

790 HIGH ROAD **DIAL HOUSE**

TOTTENHAM, N17 0DH

NTDH-F3A-ZZ-ZZ-RP-A-00-0001

DESIGN AND ACCESS STATEMENT

NOVEMBER 2024



1.0 INTRODUCTION

1.1 Project Overview4

1.2 Project Team5

2.0 CONTEXT

2.1 Site Description7

2.2 Area Overview8

2.3 Emerging Context9

2.4 Previous Restoration Works11

2.5 Heritage Trail14

3.0 DIAL HOUSE - NO. 790 HIGH ROAD

3.1 Site History17

3.2 Existing Fabric18

4.0 DESIGN DEVELOPMENT

4.1 Project Brief22

4.2 Pre-Application Consultation23

4.3 Key Design Moves24

5.0 DESIGN DEVELOPMENT - INTERNAL

5.1 Precedent Study26

5.2 Proposed Layout28

5.3 Proposed Wall Finishes30

5.4 Proposed Floor Finishes31

5.5 Proposed Lighting And CCTV Strategy32

6.0 DESIGN DEVELOPMENT - EXTERNAL

6.1 Landscape34

6.2 Historic Context36

6.3 Proposed Rear Entrance38

6.4 Proposed Mechanical Services40

SECTION ONE: INTRODUCTION

1.1 PROJECT OVERVIEW

This Design and Access Statement has been produced by F3 Architects (F3) in conjunction with the wider consultant team to support planning and listed building consent applications for a change of use and associated internal/external alterations at Dial House - No. 790 High Road, Tottenham, an existing Grade II* Listed Building, to create new co-working office space.

The space behind the property has already seen significant development in recent years with the introduction of the Paxton Building and Paxton Place.

Paxton Place is a vibrant new public square in the heart of Tottenham and is set to form an important gateway to the future Paxton17 project - a mini-masterplan for the Northumberland Terrace and the area behind it to develop a new creative quarter.

The Paxton Building accommodates Tottenham Hotspur Football Club's ticket office at ground floor with commercial tenants above representing the creative industries.

The premises would serve as an extension to the existing Paxton Building (HGY/2016/3310 and HGY/2016/3540) that houses offices for individuals from creative industries.

The application seeks Planning and Listed Building Consent for a change of use from residential to a flexible Class E (commercial, business and service), and to restore No. 790 High Road into office spaces, as an extension of the Paxton Building.



FIGURE 1. Northumberland Terrace External Restoration - High Road Looking South East

1.2 PROJECT TEAM

CLIENT		LEAD DESIGNER/ARCHITECT	
TOTTENHAM HOTSPUR FOOTBALL LTD.		F3 ARCHITECTS LLP	
PLANNING CONSULTANT		FIRE ENGINEER	
QUOD		BB7	
PROJECT MANAGER/QUANTITY SURVEYOR		STRUCTURAL ENGINEER	
ARCADIS		TISSERIN	
CDM PRINCIPAL DESIGNER		MEP CONSULTANT	
IM2		EDP	
BUILDING CONTROL PRINCIPAL DESIGNER		MAIN CONTRACTOR	
BSAC		BASE	

SECTION TWO: CONTEXT

2.1 SITE DESCRIPTION

The application site is located within the Northumberland Park Ward, under the administrative boundary of London Borough of Haringey (LBH).

The overall application site area is ~205 m2.

The site sits immediately to the north of the Tottenham Hotspur Stadium and is bounded by High Road to the west and Paxton Place to the east.

No. 790 High Road is a Grade II* Statutorily Listed building which is currently unoccupied and in a state of disrepair.

KEY

- A** Dial House: No. 790 High Road
- B** Tottenham Hotspur Stadium
- C** Lilywhite House
- D** Paxton Place
- E** Paxton17
- F** Paxton Building
- G** Northumberland Terrace
- H** High Road
- I** Northumberland Park

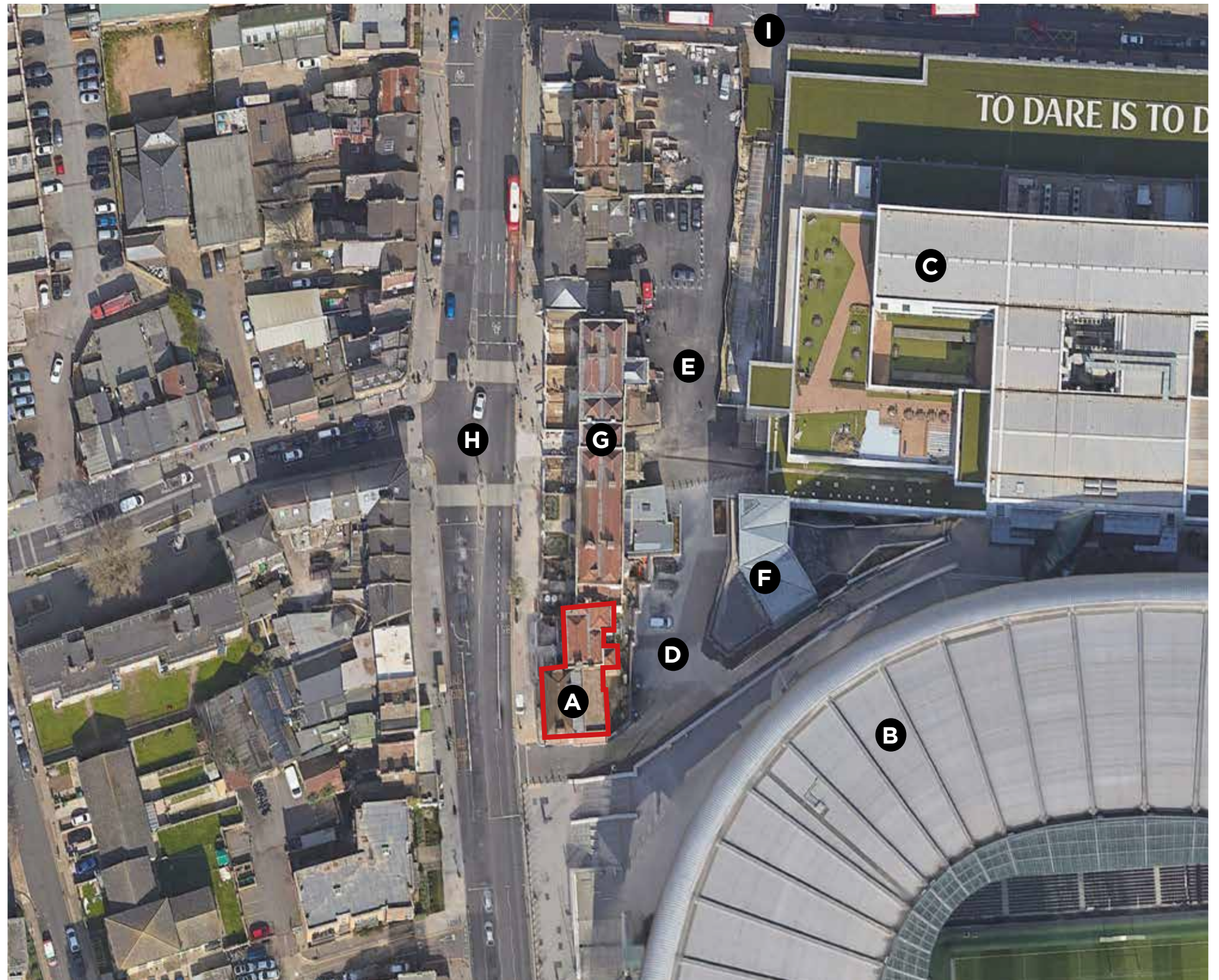


FIGURE 2. Immediate Site Context - Aerial View

2.2 AREA OVERVIEW

The site sits within the North Tottenham neighbourhood of LBH's Tottenham Area Action Plan (TAAP), forming part of a designated 'Area of Growth'.

The Site also sits within the North Tottenham Conservation Area, and the Tottenham High Road Historic Corridor.

The nearest train stations are White Hart Lane, which services the Weaver Overground line, and Northumberland Park station, which services the National Rail Network.

KEY

- North Tottenham Conservation Area
- A** Tottenham Hotspur Stadium
- B** White Hart Lane Station
- C** Northumberland Park Station

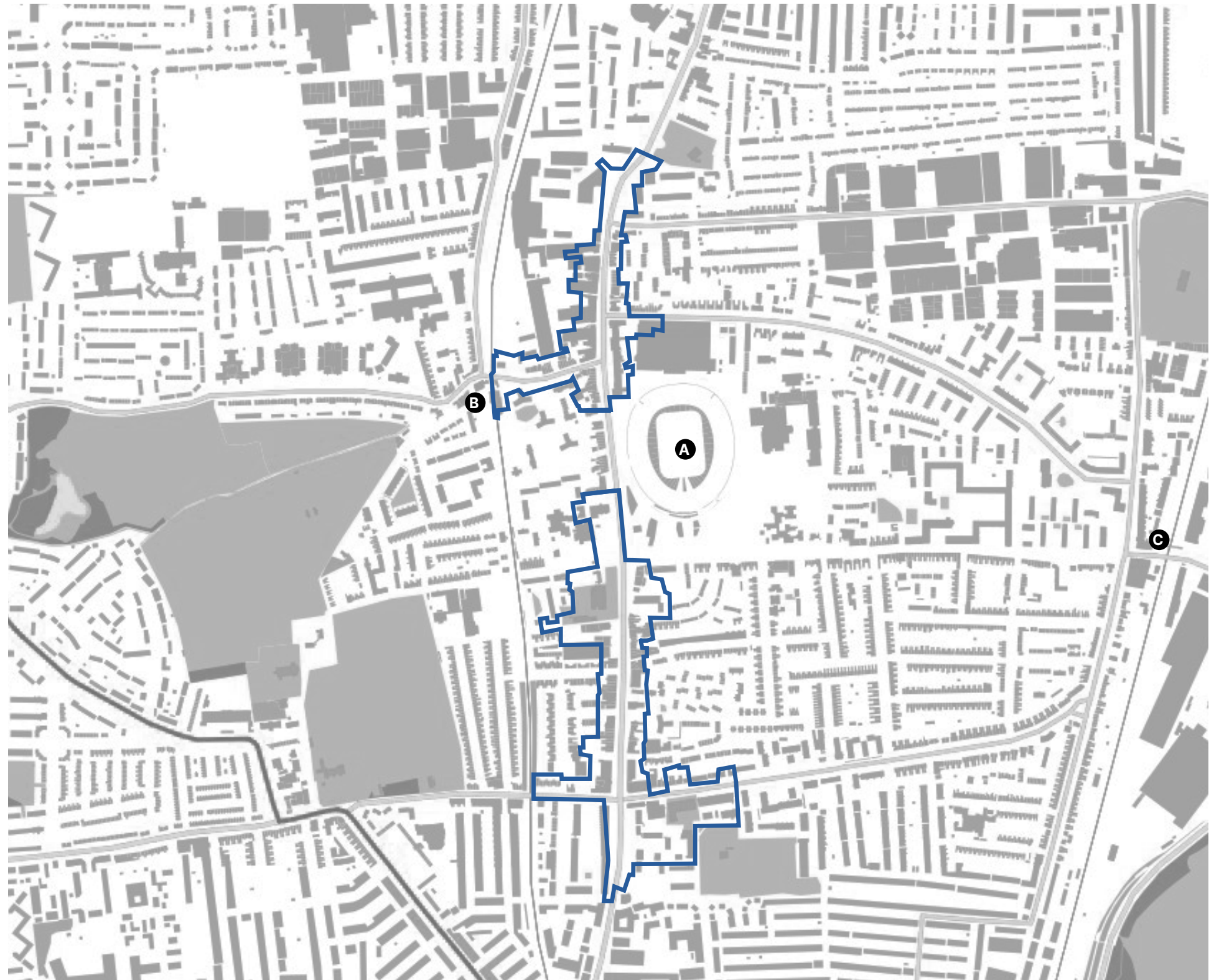


FIGURE 3. Tottenham Area Action Plan (TAAP) Figure Ground

⌚ Not to scale

2.3 EMERGING CONTEXT - PAXTON17

Paxton17 will see the historic Northumberland Terrace restored to its former glory, bringing new life and creative flair to N17.

The vision is for a vibrant commercial quarter where an infrastructure of restored and new buildings can facilitate the organic development of a creative ecosystem, centred around a newly created semi-public courtyard.

Adding to an established vibrant local arts scene, Paxton17 will house facilities to support talent across the creative industries - from fashion and textiles to street art and performance, this will be a home for all creative artists and makers alike.

No. 790 High Road is integral to the wider vision for Paxton17 given its important position at the southern entrance from the High Road.

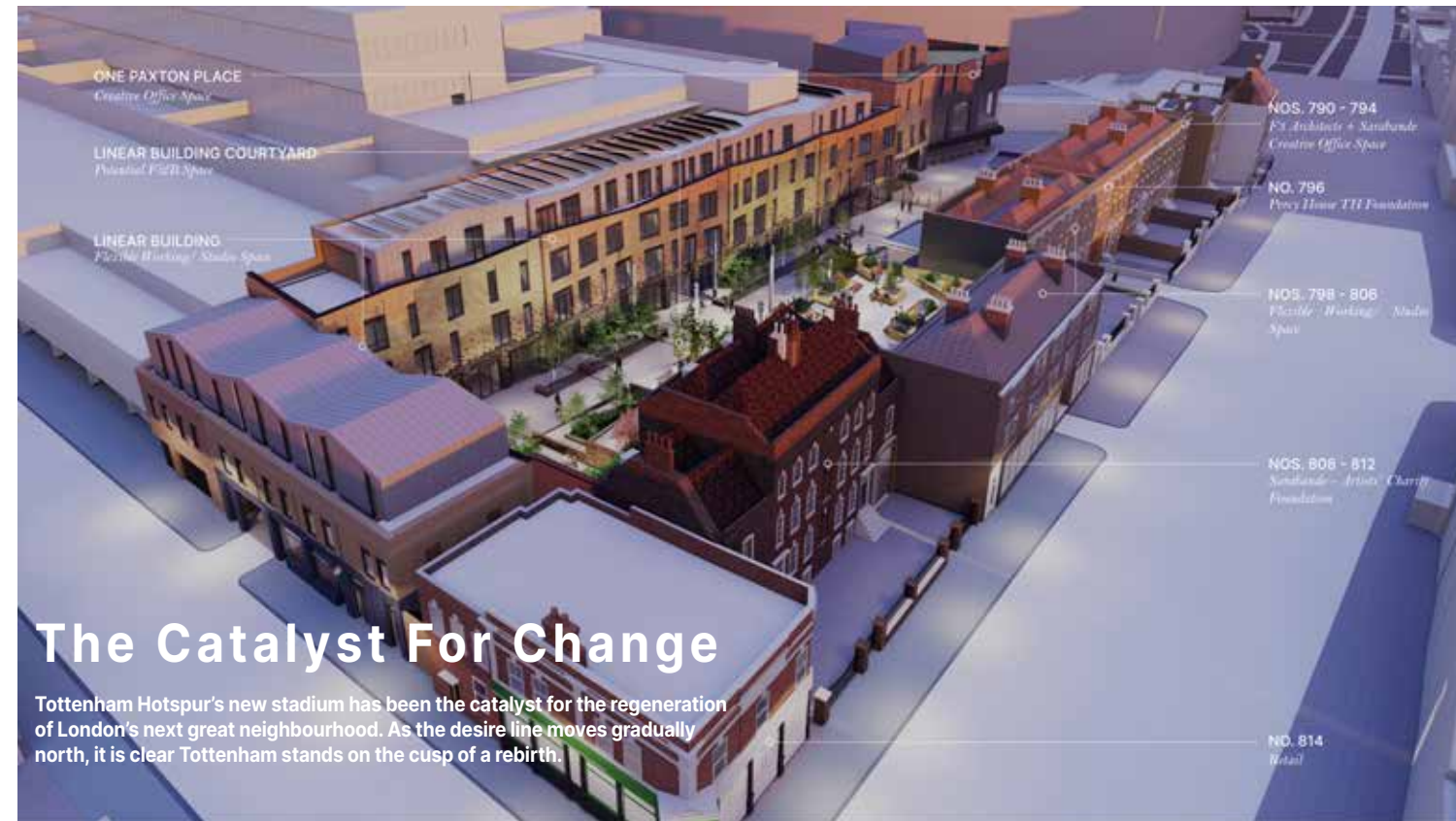


FIGURE 4. Paxton17 Overview

2.3 EMERGING CONTEXT - NOS. 808-810/812 HIGH ROAD

A key aspect of the Paxton17 mini masterplan is to restore Nos. 808+810/12 High Road, arguably the most significant properties on the terrace. They are Grade II* Listed, dating from the 1720s, and are widely regarded as some of the finest early Georgian buildings in London, not just because of their symmetrical street frontage, but also due to the extent of the surviving fabric, particularly in No. 810/12.

The buildings will house the Sarabande Foundation, a leading arts charity established by the late designer Lee Alexander McQueen to support exceptional creative talent. Inhabiting the historic buildings within the Northumberland Terrace Creative Quarter in Tottenham has been identified as a very 'good fit' for the charity.

Supported by THFC and NLHF funding, restoration work are currently underway and set to be completed for Q4 2025.



FIGURE 5. Aerial View of Proposed Landscape - Looking South



FIGURE 6. Proposed Rear View of 808-810/812 Landscape



FIGURE 7. Proposed Rear Extensions of 808-810/812 Accommodating Cafe and Gallery Uses

2.4 PREVIOUS RESTORATION WORKS - EXTERNAL REPAIRS TO NORTHUMBERLAND TERRACE

External restoration works, primarily to the High Road frontages of Nos.790 to 808, include cleaning, repair, re-pointing, window overhaul, re-roofing, and alterations to front doors, gardens, and boundaries.

The works also included the removal of unsympathetic ad-hoc extensions and intrusions that harmed the design, appearance and understanding of these Georgian buildings.

The project has helped to regenerate and enhance the heritage assets, their setting, and this part of the High Road and North Tottenham Conservation Area.

Funded by a local authority grant, the restoration works were completed in March 2022.



FIGURE 8. External Restoration Works to Northumberland Terrace - Complete March 2022

2.4 PREVIOUS RESTORATION WORKS - NOS. 792-794 HIGH ROAD

Restoration works to Nos. 792 and 794 High Road were completed in June 2023 with an aim to provide an interim home for Sarabande.

The planning application included minor internal alterations to restore the original layout, connecting the properties at the ground floor, landscaping the front gardens, relocating kitchens and bathrooms, and updating services.

A planning and Listed Building consent was obtained for change of use from residential to Class E to accommodate artists' studios and a small retail space, while preserving historic architectural details.



FIGURE 9. Nos. 792-794 High Road - Interim Home for Sarabande

2.4 PREVIOUS RESTORATION WORKS - NOS. 790-794 REAR LANDSCAPE

The rear landscape to Nos. 790-794 aims to enhance the public realm adjacent to the historic properties along Paxton Place.

It introduces low-level urban greening and mark the new 'front doors' to the rear, along with seating that provides respite, particularly during events days

The greening is generally low level with feature trees so as not to impact the rear setting of the historic terrace while simultaneously activating the space. The planting itself references the history of the Club, such as the mulberry tree, which will be trained on the wall of the rear extension to Percy House.

Proposed planter design helps recreate visual historic boundaries to individual properties with feature trees demarcating central steps to terraced landscaping.

The project was completed in October 2024.



FIGURE 10. Nos. 790-794 Rear Landscape

2.5 HERITAGE TRAIL

The Tottenham Hotspur Heritage Trail tells the incredible story of the history, architecture, and people that make up the past, present, and future of the Club and its local area.

Connecting the past and present in an immediate, tangible way, the Heritage Trail takes you on a journey through the surrounding area of the world-famous Tottenham Hotspur Stadium, visiting distinctive listed buildings restored by the club and landmarks and points of interest that detail the rich and untold history of London N17.



FIGURE 11. Photographs of the Launching and Completion of the Heritage Trail

2.0 CONTEXT

2.5 HERITAGE TRAIL

- ① Percy House
- ② 800 High Road Undercroft Boards
- ③ Paxton17
- ④ The Black House
- ⑤ 808-810/812 High Road
- ⑥ Printworks (Edwin Crusha)
- ⑦ Bobby Buckle's House (7 White Hart Lane)
- ⑧ Bill Nicholson's House, 71 Creighton Road
- ⑨ Dial House
- ⑩ Billy Mudge's House
- ⑪ Harry Kane Mural
- ⑫ Red House
- ⑬ Tottenham and Edmonton Dispensary (Inside Tottenham Experience)
- ⑭ Warmington House (John Alfred Prestwich)
- ⑮ Spurs' Cockerel Clock with Hotspur Lamppost
- ⑯ Corner Pin
- ⑰ Ledley King Mural

KEY:



Blue Plaques



Start Point



End Point

Towards No. 8
Bill Nicholson's House, 71
Creighton Road
7 Min Walk

White Hart Lane
Station

Towards Seven Sisters
Station

Towards Northumberland
Park Station

SECTION THREE: DIAL HOUSE - NO. 790 HIGH ROAD

3.1 SITE HISTORY

No. 790 - Dial House is a statutorily Listed Grade II* building and the oldest property in the Northumberland Terrace group. Dial House was first documented in 1619 and local history books record the property being updated and extended in the late 17th century, when a symmetrical, rectangular, classical brick range was built in front of the pre-existing building on the roadside.

Two major fires in 1976 and 1977 have resulted in a substantial loss of historic fabric. The 1984 restoration works retained only the façade and return walls. The floors were reconstructed with concrete beam and block, the internal walls were built in engineering brick and the roof was reconstructed with steel. The new staircase has been unsympathetically positioned to cross the front fanlight and a tape measure, dropped down from the ground floor, showed a void of c.2m below the ground floor slab; this indicates the presence of a former cellar that has been built over.

The 1984 restoration works reinstated the 6 over 6 Georgian sash proportions and front railings, which were removed during World War II. Additional windows were added to the north and south.

A new extension was added to the rear as part of the 1984 works of the property which is set at different floor levels from the late 17th century façade, to accommodate a roof terrace at third floor level.

The interior was gutted by fire and there is no internal fabric remaining from the original c1691 phase.

The principal heritage significance of the building is derived from its external façades rather anything of particular interest internally as subsequently shown in Figures 32-35.



FIGURE 12. Rear Elevation, Circa 1906



FIGURE 13. Front Elevation Looking SE, 1939



FIGURE 14. Front Elevation Looking North-East, 1952



FIGURE 15. Recording Fire Damage to the Internal Fabric, 1976



FIGURE 16. No. 790 as seen from the High Road



FIGURE 17. West Elevation following repairs after 1970s Fire, 1980

3.2 EXISTING FABRIC - EXTERNAL PHOTOGRAPHS



FIGURE 18. Entrance Portico



FIGURE 19. Dial House Heritage Trail Plaque



FIGURE 20. No. 790 High Road Looking South East



FIGURE 21. Existing Sundial

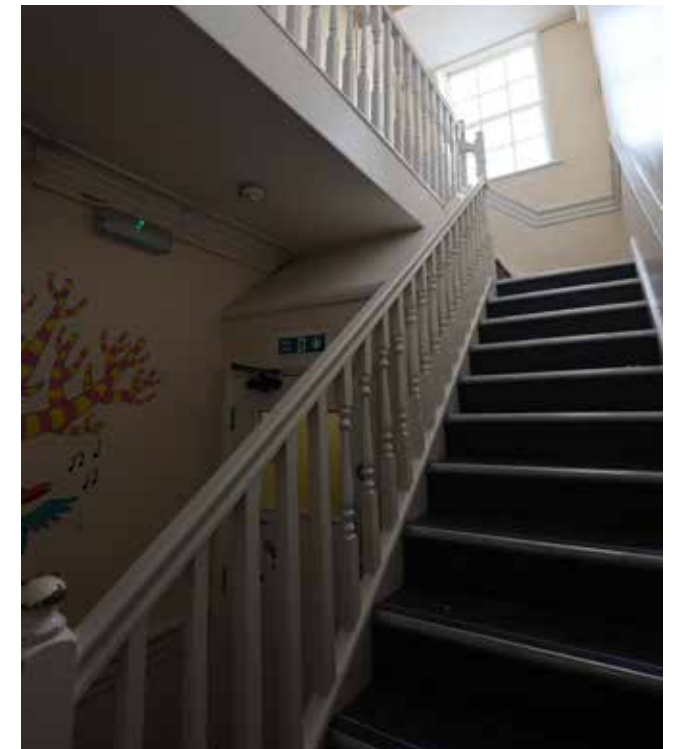


FIGURE 22. No. 790 High Road Entrance



FIGURE 23. No. 790 Dial House and the Overall Landscape

3.2 EXISTING FABRIC - INTERNAL PHOTOGRAPHS

**FIGURE 24.** Ground Floor NW Room**FIGURE 25.** Ground Floor SW Room**FIGURE 26.** Ground Floor SE Room**FIGURE 27.** First Floor NW Room**FIGURE 28.** First Floor East Kitchen**FIGURE 29.** First Floor SW Room**FIGURE 30.** Second Floor NE WC**FIGURE 31.** Ground Floor Staircase

3.2 EXISTING FABRIC - HERITAGE SIGNIFICANCE

The level of significance is assessed using criteria in accordance with the English Heritage policy documents, Conservation Principles, Policies and Guidance.

- **High:** The complete areas of original 17th/18th century fabric and design are assessed as being high in significance.
- **Medium:** The areas of later 19th century changes and incomplete original fabric are assessed as being of medium significance.
- **Low:** 1984 replica of modern fabric reinstated in a complementary historic style are generally assessed as being of low significance.
- **Neutral/Negative:** Less sympathetic modern additions, replacements and changes are generally assessed as being of Neutral significance.

A heritage statement has been prepared for the project by conservation Architect, Corrie Newell, and has been used to inform all aspects of the design. Please refer to the enclosed report.

KEY:

- 17th/ 18th Century fabric of High Significance
- 19th Century fabric of Medium Significance
- 1984 Replica of Low Significance
- Modern fabric of Neutral/ No Significance
- Indicates an internal finish, such as panelling, skirting or cornice
- Indicates staircase significance

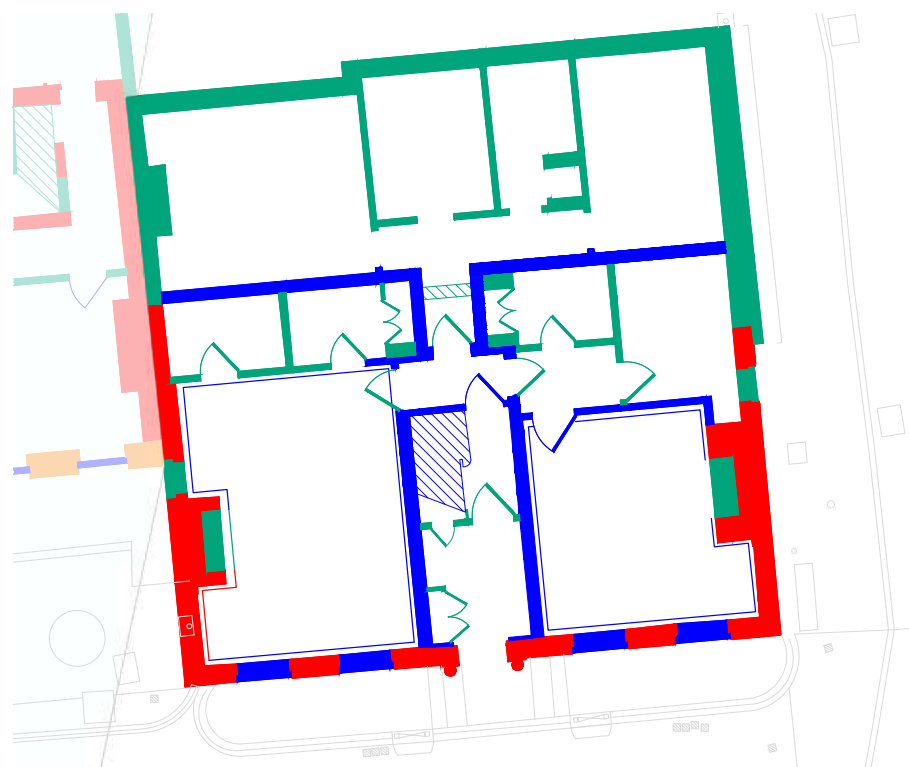


FIGURE 32. No. 790 Existing Ground Floor Plan

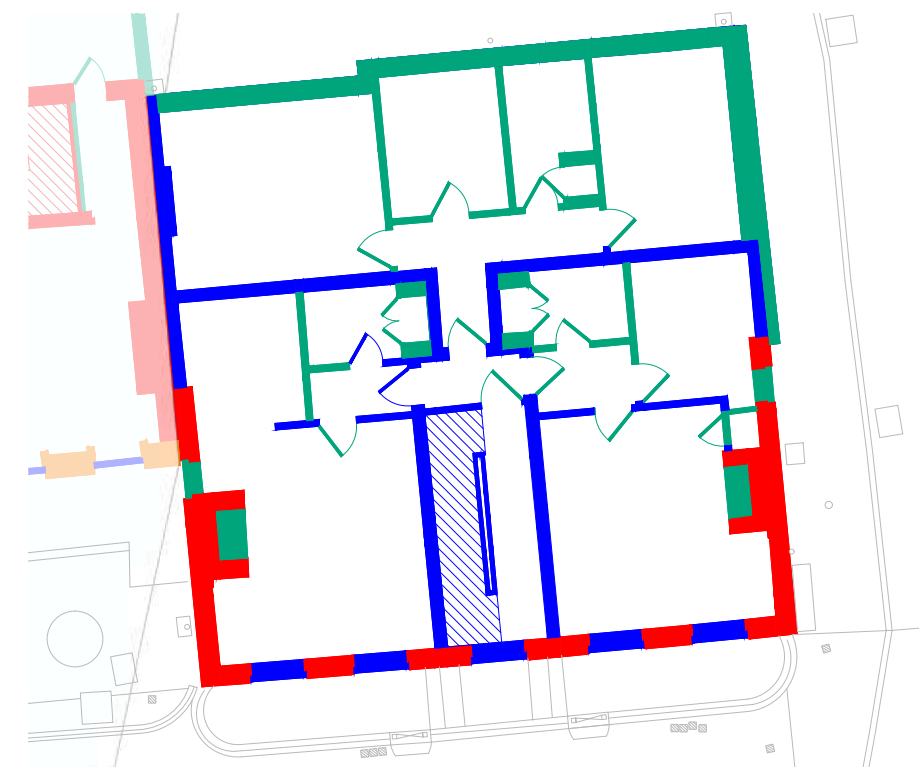


FIGURE 33. No. 790 Existing First Floor Plan

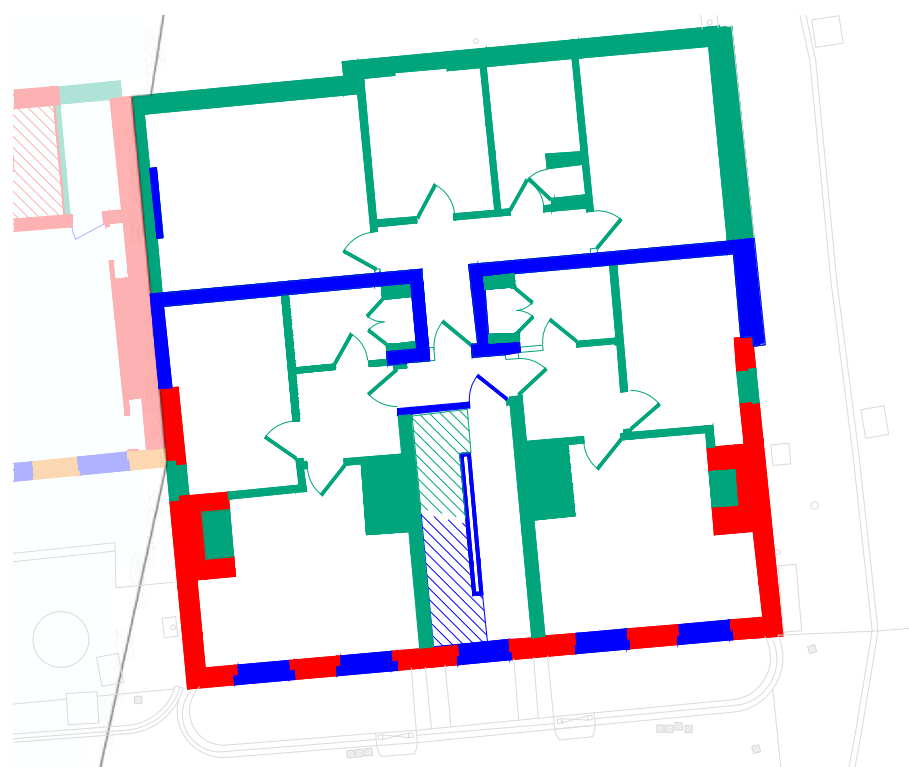


FIGURE 34. No. 790 Existing Second Floor Plan



FIGURE 35. No. 790 Existing Third Floor Plan



SECTION FOUR: DESIGN DEVELOPMENT

4.1 PROJECT BRIEF

The goal is to provide a convivial environment for like-minded artists and working professionals.

The four-storey building aims to serve as a dynamic co-working workspace including hot desks, private offices, meeting rooms, social spaces, and a rooftop terrace.

Due to historical setting and nature of the existing fabric, No. 790 Dial House can be re-adapted sympathetically to suit design brief.



FIGURE 36. Concept Sketch of No. 790 Dial House and Rear Landscaping

4.2 PRE-APPLICATION CONSULTATION

An initial Pre-application consultation was held with the LBH officers on 22 October 2019 (Application Reference : PRE/2019/0212) to review the wider proposals for Northumberland Terrace (Nos. 790-814 High Road) and the land to the rear.

It was concluded that No. 790, Dial House was badly damaged by fire in the late 1970s and the rear 'half' is therefore a modern 1980s extension.

The initial proposals aimed to internally remodel the modern rear section of the building and install an external glazed lift. While these proposals were supported in principle, the recommendation was to develop a more ambitious, coherent, and contextually appropriate design that replaced the rear extension in its entirety while remaining subsidiary to the original building in terms of both scale and height.

The updated proposal now places greater emphasis on retaining and making good the existing fabric and preserving its original character, including a subtle and subservient new doorway to the rear façade only in terms of external alterations.



FIGURE 37. Initial Design Proposal



FIGURE 38. Updated Design Proposal Post Consultation



Pre-Application Planning Advice Summary – Major Application

Site Address: Northern/Northumberland Terrace (Nos. 790 to 814 High Road, N17) (excluding No. 796) and land to the rear.

Application Reference: PRE/2019/0212. See separate note for advice on No. 807 High Road.

Proposal: (a) Erection of a new four storey building to the west of Lilywhite House for flexible A1/A2/A3/B1/D1/D2 use, the demolition of the rear extension to 814 High Road, and new hard/soft landscaping works and (b) Internal and external repairs, enhancements and minor alterations to the statutory and locally listed buildings along the High Road to facilitate their meaningful future reuse for a flexible range of uses within the A1/A2/A3/B1/D1/D2 use classes.

Submitted Documents: Cover letter (17/10/19), Site Location Plan, Draft Design and Access Statement (October 2019), Pre-application Presentation tabled at the meeting and initial drawings. QRP Presentation and QRP Briefing Document (tabled at QRP presentation on 06/11/19).

Meeting Date: Tuesday 22 October 2019 & Quality Review Panel (QRP) 6 November 2019.

Attendees (Pre-app meeting): Dean Hermitage (Head of Development Management); Robbie McNaughton (Team Leader – Tottenham); Graham Harrington (Planning Case Officer); Richard Truscott (Urban Design); Shreekanth Patel (Transport); Elisabetta Tonazzi (Conservation Officer); Suzanne Kinman (Climate Change Officer); Richard Serra (THFC); Ian Laurence (F3 Architects); Adrian Ball (F3 Architects) and Alan Carruthers (F3 Architects).

Site Description: The site is approx. 0.54ha. The High Road properties have a PTAL of 5 and the eastern part of the site has a PTAL of 4. The site is located within the Tottenham North Controlled Parking Zone (CPZ) and within the Tottenham Event Day (TED) CPZ, indicating

Development Management, 6th Floor, River Park House, 225 High Road, N22 8HQ
preapp@haringey.gov.uk

FIGURE 39. Extract from LBH Pre-Application Advise Note

4.3 KEY DESIGN MOVES

The layout remains largely unaltered to minimise the impact on the setting of historic building. The rear facade is minimally altered with the aim to create 'new front doors', to provide level access to the property.

As the western part of No. 790 Dial House is of high heritage significance, the alterations are limited to internal spaces and the Georgian features are retained to preserve the physical heritage of the building.



FIGURE 40. Schematic Section of No. 790 Dial House Re-imagined as a Co-working Space

SECTION FIVE: DESIGN DEVELOPMENT - INTERNAL

5.1 PRECEDENT STUDY

The Ministry is the first social workspace and private members club for creative industries by Ministry of Sound, housed in a former Victorian printworks in Southwark, London.

Designs were sought for the antithesis to a nightclub environment – desirable and practical working floors alongside a generous social space, which was as suited to morning coffee and lunch meetings, as it was to networking and social events taking place in the evening.



FIGURE 41. The Ministry, Southwark Designed by Squire and Partners

5.1 APPEARANCE AND MATERIALITY



RECEPTION



NATURAL TONES



WARM & BRIGHT



SLAT WALL



DARK TRIMS



KITCHEN



EXPOSED CONDUIT



PREMIUM RAW



STAIRCASE



FEATURE PENDANTS



ACOUSTIC BAFFLES



GLAZED PARTITION WALL



TERRACOTTA ACCENTS



LINEAR LIGHTING

5.2 PROPOSED LAYOUT

GROUND AND FIRST FLOOR

KEY

- ▮ Office
- ▮ Meeting Room
- ▮ Materials Library
- ▮ Break Room
- ▮ Reception
- ▮ Terrace
- ▮ Accessible WC
- ▮ WC
- ▮ Storage Room
- ▮ Screens



FIGURE 42. Proposed Layout - Ground Floor

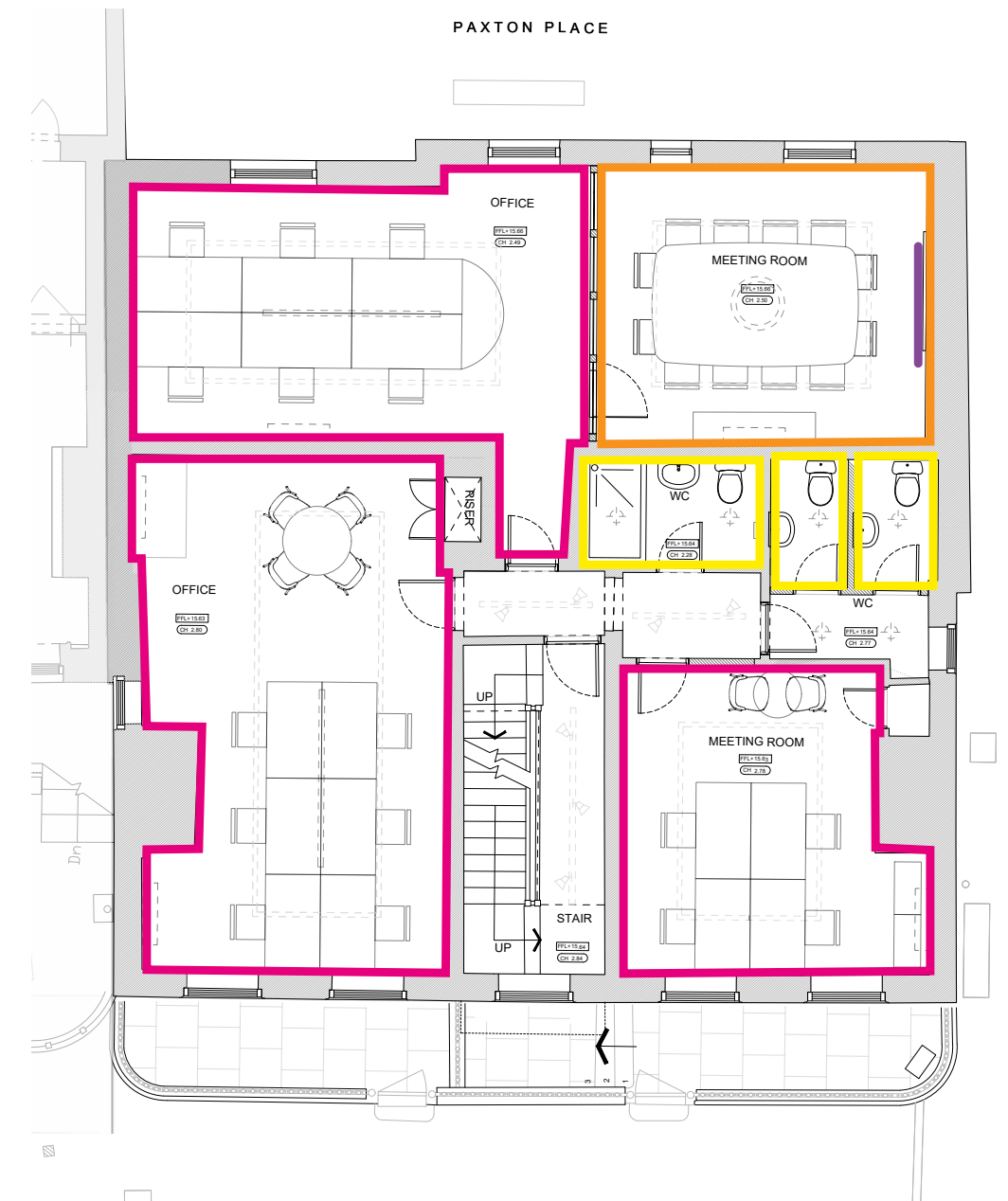


FIGURE 43. Proposed Layout - First Floor

5.2 PROPOSED LAYOUT

SECOND AND THIRD FLOOR

KEY

- Office
- Meeting Room
- Materials Library
- Break Room
- Reception
- Terrace
- Accessible WC
- WC
- Storage Room
- Screens

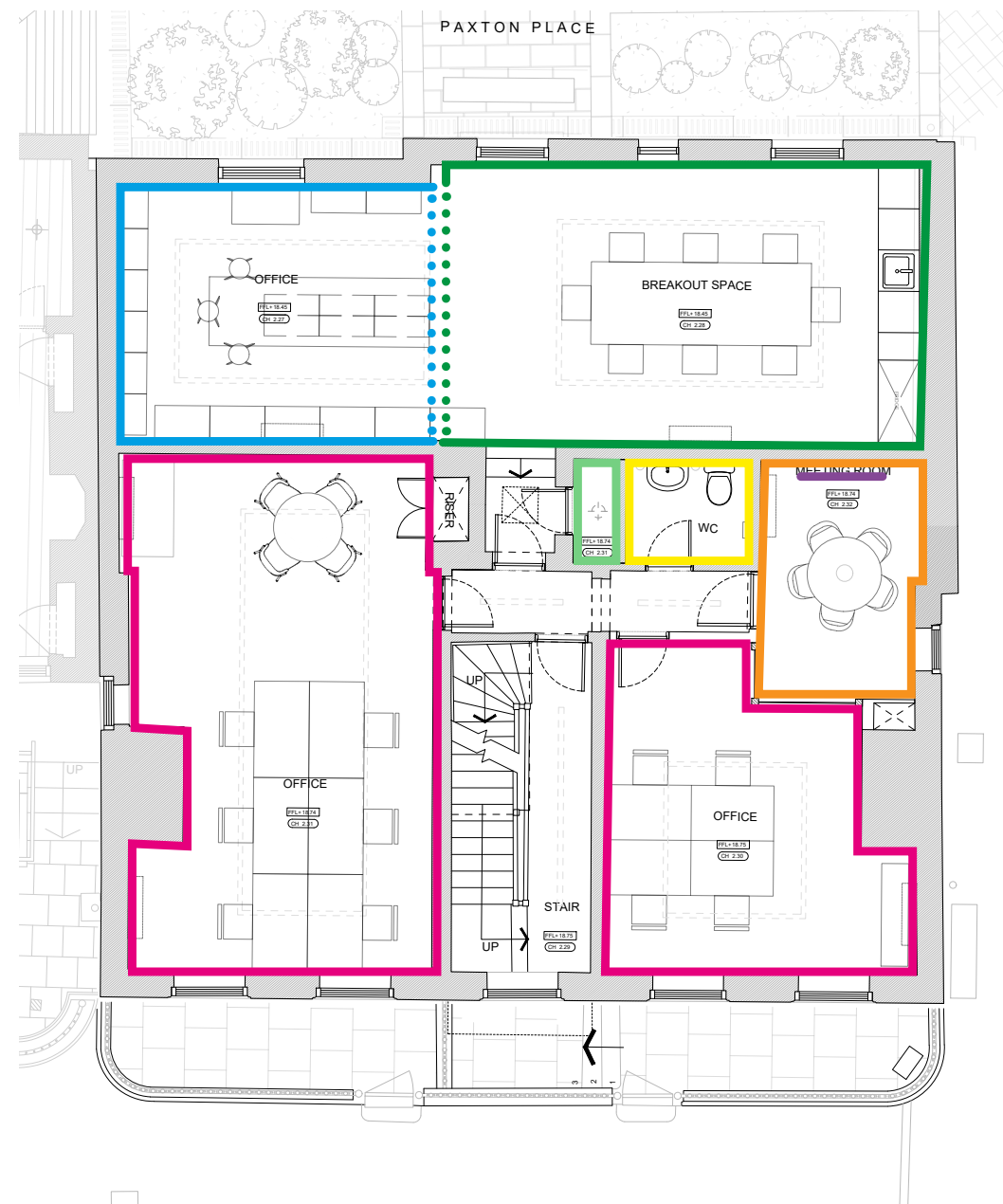


FIGURE 44. Proposed Layout - Second Floor

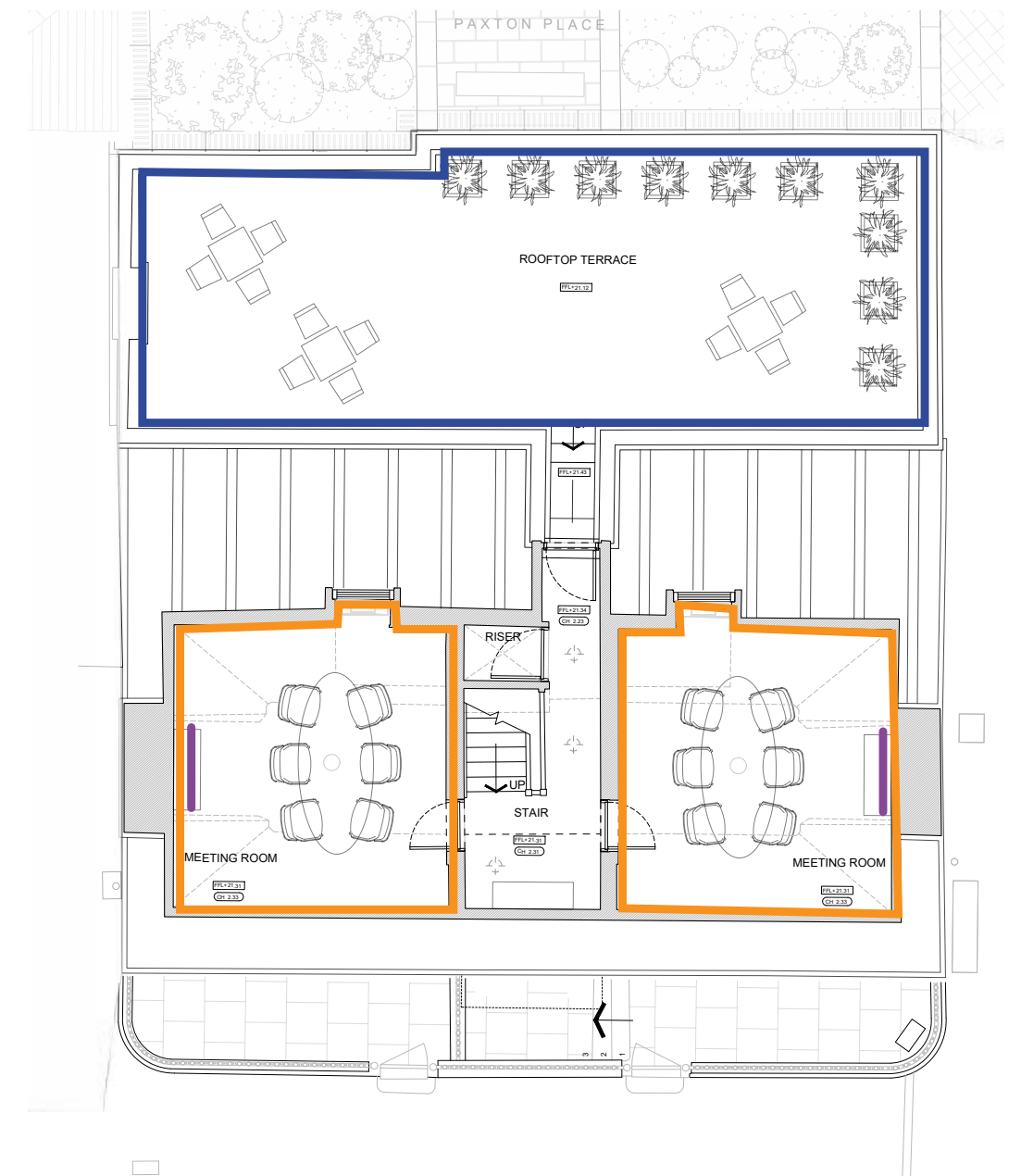


FIGURE 45. Proposed Layout - Third Floor

5.3 PROPOSED WALL FINISHES

KEY

- Paint Beige
- Paint Terracotta
- Acoustic Slab Wall Panel
- Tile
- Brick Slip
- Crittall Glazing
- Feature Tile
- Acoustic Cork Wall Panel

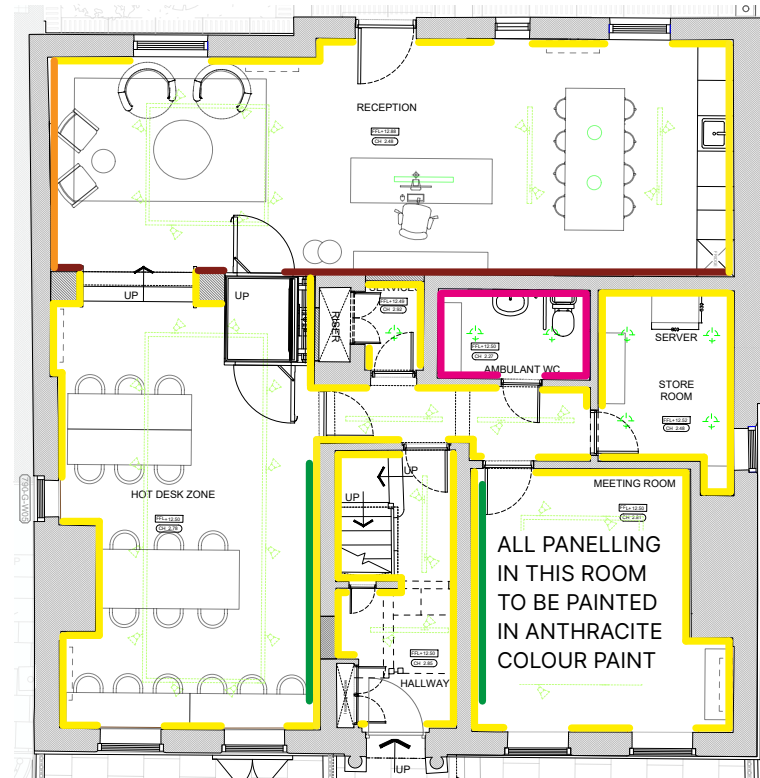


FIGURE 46. Proposed Wall Finishes - Ground Floor

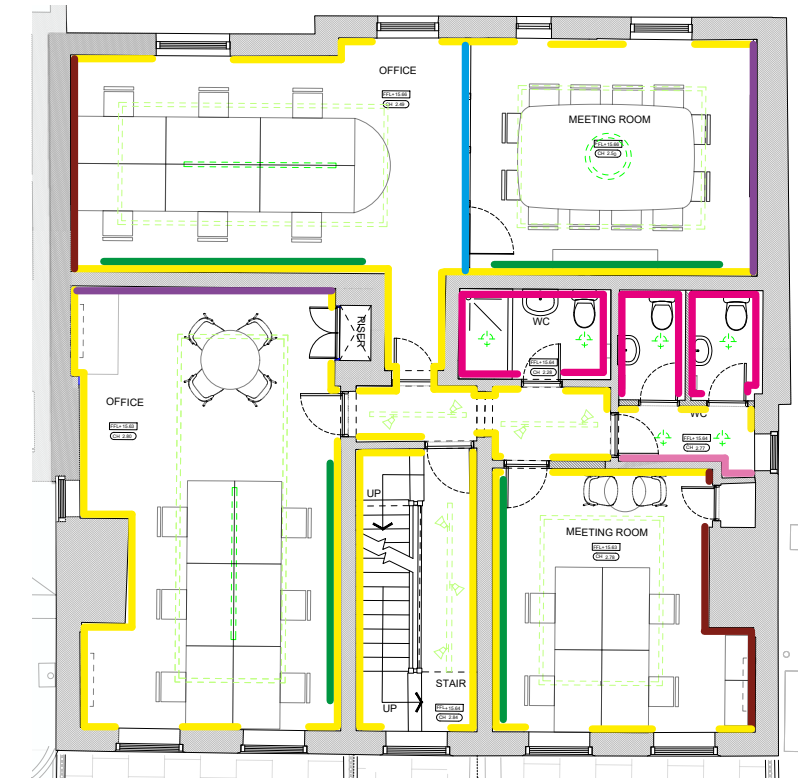


FIGURE 48. Proposed Wall Finishes - First Floor

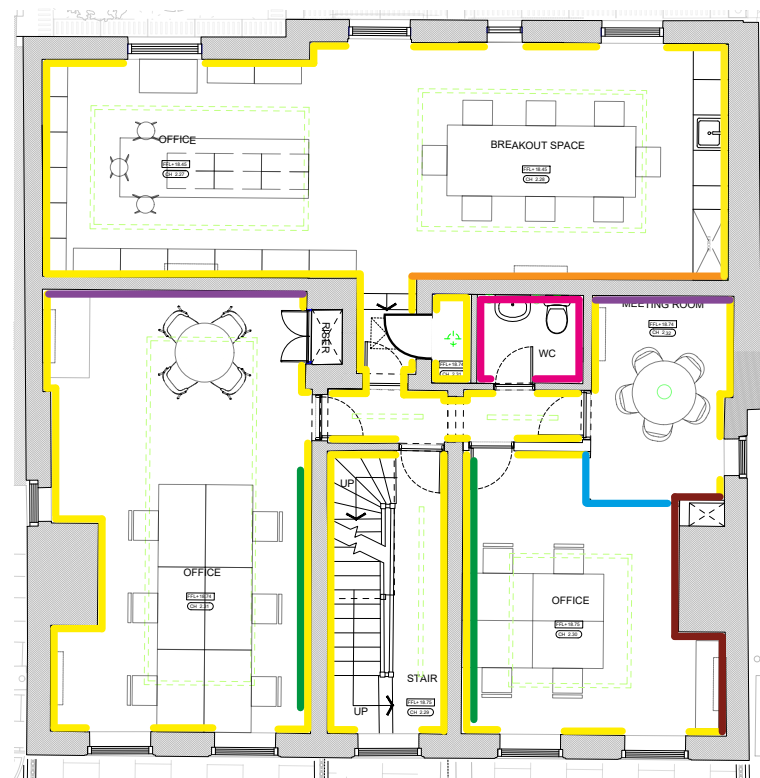


FIGURE 47. Proposed Wall Finishes - Second Floor

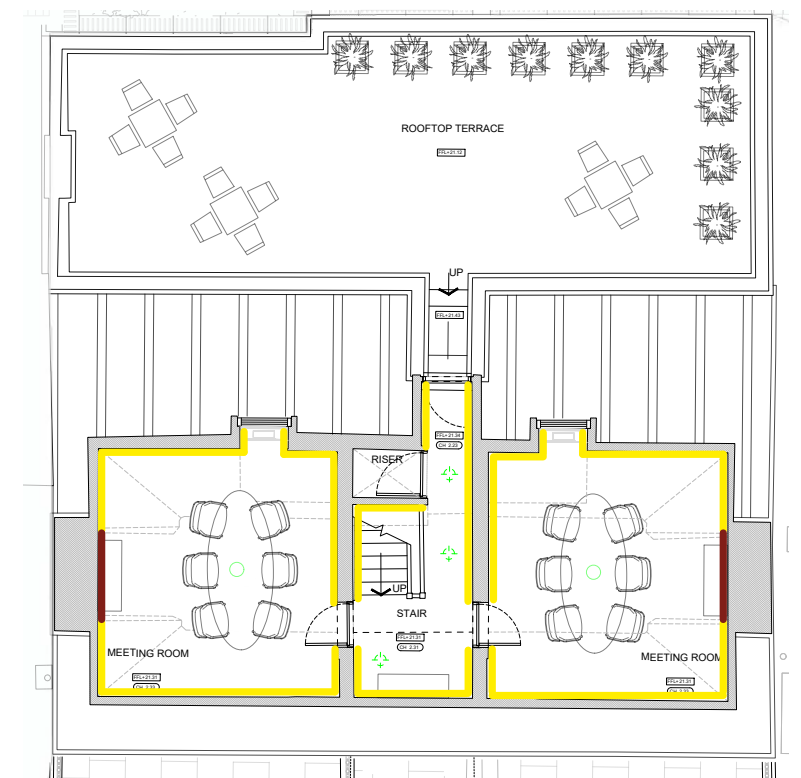


FIGURE 49. Proposed Wall Finishes - Third Floor



Not to scale

5.4 PROPOSED FLOOR FINISHES

KEY

- Engineered Timber
- Grey Carpet Tiles
- Warm Carpet Tiles
- Stair Carpet
- Entrance Matting
- Tile
- Outdoor Pavers
- Safety Vinyl

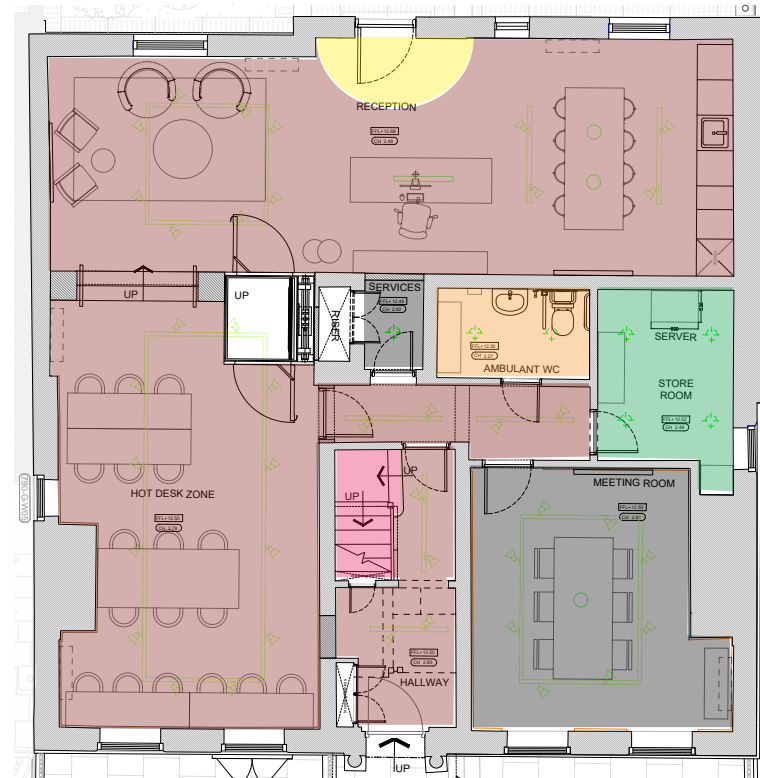


FIGURE 52. Proposed Floor Finishes - Ground Floor

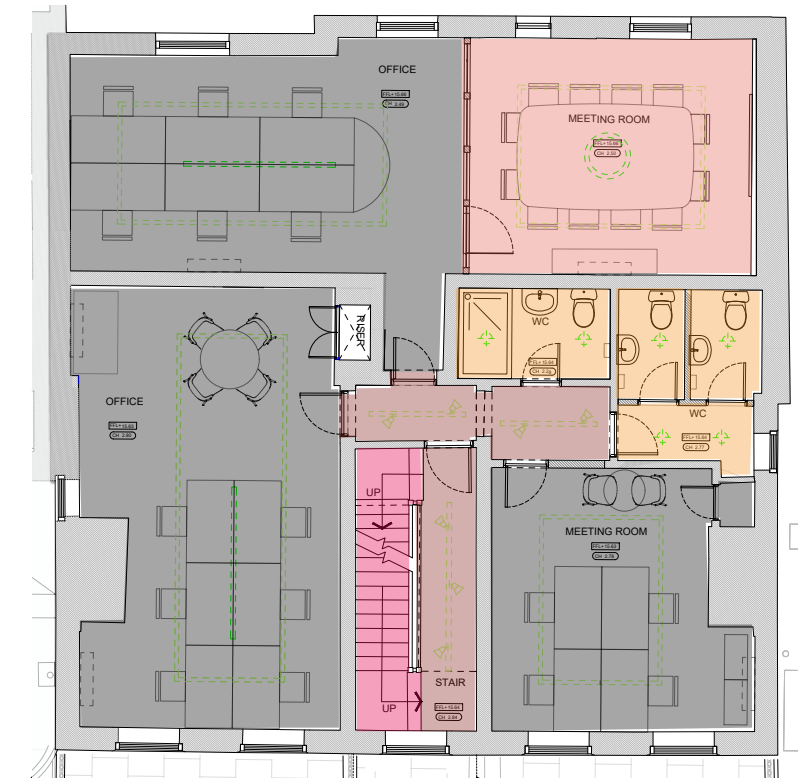


FIGURE 53. Proposed Floor Finishes - First Floor



FIGURE 50. Proposed Floor Finishes - Second Floor

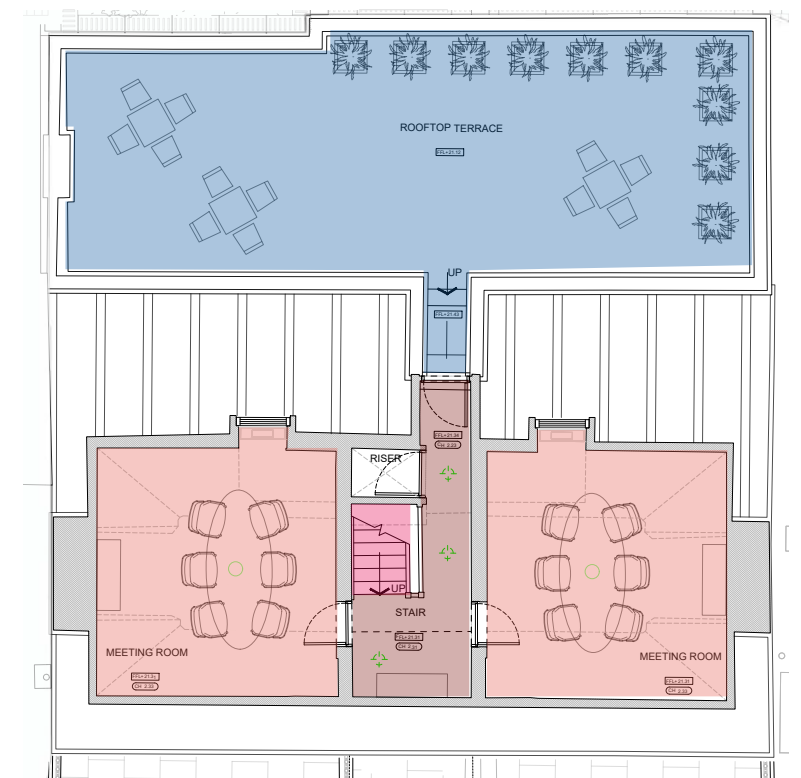


FIGURE 51. Proposed Floor Finishes - Third Floor



Not to scale

5.5 PROPOSED LIGHTING AND CCTV STRATEGY

KEY

- Linear Light Track System
- Astro Pendant
- Astro Spotlight
- Midi Track Spots Track System
- Mini Track Spots Track System
- ⬡ Astro Ceiling Mounted Light
- ▲ Astro Wall Light
- ▲ Astro Outdoor Up/Down Light
- Suspended Linear Light
- Feature Light
- Round Pendant
- Black Speaker
- Light Switch
- Fire
- PIR
- AC
- Ceiling Hung Speaker
- Wall Mounted Speaker
- CCTV



FIGURE 56. Proposed Lighting and CCTV - Ground Floor



FIGURE 57. Proposed Lighting and CCTV - First Floor



FIGURE 54. Proposed Lighting and CCTV - Second Floor

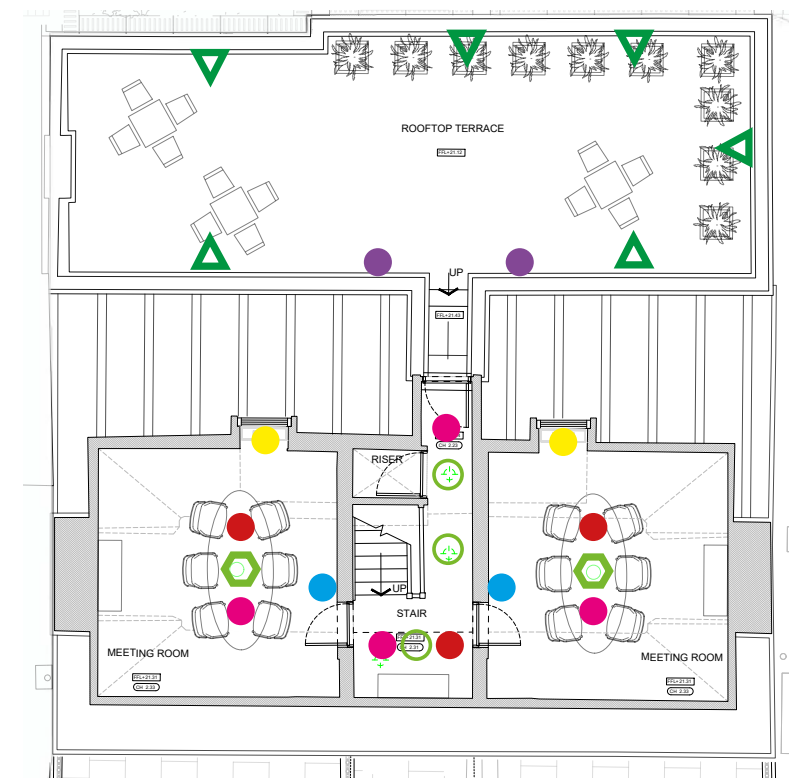


FIGURE 55. Proposed Lighting and CCTV - Third Floor



Not to scale

SECTION SIX: DESIGN DEVELOPMENT - EXTERNAL

6.1 PAXTON17 LANDSCAPE

The proposals for No. 790 retain the existing form to the rear of the building, but access is much improved via the recently completed landscaping, and the 'new front door' is proposed as an interpretation of the High Road entrances.

The development of the historic Northumberland Terrace aims to support the growing regeneration of Tottenham, initiated by the completion of the new stadium.

Comprising 12 Listed and Locally Listed buildings from No. 790 to No. 814 High Road, the development will encourage and support a thriving commercial and creative arts scene in this area of North London with supporting new buildings and landscaping.

A central premise of the Paxton17 masterplan is to provide the existing historic buildings with new front doors to improve access for all.

This is largely achieved via the integration of contemporary rear extensions, as successfully completed at Percy House, No, 796 High Road, and as planned for the remaining assets.

Please refer to the plan and visuals adjacent which illustrate this element of the overall project:

Although No. 790 High Road is located outside the Paxton17 threshold, it is immediately adjacent to the masterplan development and, as such, plays a crucial role in creating a sense of 'arrival' due to its prominent position as a landmark entrance building.

KEY

No. 790 Dial House



FIGURE 58. Proposed Paxton17 Masterplan



FIGURE 59. View 1: No. 796 - Percy House



FIGURE 60. View 2: No. 800-802 High Road



FIGURE 61. View 3: No. 808 and 810-812 High Road

6.1 NOS. 790-794 REAR LANDSCAPE

The new landscape at the rear of No. 790 Dial House provides a welcoming access to the east side of the building, instead of relying on the stepped access to the west elevation. The rear landscape integrates with the historic building to create a new public space and promote access to all users.

The accessible new front door to the rear will enhance the entrance at No. 790 Dial House to attract users and visitors, supporting the business model with the ambition of securing a viable and long term use for the building.



FIGURE 63. Rear View of No. 790



FIGURE 64. Rear View of No. 794



FIGURE 62. Overall View of Rear Landscape

KEY

-  Routes to proposed front door
-  Stepped access/ ramp
-  No. 790 Dial House

6.2 HISTORIC CONTEXT

As noted, the completion of the rear landscaping behind Nos. 790-794 High Road has set up an opportunity to regain the axial rear entrance door to No. 790. Please refer to the 1906 image adjacent which shows the central feature in comparison to the current scenario:

The landscaping design was cognisant of the wider aspirations for Paxton17 and the potential for a future use of No. 790 which has now transpired with the need for additional office space and extension of the Paxton Building opposite.



FIGURE 65. No. 790 Dial House - Present



FIGURE 66. No. 790 Dial House Historic Photo - 1906

6.2 HISTORIC CONTEXT

The scheme is directly informed by a granular analysis of the building's significance. Sadly this is coloured by two late 1970s fire which resulted in much of the interior being lost and a new rear extension being added.

Although it is acknowledged that the significance of the rear portion of the building is therefore lesser than that to the front, the intention is not to further confuse the understanding of the asset by adding more traditional design, but rather consider the building, and indeed the wider setting, as a whole, to enhance the overall reading of this heritage context and help to reveal its broader significance.

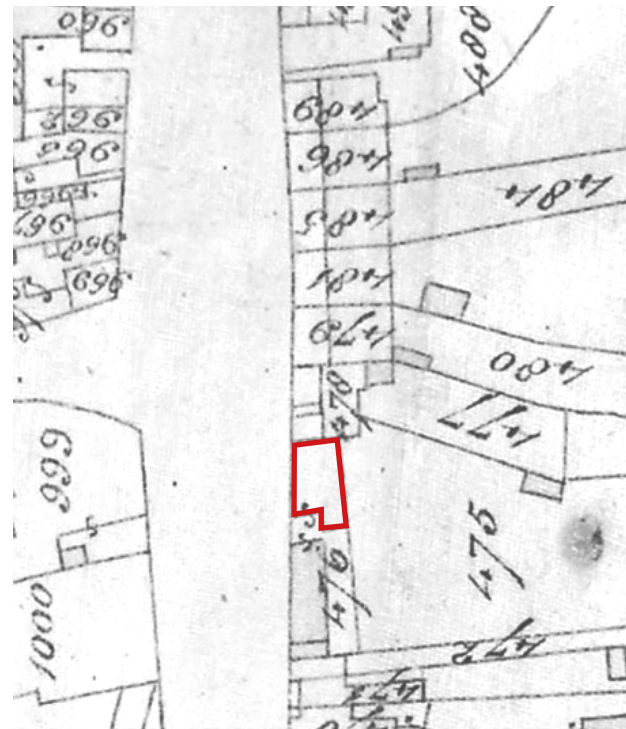


FIGURE 67. OS Map 1844



FIGURE 68. OS Map 1913

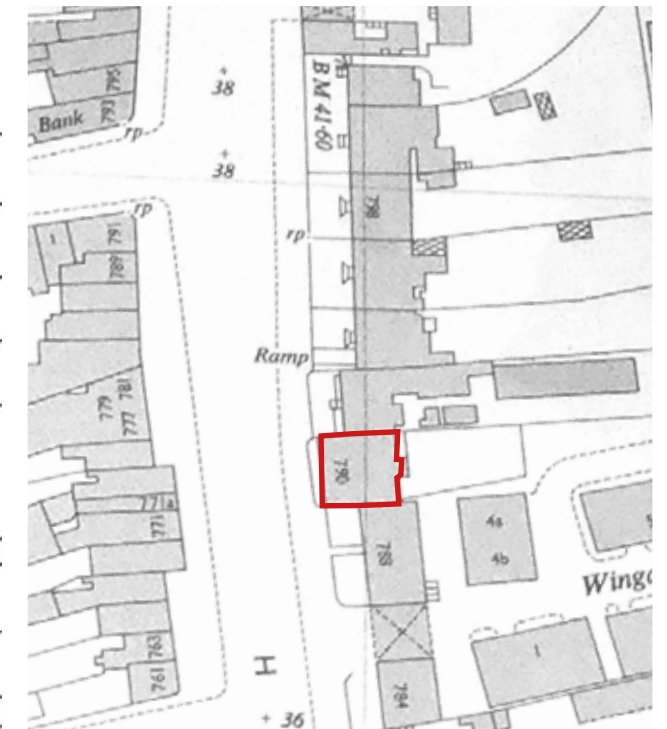


FIGURE 69. OS Map 1950



FIGURE 71. No. 790 Site Boundary Overlay with 1844 OS Map

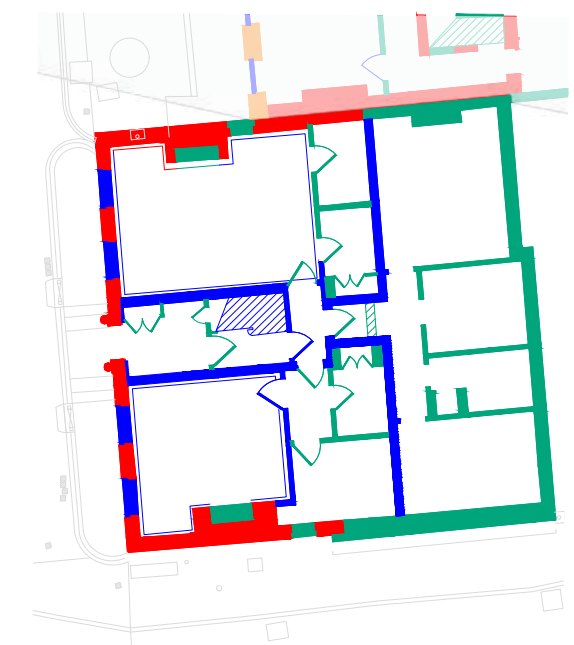


FIGURE 70. No. 790 Ground Floor Heritage Significance Plan

KEY

— No. 790 Site Boundary (Present)

- - - No. 790 Site Boundary (Historic)



Not to scale

6.3 REAR ENTRANCE - PROPOSED DESIGN

The design concept builds on the arrangement of the existing rear door cases to the neighbouring Nos. 792-794 which features deep architraves and brackets supporting a small leaded canopy.



KEY

Nos. 792-794 Doors

FIGURE 72. Nos. 792-794 Existing Rear Entrances

6.3 REAR ENTRANCE - PROPOSED VISUAL



FIGURE 73. Proposed Visualisation of No. 790, Looking South-West at Street Level

6.4 PROPOSED MECHANICAL SERVICES

A new VRV (Variable Refrigerant Volume) system will be installed to provide heating and cooling throughout the building.

The associated external condenser units are strategically located within the roof valley of No. 792 High Road and serves No. 790 through a redundant chimney flue between two properties.

The condensers are located in discreet location, effectively preventing any visual intrusion or impact on the building's appearance such that they are not visible from the ground level and surrounding streetscape.

Please see adjacent proposed drawings highlighting location of the proposed condensers.

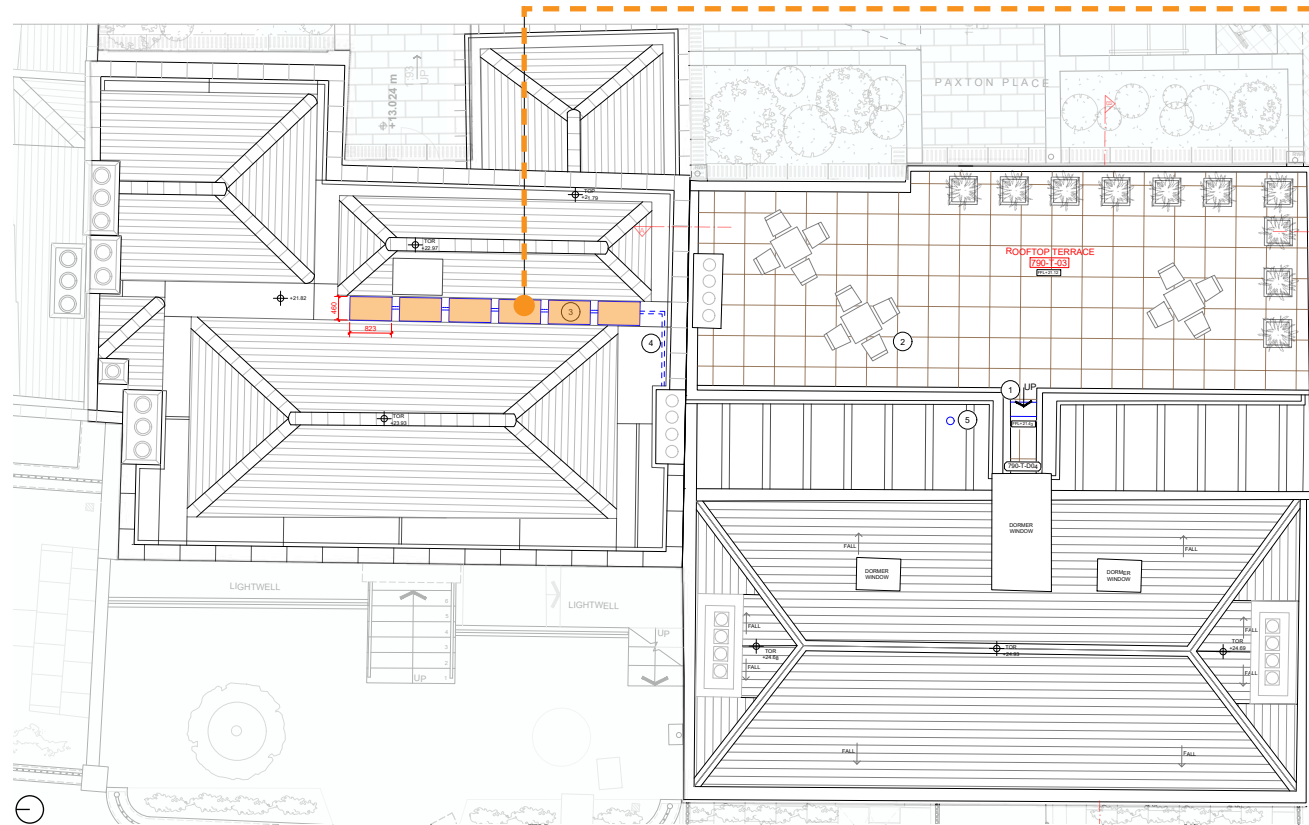


FIGURE 74. Proposed Roof Plan



FIGURE 75. External Condenser Unit



FIGURE 76. Proposed East Elevation

KEY

- Proposed Condensers (top view)
- Proposed Condensers (obscure view- street level)
- Proposed Pipework Routing



Not to scale



FIGURE 77. Proposed Visualisation of No. 790, Looking North-West From The Podium

