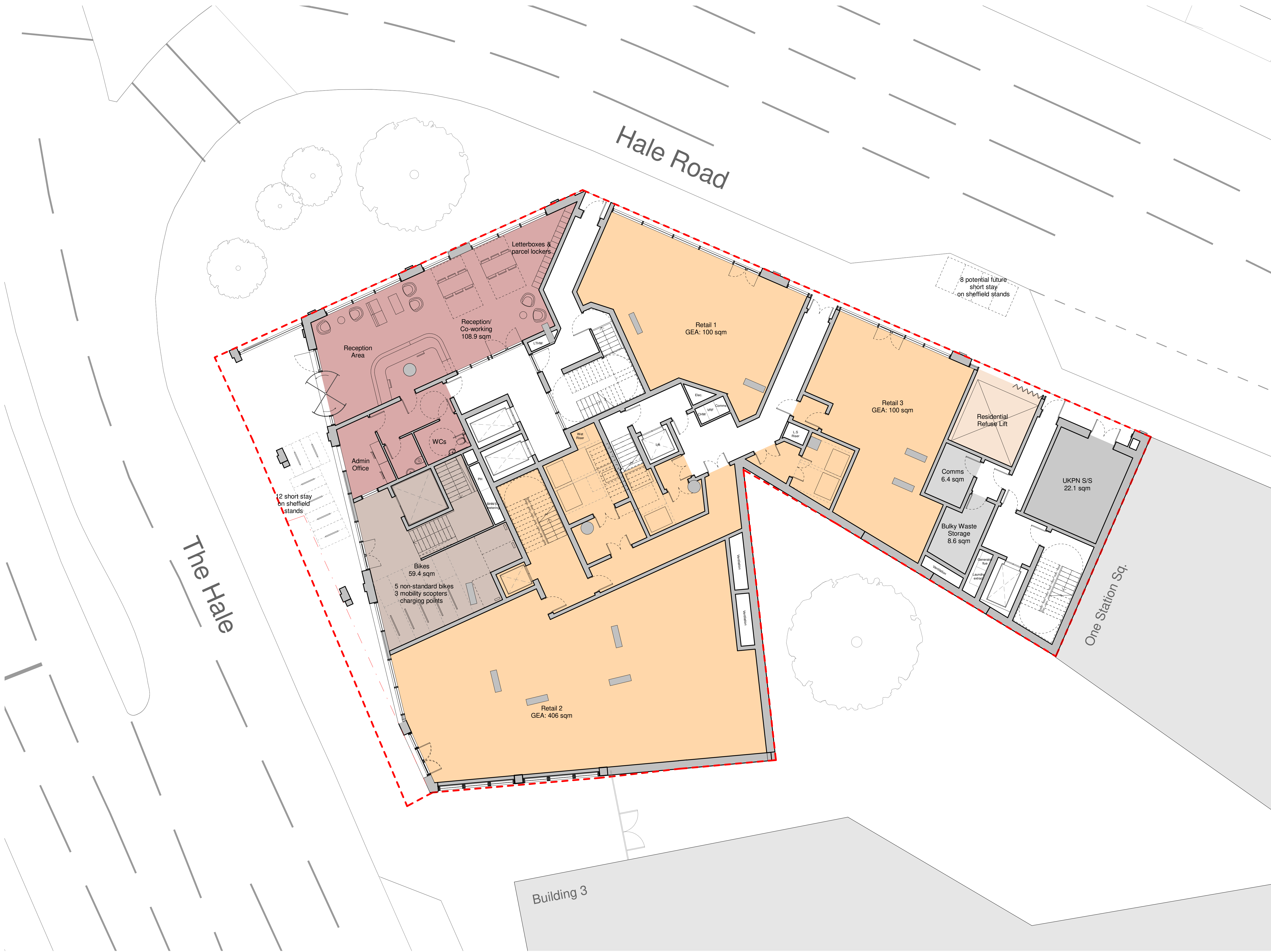
Enhanced Functionality

- 2.7. The removal of the coworking space and the reconfigured layout for the proposed reception area has been carefully designed to optimise space and functionality.
- Reception Area (52sqm): This space will serve as the primary point of contact for residents and visitors, providing sufficient space for reception staff, security personnel, and any necessary equipment. The design incorporates flexible furniture arrangements to accommodate varying levels of foot traffic, particularly during peak periods such as student move-in/move-out days.
 - Lobby (10sqm): The lobby area will function as a transitional space between the entrance and the reception, ensuring that there is sufficient room to manage the flow of occupants and prevent congestion at the entrance.
 - Office (7sqm): The office space is designed to support administrative functions, providing a private and secure area for staff to manage operational tasks without interrupting the reception activities.
 - Post Room (7sqm): The post room will manage the reception and distribution of mail and packages, a critical service in student accommodation. The space has been optimised to handle the expected volume of deliveries, ensuring efficient operations.

3. SUMMARY

- 3.1. The removal of the coworking space has been carefully considered to maintain the functionality of the reception area while aligning with market needs and operational efficiency. The proposed changes, consistent with recently approved schemes, demonstrate that the new layout is appropriate and effective for this development. The design ensures that all essential services and functions are accommodated within the reduced footprint, providing a high level of service and convenience to occupants. This operational statement, supported by the enclosed plans, confirms that the removal of the co-working space is a non-material amendment that does not alter the external appearance or intended use of the space, ensuring the proposal remains in line with the original planning approval while offering a more efficient and targeted use of the available space.

APPENDIX A



DO NOT SCALE THIS DRAWING

Contractors are to check all dimensions prior to commencement on site and notify the architect of any errors, omissions, or discrepancies.

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Site Boundary

Key

- Bikes
- Residential Refuse
- Reception/ Co-working
- Comms
- Bulky Waste Storage
- UKPN S/S
- Retail 01
- Retail 02
- Retail 03

GIA = 832.4 sqm

1	Planning Issue	13-07-21
2	Key enlarged for clarity	29-07-21
3	Revised tower footprint	03-11-21
4	Windows removed in retail unit 2	26-04-22
5	Second Stair	26-01-23
6	Boundary graphic	15-02-23
7	Revised Planning Issue	03-03-23

Rev	Description	Date	Checked
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Status
PLANNING

Client
Jigsaw PMG Tottenham Ltd

Project
29-33 The Hale, Tottenham
Purpose Built Student Accommodation

Drawing
Ground Floor Plan

Scale	Drawn	Date	Checked
1 : 100	AN	18-06-21	GG
Project no.	Drg	Revision	
15411	15411-A-PL-X-(03)-101	7	

tatehindle

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APPENDIX B



DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY UNLESS EXPLICITLY AGREED. VERIFY ALL DIMENSIONS AND SETTING OUT ON SITE. NOTIFY ANY DISCREPANCIES TO THE ARCHITECT. FOR STRUCTURAL INFORMATION, REFER TO STRUCTURAL ENGINEER'S DRAWINGS. FOR M&E INFORMATION, REFER TO M&E ENGINEER'S AND SUB-CONTRACTORS' DRAWINGS. FOR HEALTH & SAFETY INFORMATION, REFER TO HEALTH & SAFETY RISK ASSESSMENTS.



This drawing replaces Tate Hindle drawing 15411-A-PL-X-(03)-101 Rev 7 - Ground Floor Plan.

Key

- Bike Storage
- Plant
- Reception
- Refuse
- Retail

GIA = 842.2m²

REVISION: P01 BY: JB/MM CHECKED: JRP DATE: 28/06/2024
First Issue. Issued For Planning

STATUS: A3 | PLANNING



PROJECT: 29-33 THE HALE, TOTTENHAM

TITLE: Ground Floor Plan

Hadfield Cawkwell Davidson

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HCD PROJECT NO. 2023-192	SCALE 1 : 100 @ A1	REV. P01
PROJECT NO. 23192	ORIGINATOR HCD	VOLUME AZ
LEVEL 00	TYPE DR	ROLE - NUMBER PL0400

Level 00

APPENDIX C

