

ROOM CONFIGURATION STATEMENT

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

1. INTRODUCTION

- 1.1. This Statement has been prepared on behalf of Crosstree Estate Partners LLP to demonstrate that the room layout configuration proposed under Non-Material Amendment application (LPA ref. HGY/2024/1824) is the only viable solution to meet the DDA requirements of 19.2.1.2 of British Standard BS8300-2:2018.
- 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. As stipulated in the Section 106 Agreement and Planning Condition 4 of HGY/2021/2304, the scheme should provide a 15% provision of accessible rooms which should be in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018.
- 1.7. As noted in the Design and Access Statement submitted under HGY/2024/1824, this equates to 5% wheelchair accessible (23no.), 1% hoist room (5no.), 5% ambulant accessible (24no.) and the remaining 4% to be wheelchair adaptable (18no.) as set out in BS8300. The plans approved under HGY/2021/2304 do not allow for such large bathroom sizes for the wheelchair and hoist provisions. The plans proposed under the NMA look to reconfigure the different types of room with minimal change and no room loss / gain.
- 1.8. This Statement details how the room layout reconfiguration proposed under the NMA application is the only viable solution to meet the DDA requirements of 19.2.1.2 of British Standard BS8300-2:2018, as requested by the Planning Officer on 6th September 2024.

2. ANALYSIS OF ALTERNATIVE CONFIGURATIONS

- 2.1. The original consented scheme by Tate Hindle does not meet BS8300 standards for accessible studios, either in terms of the required quantity of Accessible, Adaptable, or Ambulant studios, or the sizes of the studios, which are too small. In the previous Tate Hindle design, the studio is located within a cluster flat, which is not a typical configuration in the Purpose-Built Student Accommodation (PBSA) sector. Relocating this studio was not a client request but the only way to meet DDA compliance objectives. The originally approved Level 2 – 6 plans can be found at **Appendix A**.

ROOM CONFIGURATION STATEMENT

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

- 2.2. The plans submitted under the NMA show how the cluster flat has been reduced to a 5-bed configuration because the studio has been removed from this area. To maintain cluster bedroom sizes between 13 and 14 square meters, and to achieve the required 20 square meters for the cluster kitchen (4 square meters per person), this layout is not just the most effective solution – it is the only solution to meet these objectives. The proposed Level 2 – 6 plans can be found at **Appendix B**.
- 2.3. As a result of the proposed amendments, the cluster kitchen has been repositioned to an area where exposure to daylight and sunlight is poorer than originally consented. As discussed with the Planning Officer on 6th September 2024, further information is required to demonstrate that alternative options and layouts do not work on an operational and safety level, along with how alternative options / layouts do not work without a loss of bedrooms. The operator has extensive experience in the PBSA sector and notes that kitchens in student accommodations are mostly used in the evenings when natural daylight is limited anyway. This is detailed further below.
- 2.4. Prior to the meeting with the Planning Officer on 6th September, two alternative layouts were submitted to demonstrate that any other configuration than that proposed under the NMA would not work.
- 2.5. The alternative Option (1) drawing (enclosed at **Appendix C**) illustrates a layout where the cluster kitchen has been relocated to the corner of the building. The area within the red box represents the required 20 square meters. However, this relocation leaves insufficient space to fit two cluster bedrooms between the kitchen and the accessible studio (indicated by the dashed line), resulting in a loss of bedrooms. The cluster kitchen has been replaced with a cluster bedroom in this location. Although this bedroom would be slightly oversized, it would have an irregular shape.
- 2.6. The additional Option (2) drawing (enclosed at **Appendix D**) illustrates another potential layout where the cluster kitchen has been relocated to the corner of the building. The red box outlines an area of 20 square meters, which meets the requirements. However, this adjustment leaves inadequate space to fit two cluster bedrooms between the kitchen and the lift core, resulting in a reduction in the number of bedrooms.
- 2.7. Following the meeting, a further Option (3) drawing (enclosed at **Appendix E**) has been prepared to demonstrate why switching the northeastern most studio room for the kitchen would not be appropriate on an operational basis. As noted on the drawing, the kitchen location not feasible as this would detach the kitchen from the flat, which is not desirable operationally. Also, this room is allocated as a 'Carer Room' for the adjacent Accessible DDA/Hoist Studio under the requirements of BS8300 (Section 106/Condition 4). These factors are considered in further detail below.

Operational Analysis

- 2.8. Operationally, the kitchen is intended to be part of a cluster flat, which is a typical student accommodation setup. Cluster flats include shared kitchens and social spaces, fostering a sense of community among students. If the kitchen is separated from the cluster flat, it turns into more of a halls-of-residence style layout, which disrupts the sense of shared living. Separating the kitchen from the cluster flat creates management and operational difficulties. The design works best when the living spaces (bedrooms and kitchens) are grouped together

ROOM CONFIGURATION STATEMENT

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

in clusters. This allows for easier supervision, maintenance, and cleaning. Cluster flats are designed to encourage interaction among students. Detaching the kitchen breaks the community aspect, which is a key feature in student housing. A kitchen located far from living spaces leads to reduced social engagement and less cohesion within the cluster.

Carers Flat

- 2.9. The positioning of the carers flat is critical because of the location of hoist rooms / DDA compliant rooms. The carers flat is a necessary support space for those who require assistance and is strategically located adjacent to hoist rooms, which are specifically designed for students who need physical assistance. The hoist rooms require nearby carers flats so that carers can provide prompt and efficient care. The carers room is integral to making the building compliant with the BSA 300 standards. The DDA mandates a certain number of rooms be adaptable for students with physical disabilities. The carers flat supports this by being an essential part of the operation for students who need personal assistance. Without it, the building would fail to meet these legal requirements. Therefore, the kitchen cannot be relocated to the northeastern most studio room which is allocated as the carers flat.

Fire Safety

- 2.10. Kitchens located within cluster flats are easier to manage in terms of fire safety protocols. Keeping kitchens close to living spaces ensures that evacuation routes are clear, concise, and easily accessible. Distributing kitchens away from these spaces could create additional fire risks by complicating evacuation paths. A kitchen separated from the rest of the cluster bedrooms creates a more complex fire safety situation, as fire containment would have to be managed across different parts of the building. By keeping the kitchen within the cluster, the fire risks are contained within a defined area, and management can better control safety protocols. Given that the carers flat and accessible hoist rooms are part of the layout, ensuring safe evacuation routes is a top priority. Separating the kitchen from these areas could complicate the evacuation procedures, especially for students with mobility issues.

Daylight Usage Patterns

- 2.11. In student accommodation, communal kitchens are predominantly used during the evenings when students return from classes, social activities, or part-time work. This pattern aligns with typical university schedules, where most academic and extracurricular activities take place during daylight hours. Consequently, the kitchen spaces experience their highest traffic in the evening, when natural daylight is minimal or absent. Therefore, the impact of reduced daylight exposure in these areas is mitigated by the fact that students rely more on artificial lighting during their peak usage times.
- 2.12. Daytime and morning use of communal kitchens in student accommodation is typically minimal. Students tend to leave their residences early in the day for lectures or study sessions, with only brief visits to the kitchen for breakfast or a quick snack. This limited morning use further supports the rationale that natural daylight is not a critical factor in the functionality of the kitchen space. The absence of prolonged activity in the kitchen during daylight hours means that artificial lighting, rather than natural light, is the primary source of illumination during key periods of use.
- 2.13. The student academic year often coincides with periods when daylight hours are shorter, especially in the autumn and winter months. During these seasons, students are likely to return

ROOM CONFIGURATION STATEMENT

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

to their accommodation after dark, regardless of the amount of daylight exposure the kitchen receives. In this context, the need for natural daylight in kitchen spaces is further reduced, as artificial lighting will be used for most of the time students are present. This reinforces the operational logic that the current kitchen placement, even with reduced daylight exposure, is functionally appropriate and will not negatively affect the student experience.

- 2.14. Given the limited use of kitchens during daylight hours, artificial lighting plays a significant role in ensuring that these spaces remain functional and comfortable for students. Modern student accommodations are typically equipped with efficient lighting systems that can mimic natural daylight, providing well-lit communal areas even when daylight is unavailable. This approach further compensates for any reduced natural light in the kitchen space, ensuring that the area remains practical for its intended purpose, especially during peak usage in the evenings.
- 2.15. Based on extensive operational experience in managing PBSA, the use of kitchen spaces has been consistently observed to occur mostly in the evenings. This pattern has been confirmed through multiple surveys and day-to-day observations in similar buildings. As such, the design and layout of student kitchens prioritise functionality and accessibility over natural daylight exposure. The current proposal aligns with this operational knowledge, ensuring that the layout meets the needs of students without sacrificing operational efficiency or comfort.

3. SUMMARY

- 3.1. This statement, prepared on behalf of Crosstree Estate Partners LLP, demonstrates the necessity of the room layout proposed under the NMA application HGY/2024/1824 to meet the DDA requirements outlined in British Standard BS8300-2:2018. The layout is essential for compliance with accessibility standards and is the only viable solution within the constraints of the building design approved in August 2023.
- 3.2. The original design failed to meet BS8300 standards, particularly in relation to accessible, adaptable, and ambulant studios. Alternative configurations were assessed but disregarded due to operational challenges, loss of bedrooms, and other impracticalities. The new layout relocates the cluster kitchen and reconfigures the flat to meet accessibility and operational standards without losing any bedrooms.
- 3.3. Key considerations include the need for a carers flat to support adjacent hoist rooms for disabled students. The carers flat is essential to provide immediate assistance to students with mobility impairments, ensuring the layout complies with accessibility regulations. The positioning of the kitchen within the cluster flat was driven by operational factors. Keeping the kitchen integrated with the bedrooms is vital for maintaining community, managing operations, and preventing complications in fire safety and evacuation procedures.
- 3.4. Additionally, the statement highlights fire safety considerations, noting that keeping the kitchen within the cluster flat ensures clear evacuation routes and containment of fire risks. Finally, the statement addresses concerns regarding daylight usage patterns, explaining that kitchens in student accommodation are mostly used in the evenings when natural daylight is limited, thus reducing the impact of poor daylight exposure in the proposed configuration.
- 3.5. Overall, the proposed layout provides the optimal balance between DDA compliance, operational efficiency, and safety requirements, making it the only feasible solution under the circumstances.

APPENDIX A

Site Boundary

Key

- Cluster Bedroom
- Green roof (Maintenance Access only)
- Post-grad Bedroom.
- Shared Kitchen Lounge

GIA = 622.6 sqm

Cluster Rooms = 14
Studios = 9

Total = 23

1	Planning Issue	13-07-21
2	Revised tower footprint	03-11-21
3	Second Stair	26-01-23
4	Revised Planning Issue	03-03-23

Rev	Description	Date	Checked
-----	-------------	------	---------

Status
PLANNING

Client
Jigsaw PMG Tottenham Ltd

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

Drawing
Second to Sixth Floor Plan

Scale	Drawn	Date	Checked
1 : 100	AN	18-06-21	GG
Project no.	Dwg	Revision	
15411	15411-A-PL-X-(03)-103	4	

tatehindle

TateHindle Limited
168 Shoreditch
High Street
London E1 6HU
T 020 7332 4883
mail@tatehindle.co.uk
www.tatehindle.co.uk

Provision for Accessible Studios in accordance with BS8300 not achieved in the original TH planning consented scheme. Both in terms of quantity of Accessible/Adaptable/Ambulant and also the sizes drawn were too small, as previously discussed.

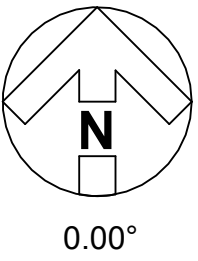
Studio shown previously by TH sits ithin a Cluster Flat, which is not typically seen in the PBSA sector, and the client wants this relocated.

APPENDIX B

NOTES

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.

0 m 2 4 6 8 10
1:100



This drawing replaces Tate Hindle drawing
15411-A-PL-X-(03)-103 Rev 4 - Second Floor Plan.

Key

- Accessible Studio
- Cluster
- Kitchen
- Plant
- Studio

Studio enlarged within the revised NMA scheme to comply with BS8300 requirements for an Accessible Studio.

Studio relocated out of cluster flat and enlarged within the revised NMA scheme to comply with BS8300 requirements for an Accessible Studio. This allowed the correct quantities to be achieved under Condition 4.

Cluster Flat reduces down to a 5-Bed Cluster as a result of the Studio being removed from this demise. To achieve Cluster Beds at 13-14m2 and a Cluster Kitchen that achieves 20m2 area (4m2 per person), this is the layout that works best, as shown on the NMA proposal.



GIA = 624.7m²

Cluster Rooms = 14
Studios = 9
Total = 23

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: Second to Sixth Floor Plan

Hadfield Cawkwell Davidson

Broomgrove Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ T 0114 266 8181 www.hcd.co.uk

HCD PROJECT NO. 2023-192	SCALE 1 : 100 @ A1	REV. P01
PROJECT NO. 23192	ORIGINATOR HCD AZ	VOLUME 02 DR
DATE 23/192	DATE 02 DR	ROLE - NUMBER PL0402

HCD NMA Proposed Scheme

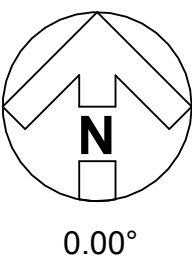
Level 02 - 06

APPENDIX C

NOTES

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.

0 m 2 4 6 8 10
1:100



This drawing replaces Tate Hindle drawing
15411-A-PL-X-(03)-103 Rev 4 - Second Floor Plan.

Key

- Accessible Studio
- Cluster
- Kitchen
- Plant
- Studio

Studio enlarged within the revised NMA scheme to comply with BS8300 requirements for an Accessible Studio.

Studio relocated out of cluster flat and enlarged within the revised NMA scheme to comply with BS8300 requirements for an Accessible Studio. This allowed the correct quantities to be achieved under Condition 4.

Replace Cluster Kitchen with a Cluster Bedroom here. It would be slightly oversized, but would be an odd shape.

Relocate the Cluster Kitchen to the corner of the building. The red box shows this at 20m2, as required, but this doesn't leave enough space to get two Cluster Bedrooms in between this kitchen and the Accessible Studio, shown dashed, so would result in a loss of bedrooms.



GIA = 624.7m²

Cluster Rooms = 14
Studios = 9
Total = 23

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
Second to Sixth Floor Plan

Hadfield Cawkwell Davidson

Broomgrove Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ T 0114 266 8181 www.hcd.co.uk

HCD PROJECT NO. 2023-192	SCALE 1 : 100 @ A1	REV. P01
PROJECT NO. 23192	ORIGINATOR HCD	VOLUME AZ
LEVEL 02	TYPE DR	ROLE - NUMBER PL0402

HCD - Alternative Option 1

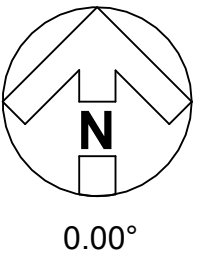
Level 02 - 06

APPENDIX D

NOTES

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.

0 m 2 4 6 8 10
1:100



This drawing replaces Tate Hindle drawing
15411-A-PL-X-(03)-103 Rev 4 - Second Floor Plan.

Key

- Accessible Studio
- Cluster
- Kitchen
- Plant
- Studio

Studio enlarged within the revised NMA scheme to comply with BS8300 requirements for an Accessible Studio.

Studio relocated out of cluster flat and enlarged within the revised NMA scheme to comply with BS8300 requirements for an Accessible Studio. This allowed the correct quantities to be achieved under Condition 4.

Relocate the Cluster Kitchen to the corner of the building. The red box shows this at 20m2, as required, but this doesn't leave enough space to get two Cluster Bedrooms in between this kitchen and the lift core, so would result in a loss of bedrooms.



GIA = 624.7m²

Cluster Rooms = 14
Studios = 9
Total = 23

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

A3 | PLANNING



29-33 THE HALE, TOTTENHAM

Second to Sixth Floor Plan

Hadfield Cawkwell Davidson

Broomgrove Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ T 0114 266 8181 www.hcd.co.uk

HCD PROJECT NO. 2023-192	SCALE 1 : 100 @ A1	REV. P01
PROJECT NO. 23192	ORIGINATOR HCD AZ	VOLUME 02 DR
DATE 23/192	TYPE DR	ROLE - NUMBER PL0402

HCD - Alternative Option 2

Level 02 - 06

APPENDIX E

Kitchen location not feasible as this would detach the kitchen from the flat, which is not desirable operationally. Also, this room is allocated as a 'Carer Room' for the adjacent Accessible DDA/Hoist Studio under the requirements of BS8300 (Section 106/Condition 4).

Preferred kitchen location, to allow us to comply with all the relevant accessible room provisions and desired cluster flat bedroom sizes.

Kitchen location not feasible as explained in Option 1.

Kitchen location not feasible as explained in Option 2.

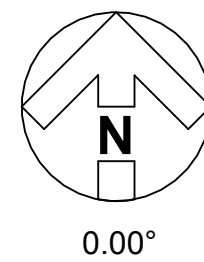
HCD - Potential Kitchen Locations



NOTES

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.

0 m 2 4 6 8 10
1:100



This drawing replaces Tate Hindle drawing 15411-A-PL-X-(03)-103 Rev 4 - Second Floor Plan.

Key

- Accessible Studio
- Cluster
- Kitchen
- Plant
- Studio

GIA = 624.7m²

Cluster Rooms = 14
Studios = 9
Total = 23

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

A3 | PLANNING



PROJECT
29-33 THE HALE, TOTTENHAM

TITLE
Second to Sixth Floor Plan

Hadfield Cawkwell Davidson					
Broomgrove Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ T 0114 266 8181 www.hcd.co.uk					
HCD PROJECT NO. 2023-192	SCALE 1 : 100 @ A1		REV. P01		
PROJECT NO. 23192	ORIGINATOR HCD	VOLUME AZ	LEVEL 02	TYPE DR	ROLE - NUMBER PL0402

Level 02 - 06